



City of Cincinnati

801 Plum Street
Cincinnati, OH 45202

Agenda - Final-revised Equitable Growth & Housing

Chairperson, Reggie Harris
Vice Chairperson, Meeka Owens
Councilmember, Jeff Cramerding
Councilmember, Mark Jeffreys
Councilmember, Liz Keating
Vice Mayor, Jan-Michele Kearney
Councilmember, Victoria Parks
Councilmember, Scotty Johnson

Tuesday, February 15, 2022

1:00 PM

Council Chambers, Room 300

ROLL CALL

PUBLIC HEARING

PRESENTATIONS

**Notwithstanding Ordinance to Permit a Two-Family Dwelling at 932 McPherson Ave. in
East Price Hill**

Samantha McLean, Senior City Planner

Local Historic Landmark Designation of 4122 Glenway Avenue in West Price Hill

Caroline Kellam, Senior City Planner

AGENDA

START OF PUBLIC HEARING

1. [202200091](#) **ORDINANCE** submitted by Paula Boggs Muething, City Manager, on 1/20/2022 **AMENDING** the official zoning map of the City of Cincinnati to rezone the real property located at 115-125 W. McMillan Street and 124-142 Lyon Street in the CUF neighborhood from the CC-M, "Commercial Community-Mixed," and RMX, "Residential Mixed," zoning districts to Planned Development District No. 92, "Gateway Lofts."

Sponsors: City Manager

Attachments: [Transmittal](#)
[Ordinance](#)
[Exhibit A](#)
[Exhibit B](#)
[Exhibit C](#)
[Exhibit D](#)
[Legislative Record](#)

2. [202200092](#) **ORDINANCE** submitted by Paula Boggs Muething, City Manager, on 1/20/2022, **AUTHORIZING** the real property located at 932 McPherson Avenue in the East Price Hill neighborhood to be developed and used as a two-family dwelling NOTWITHSTANDING the use limitations in Chapter 1403, "Single Family Districts," of the Cincinnati Municipal Code and any other applicable zoning regulations that would prevent the property's development and use as a two-family dwelling.

Sponsors: City Manager

Attachments: [Transmittal](#)
[Ordinance](#)
[Exhibit A](#)
[Legislative Record](#)
[CPC Memo to Clerk](#)

3. [202200114](#) **ORDINANCE** submitted by Paula Boggs Muething, City Manager, on 1/20/2022, **DESIGNATING** the existing building located on the real property commonly known as 4122 Glenway Avenue in the West Price Hill neighborhood as a local historic landmark.
- Sponsors:** City Manager
- Attachments:** [Transmittal](#)
[Ordinance](#)
[Exhibit A](#)
[Exhibit B](#)
[Exhibit C](#)
[Exhibit D](#)
[Legislative Record](#)
[Other Legislative Record](#)
[CPC Memo to Clerk](#)
4. [202200270](#) **COMMUNICATION** submitted by Councilmember Keating, from Timothy M. Burke, regarding 4122 Glenway Avenue.
- Sponsors:** Keating
- Attachments:** [Communication](#)
5. [202200271](#) **COMMUNICATION** submitted by Councilmember Keating and Councilmember Owens, from Bill Bresser, regarding the Boy's and Girl's Club of Greater Cincinnati.
- Sponsors:** Keating and Owens
- Attachments:** [Communication](#)
6. [202200416](#) **COMMUNICATION**, submitted by Councilmember Cramerding, from Rachel Hastings, regarding 4122-4128 Glenway Avenue in West Price Hill.
- Sponsors:** Camerding
- Attachments:** [Communication](#)
7. [202200418](#) **COMMUNICATION**, submitted by Councilmember Owens, from William M. Bresser, regarding the Boy's and Girl's Club of Greater Cincinnati.
- Sponsors:** Owens
- Attachments:** [Communication](#)
8. [202200276](#) **PRESENTATION** submitted by John P. Curp, Interim City Manager, dated 2/15/2022, regarding a proposed Notwithstanding Ordinance to permit a two-family dwelling at 932 McPherson Avenue in East Price Hill for the Equitable Growth & Housing Committee.
- Sponsors:** City Manager
- Attachments:** [Transmittal](#)
[Presentation](#)

9. [202200289](#) **PRESENTATION** submitted by John P. Curp, Interim City Manager, dated 2/15/2022, regarding a proposed ordinance to designate 4122 Glenway Ave. a Local Historic Landmark in West Price Hill for the Equitable Growth & Housing Committee.

