

APPLICATION FOR LANDMARK DESIGNATION HISTORIC CONSERVATION BOARD PUBLIC HEARING STAFF REPORT

APPLICATION #: NA
APPLICANT: West Price Hill Community Council
OWNER: Radel Funeral Home
ADDRESS: 4122 Glenway Ave
PARCELS: 017900740070
ZONING: CC-A
OVERLAYS: N/A
COMMUNITY: West Price Hill
REPORT DATE: October 14, 2021

Nature of Request:

The applicant is requesting a Local Historic Landmark Designation for the property generally located at 4122 Glenway Ave, known as Schulte House. The landmark designation is sought for the building and the site on the parcel 017900740070 based on 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 West Price Hill Community Council has authority to submit the application for designation of the property per 1435-07-2-A.

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



Image 1: Schulte House. Image provided by City of Cincinnati.

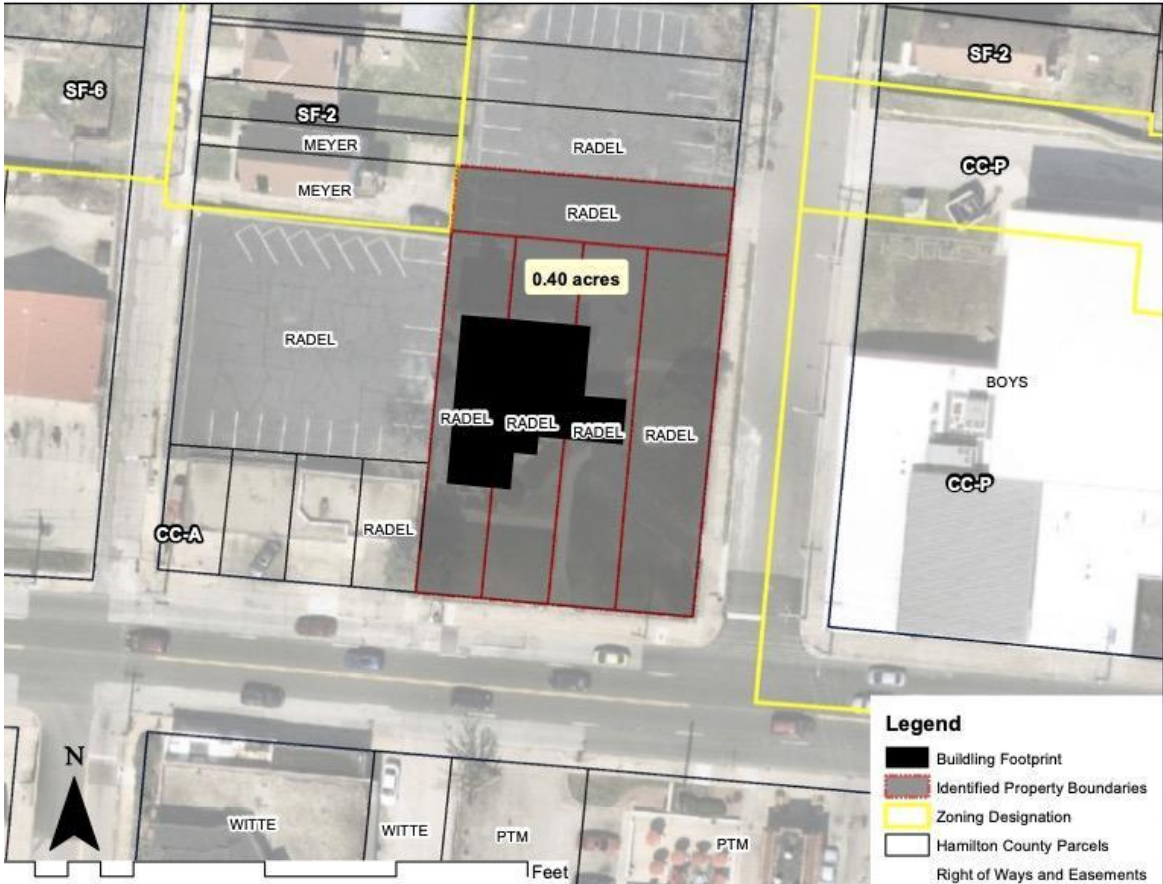


Image 2: Schulte House location map. Image provided by applicant via Cagis map.

