

**First Baptist Church of Walnut Hills
2926 Park Avenue
Cincinnati, Ohio 45209**

**ALTERATION AND REHABILITATION REVIEW CRITERIA:
GENERAL GUIDELINES**

1. Avoid removing or altering historic material or distinctive architectural features; If it's original and in fairly good condition, try to keep it and repair it.
2. Don't try to make the building look older than it really is. This also applied to any future additions to the building. Do not try and make new additions look like they are original to the building.
3. A later addition to an old building may have gained significance on its own. Don't assume it's worthless just because it's not part of the original building.
4. Repair rather than replace whenever possible. If replacing, replicate the original
5. Be sensitive to distinct features and examples of skilled craftsmanship.
6. Surface cleaning should be done by the gentlest means possible. Don't sandblast or use other abrasive methods. Cleaning may not be necessary at all.
7. New additions should look new. They should be compatible with the existing structure but should not try to copy the old building.
8. When conducting improvements, carefully uncover any original design features that may be buried under layers of improvements. Leave any historic features in place and uncovered.

1. MATERIALS: REPAIR OR MATCH THE ORIGINAL AS CLOSELY AS POSSIBLE.

Original materials should be repaired, restored, and reused whenever possible. Original materials should not be removed or covered. Where necessary, missing or deteriorated material should be replaced with appropriate recycled or new materials that match the original as closely as possible to:

type of material	size of unit	color
shape	configuration	texture
type of joint	placement	detailing
location.		

1. WINDOWS: SHOULD REMAIN OPEN

The original pattern of window openings and their shape and configuration should not be altered. Window openings should not be reduced, enlarged or filled

in on street facades. Replacement windows should match the original in size, color, shape, design and material. Vinyl replacement windows shall not be permitted.

2. Building code and egress requirements are different from what they were when the buildings were constructed. Conversion or window openings to door openings is allowed in order to meet egress and life and safety requirements.
3. **ORNAMENTATION: KEEP ORIGINAL ORNAMENTATION**
The existing architectural features that give buildings their character such as decorative brackets, brickwork, and stone should be preserved. The addition of inappropriate and out-of-character features should be avoided.
4. **MASONRY CLEANING: NEVER SANDBLAST OR DON'T CLEAN**
Cleaning of any masonry is generally discouraged. If cleaning is necessary, it should be done by the least damaging method available, ranging from washing with a mild detergent and soft bristle brushes to low-abrasive chemical cleaning. Sandblasting is not an acceptable method for cleaning; it destroys brick and reduces the life of buildings. Sandblasting brick severely damages the surface.
5. **SILICONE: AVOID WATER REPELLENT COATINGS**
Water repellent coatings (silicone) should never be used unless there is actual water penetration through the masonry units themselves, and if the problem is not caused by faulty or missing mortar, poorly functioning gutters and downspouts, or rising ground water.
If water is penetrating through the masonry to interior surfaces, then only the affected area should be treated, and only after the masonry has been allowed to dry. Painting is more permanent and provides a good measure of waterproofing to masonry walls.
6. **PAINTING: IF IT WAS PAINTED, PAINT IT AGAIN**
Painted brick buildings should be repainted rather than stripped or cleaned to reveal the natural brick color. The color of trim and decorative detailing on a building should contrast with the wall paint color. Unpainted buildings must remain unpainted. Only paint a particular architectural element if it was originally painted.
7. **REPOINTING: USE THE RIGHT CEMENT AND MATCH MORTAR JOINTS.**
Remember that older, softer bricks require a softer mortar. In general, the mortar joint should be concave, as this gives the greatest bond of mortar to brick. Have a test sample analyzed and match the composition and color. Ensure mortar joints match the existing mortar in color, material, and method of application.
8. **APPURTENANCES/AWNINGS: NO NOT COVER IMPORTANT FEATURES**
All appurtenances, such as light fixtures and signs, should be compatible with the building upon which they are to be installed. The installation of canopies and

awnings are not compatible with a vernacular church with elements of the Gothic Revival style, thus is not permissible on this building.

9. UTILITY/SYSTEM INSTALLATION: PLACE THEM INCONSPICUOUSLY

The installation of utility and mechanical systems such as water or gas meters, and central air conditioning units, should be inconspicuously placed and screening should be provided; the installation of such systems should be avoided on the street façade.

10. WALLS AND FENCES: RETAIN THE ORIGINAL

Existing retaining walls, gates and fences should be repaired and retained whenever possible. The installation of chain link fences shall be prohibited on the property.

11. PARKING: LOTS SHOULD BE SCREENED AND LANDSCAPED.

Parking should be designed so as not to detract from the visual quality of the district.

Screening should be sufficient to minimize the view of parked vehicles from other properties, from the street, and other public areas. Screening may employ masonry walls, landscaping and fencing. The design of this screening should be compatible with the district.

Within the interior of parking lots, there should be adequate landscaping, including planting islands containing trees to provide shade and to break up large areas of paving.

12. DEMOLITION: PERMITTED ONLY UNDER CERTAIN CIRCUMSTANCES

Demolition shall not be permitted unless the demolition request is for an inappropriate addition or a non-significant portion of the building and the demolition will not adversely affect those parts of the buildings which are significant as determined by the Historic Conservation Board.

NEW CONSTRUCTION/ADDITIONS: COMPATIBLE BUT NOT REPLICAS

The designation is for the First Baptist Church of Walnut Hills. There is only one contributing building on the site. Any additions to the building should not overpower the building and should be sympathetic to the original design.

MATERIALS: The type of materials and their color, texture, scale and detailing should be compatible with the original building. Predominant materials are brick and stone.

SCALE: The scale of new work and its constituent parts should be compatible with the original building and the scale of its parts and should not overpower the historic building.

FORM: The shape, massing and proportions of new work should be compatible with the original building.

DETAILING: The detailing including, but not limited to, the following features and their placement on additions and new construction should be compatible with the building:

Walls	roofs	windows
Eaves	cornices	chimneys
Doors	appurtenances	

HEIGHT: The height of an addition should not exceed the height of the original building.

SETBACK: The setback of new buildings should be comparable to the siting of the original building.

HISTORIC INTEGRITY: Compatibility of new work to original work is required, but imitation of old work in new construction should be avoided.

If original openings are filled in on the side or rear elevations, the outline of the original opening should remain apparent by setting new infill material back from the surface and leaving original sills and lintels in place.

THESE GUIDELINES ARE NOT CAST IN CONCRETE.

They do not force you to do work on your property. They do not force you to “take the property back to the way it was.” They can be waived or adjusted if the owner shows that sticking to the guidelines would cost more than he/she could afford. Ordinary repair and maintenance does not require review by the Historic Conservation Board.

Applicants are encouraged with consult with Historic Conservation Board staff before they finalize their plans and formally apply for a building permit.