Sponsors: City Manager

Attachments: [Transmittal](#)
[Presentation](#)

END OF PUBLIC HEARING

10. [202200255](#) **MOTION**, submitted by Councilmember Keating, **WE MOVE** that the City of Cincinnati form a Task Force with the goal of pursuing *Intel* suppliers for the express purpose of capitalizing on the opportunities that are brought by the relocation of *Intel* to New Albany, Ohio. The objectives of this Task Force should include: Work to develop a list of suppliers and potential suppliers for Intel; Identify potential sites within city limits for Intel suppliers; Develop potential incentives to attract these prospective businesses; Assist and advise City Administration in the process of both attracting and pursuing suppliers to relocate their business to the City of Cincinnati. (BALANCE ON FILE IN THE CLERK'S OFFICE) (STATEMENT ATTACHED)

Sponsors: Keating

Attachments: [Motion](#)

ADJOURNMENT

January 20, 2022

202200091

To: Mayor and Members of City Council

From: Paula Boggs Muething, City Manager

Subject: Ordinance – Zone Change and Concept Plan for Gateway Lofts Planned Development

Transmitted is an Ordinance captioned:

AMENDING the official zoning map of the City of Cincinnati to rezone the real property located at 115-125 W. McMillan Street and 124-142 Lyon Street in the CUF neighborhood from the CC-M, “Commercial Community-Mixed,” and RMX, “Residential Mixed,” zoning districts to Planned Development District No. 92, “Gateway Lofts.”

Summary

The applicant, Hallmark Campus Communities, wishes to develop the 1.34 acre subject property into a 103 unit, 411 bed multi-family apartment building with 263 off-street parking spaces known as “Gateway Lofts.” It is located at the corner of W. McMillan Street, Moerlein Avenue, and Lyon Street in CUF. The property is zoned Commercial Community – Mixed (CC-M) and Residential Mixed (RMX) and contains a surface parking lot and six residential buildings – three three-families and three two-families. In order to facilitate this development, the applicant is requesting a zone change to a Planned Development (PD).

The applicant has presented multiple versions of the plan to the City Administration, CUF Neighborhood Association (CUFNA), Clifton Heights Business Association (CHBA), and Clifton Heights Urban Redevelopment Corporation (CHCURC) since formally applying for the Planned Development in May of 2021. The proposal consists of a two-level parking garage with five residential floors above. The property slopes down approximately 20’ from W. McMillan Street to Lyon Street, so the top of the parking garage is at grade along W. McMillan Street with both levels exposed along Lyon Street, resulting in a six-story, ~65’ building set back 15’ from Lyon Street in an area largely comprised of 2-3 story buildings. From the beginning, the City Administration along with CUFNA, CHBA, and CHCURC asked the applicant to lower the height on Lyon Street and build taller along W. McMillan Street, which the applicant stated they could not do. Several other issues were also brought up which are addressed in the City Planning Commission staff report, such as adding six townhomes along Lyon Street to replace the lost homes similar to what the Verge development implemented one block to the west. As proposed, CUFNA, CHBA, and CHCURC are uniformly opposed to the proposed development.

The proposal is not consistent with portions of the *University Impact Area Solutions Study* (2016) and *Plan Cincinnati* (2012).

The City Planning Commission recommends Denial of this Ordinance. The Administration also recommends Denial of this Ordinance.

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



City of Cincinnati

An Ordinance No. _____

DBS

AWB
- 2022

AMENDING the official zoning map of the City of Cincinnati to rezone the real property located at 115-125 W. McMillan Street and 124-142 Lyon Street in the CUF neighborhood from the CC-M, "Commercial Community-Mixed," and RMX, "Residential Mixed," zoning districts to Planned Development District No. 92, "Gateway Lofts."

WHEREAS, Moerlein Properties, LLC, an affiliate of Hallmark Campus Communities ("Owner"), owns the real property located at 115-125 W. McMillan Street and 124-142 Lyon Street in the CUF neighborhood ("Property"), which property is comprised of fifteen parcels totaling approximately 1.34 acres; and

WHEREAS, the northern half of the Property currently consists of a surface parking lot and is located in the CC-M, "Commercial Community-Mixed," zoning district; and

WHEREAS, the southern half of the Property currently contains six residential buildings and is located in the RMX, "Residential Mixed," zoning district; and

WHEREAS, the Owner has petitioned to rezone the Property from the CC-M, "Commercial Community-Mixed," and RMX, "Residential Mixed," zoning districts to Planned Development District No. 92, "Gateway Lofts," ("PD-92") to facilitate the construction of a multi-family development consisting of two five-story multi-family apartment buildings containing up to 103 residential units constructed atop a two-story parking garage containing 263 off-street parking spaces ("Project"); and