Summary and Background:

From the Designation Report:

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 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.

Attached to this Staff report are:

- Attachment A: Historic Designation Report
- Attachment B: Historic Design Guidelines

Designation Review:

Significance

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

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

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

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

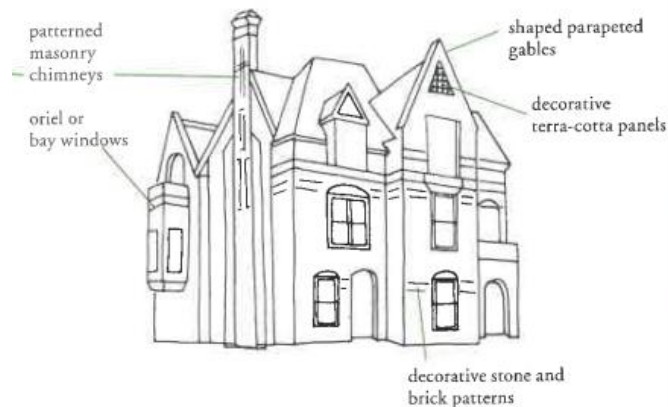
In Staffs review of the designation report and the documentation provided the building at 4122 Glenway Avenue meets the criteria in the following ways:

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

- The building is a Patterned Brick Masonry building that exhibits many of the defining elements of the Queen Anne Patterned Brick style as shown by the images below from Virginia McAlester's *Field Guide to American Houses* of Italian Renaissance Revival Style, including, shaped parapet gables, bay windows, corbeling, asymmetrical plan and steeply pitched roofs.



PATTERNED MASONRY



- The Tudor additions from the 1930's are historically/architecturally significant as it shows an example of changing tastes in style as well as the conversion of the building from residential to commercial.
 - o "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." (pg. 19- *National Register Bulletin*)
- As one of the only remaining examples of large estate residences along Glenway Avenue from the late 1800's-early 1900s that characterized early West Price Hill prior to the development of the automobile and transition of Glenway Avenue from a residential area to auto oriented commercial corridor.
 - o "Comparative information is particularly important to consider when evaluating the integrity of a property that is a rare surviving example of its type. The property must have the essential physical features that enable it to convey its historic character or information. The rarity and poor condition, however, of other extant examples of the type may justify accepting a greater degree of alteration or fewer features, provided that enough of the property survives for it to be a significant resource." (pg. 47- *National Register Bulletin*)

Conservation Guidelines

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

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

Staff finds that the proposed Guidelines for 4122 Glenway Ave, Schulte House, present best practice approaches in seeking to preserve the integrity of the exterior of the building while allowing a compatible reuse of the building. The proposed Conservation Guidelines cover changes to the exterior of the building for features that are part of the integrity and significance of the building and site. The interior is not proposed to be subject to local review.

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

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

Other Considerations:

Prehearing Results

- October 6, 2021: A Staff Conference was held by the Department of City Planning and Engagement. The applicants, city staff, the property owner's representative and members from the public were in attendance. Six people spoke in support of the designation, Four people spoke against the designation including the property owner, the potential purchaser, their legal representative and a member from the public.

Comments Provided to Staff:

There have been 35 letters and emails from community members that are in support for the 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 designation.

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

Recommendation:

Staff recommends the Historic Conservation Board take one of the following actions:

1. **RECOMMEND** to the Cincinnati City Planning Commission (CPC) and to the Cincinnati City Council (CC) for the designation of the entire Tax Parcel 017900740070, 4122 Glenway Ave also known as the Schulte House, as a Historic Landmark and the adoption of the related Historic Conservation Guidelines subject to the following conditions:
 - a. Any construction proposed upon the proposed Historic Landmark shall comply with the proposed Historic Conservation Guidelines (Exhibit B).
2. **FINDINGS (for 2 and 3):** The Board makes this determination per Section 1435-07-1:
 - (a) That it has been demonstrated that the 4122 Glenway Ave/Schulte House meets §1435-07-1(a)(3) as the building maintains integrity as it "*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.”