WHEREAS, the Owner has submitted a concept plan and development program statement for the Project, which concept plan and development program statement describe the land use and development regulations that will govern the Project and which documents otherwise meet the requirements of Cincinnati Municipal Code Section 1429-09; and

WHEREAS, the Owner has sufficient control over the Property to affect its proposed plan and construct the Project; and

WHEREAS, the proposed Project is compatible with surrounding land uses and the scale, density, and patterns of development along W. McMillan Street, and it will help to satisfy the increasing demand for student housing options adjacent to the University of Cincinnati; and

WHEREAS, on December 17, 2021, the City Planning Commission voted to deny the rezoning of the Property from the CC-M, "Commercial Community-Mixed," and RMX, "Residential Mixed," zoning districts to PD-92; and

WHEREAS, following due and proper notice pursuant to Cincinnati Municipal Code Section 111-1, a committee of the Council held a public hearing on the proposed rezoning of the Property and considered the recommendation of the City Planning Commission and the standards for planned developments set forth in CMC Chapter 1429; and

WHEREAS, being duly advised, the Council, by a vote of at least two-thirds of its members, resolves to overrule the City Planning Commission's failure to approve the rezoning of the Property to PD-92; and

WHEREAS, the proposed rezoning is consistent with the "Live" Initiative Area of *Plan Cincinnati* (2012), which includes the goal to "provide a full spectrum of housing options and improve housing quality and affordability" (page 164) and relies on the strategy to "provide quality healthy housing for all income levels" (p.165); and

WHEREAS, the proposed rezoning is further consistent with the *University Impact Area Solutions Study* (2016), as the Property is located in an area identified by the study as a future development opportunity (p.50); and

WHEREAS, the Council considers the establishment of PD-92 to be in the best interests of the City and the public's health, safety, morals, and general welfare; now, therefore,

BE IT ORDAINED by the Council of the City of Cincinnati, State of Ohio, by a vote of at least two-thirds of its members:

Section 1. That the Council hereby finds that the planned development proposed by Moerlein Properties, LLC for the real property located at 115-125 W. McMillan Street and 124-142 Lyon Street in the CUF neighborhood ("Property") conforms to the requirements of Cincinnati Municipal Code Sections 1429-05, 1429-09, and 1429-11.

Section 2. That, although it contains less than the minimum acreage requirement established by Cincinnati Municipal Code 1429-05, the Council finds that approval of the proposed planned development is appropriate because its unique location in the Calhoun/McMillan business corridor adjacent to the University of Cincinnati and its topography make it well suited for a relatively dense student-housing development supported by structured parking.

Section 3. That the shape and area of the City's official zoning map in the location of the Property, which real property is identified on the map attached hereto as Exhibit "A" and made a

part hereof, and which real property is more particularly described on Exhibit “B”, attached hereto and made a part hereof, is hereby amended from the CC-M, “Commercial Community-Mixed,” and RMX, “Residential Mixed,” zoning districts to Planned Development District No. 92, “Gateway Lofts” (“PD-92”).

Section 4. That the development program statement, attached hereto as Exhibit “C” and made a part hereof, and the concept plan, attached hereto as Exhibit “D” and made a part hereof, are hereby approved. The approved development program statement and concept plan shall govern the use and development of the Property during the effective period of the PD-92.

Section 5. That, should PD-92 lapse pursuant to provisions of Cincinnati Municipal Code Chapter 1429, “Planned Development Districts,” the Property shall revert to the CC-M, “Commercial Community-Mixed,” and RMX, “Residential Mixed,” zoning districts in effect immediately prior to the effective date of PD-92.

Section 6. That this ordinance shall take effect and be in force from and after the earliest period allowed by law.

Passed: _____, 2022

Aftab Pureval, Mayor

Attest: _____
Clerk

EXHIBIT A

A - Proposed zone change from CC-M and RMX to PD in CUF

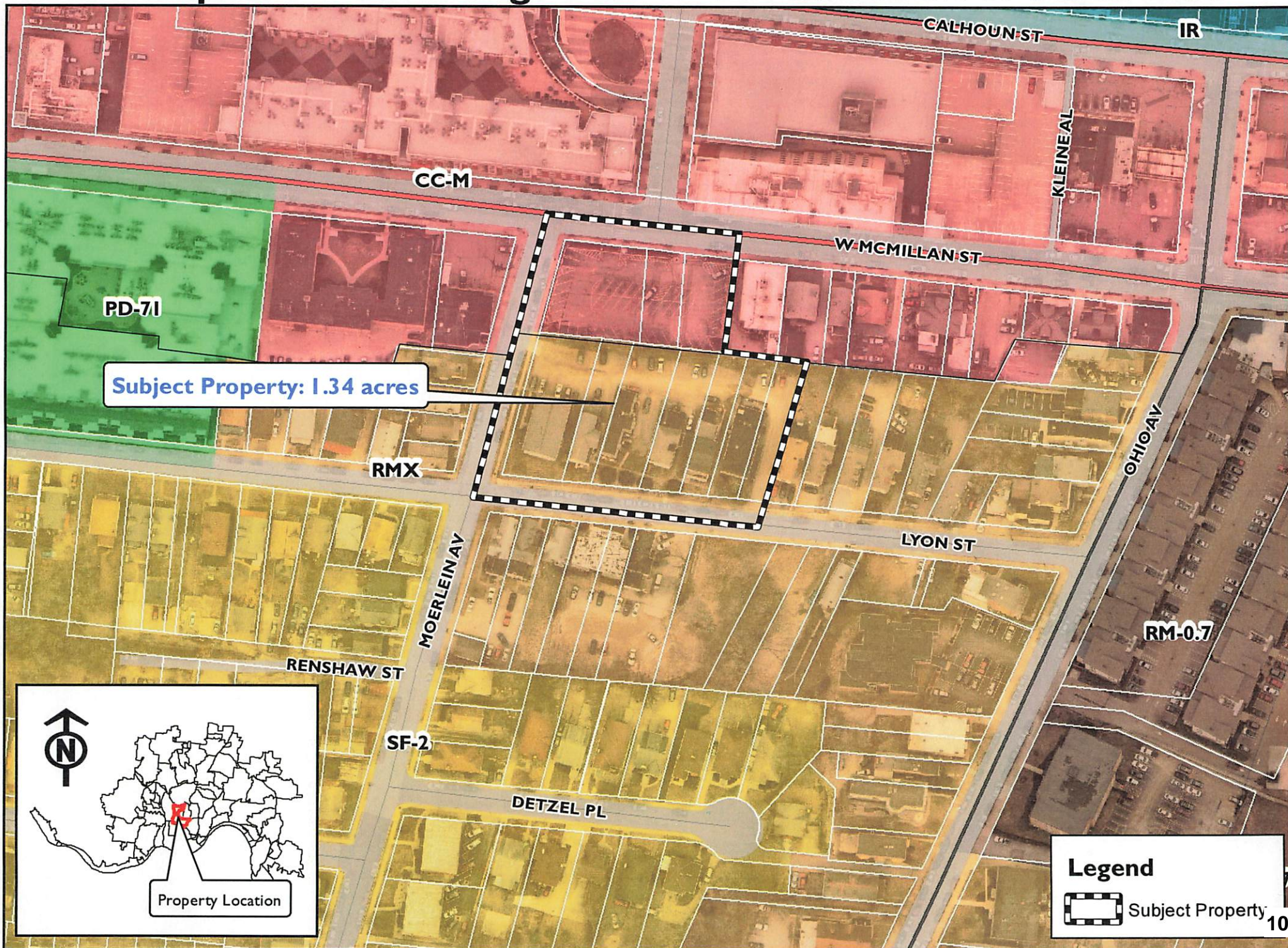
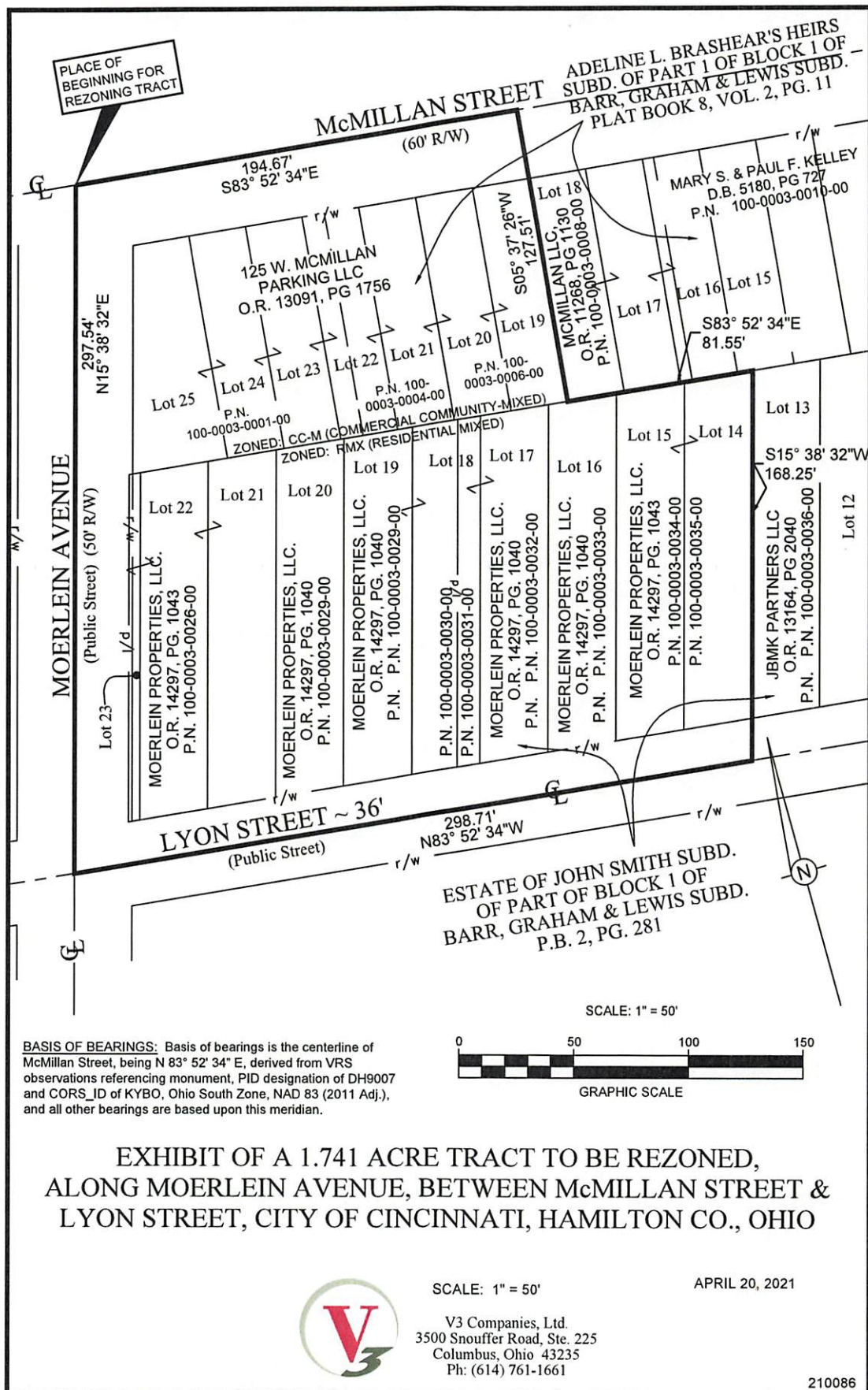


EXHIBIT B



April 20, 2021

**DESCRIPTION OF A 1.741 ACRE TRACT TO BE REZONED,
ALONG MOERLEIN AVENUE, BETWEEN McMILLAN STREET & LYON STREET,
CITY OF CINCINNATI, HAMILTON CO., OHIO**

Situated in the State of Ohio, County of Hamilton, City of Cincinnati, and being all of Lots Nos. 19-25, inclusive, as shown upon the plat entitled Adeline L. Brashear's Heirs Subdivision of Part 1 of Block 1 of Barr, Graham & Lewis Subdivision, of record in Plat Book 8, Volume 2, Page 11, said lots having been conveyed to 125 W. McMillan Parking LLC, by deed of record in Official Record 13091, Page 1756, all of Lots Nos. 14, 15, 21, 22 and a portion of 23, as shown upon the plat entitled Estate of John Smith Subdivision of part of block 1 of Barr, Graham & Lewis Subdivision, of record in Plat Book 2, Page 281, said lots having been conveyed to Moerlein Properties, LLC, by deed of record in Official Record 14297, Page 1043, all of Lots Nos. 16-20, inclusive, as shown upon the plat entitled Estate of John Smith Subdivision of part of block 1 of Barr, Graham & Lewis Subdivision, of record in Plat Book 2, Page 281, said lots having been conveyed to Moerlein Properties, LLC, by deed of record in Official Record 14297, Page 1040, and portions of McMillan Street (60 feet in width), Moerlein Avenue (50 feet in width) and Lyon Street (36 feet in width), all records referenced to the recorder's Office, Hamilton County, Ohio, said tract to be rezoning boundaed and described as follows:

Beginning at a point at the intersection of the centerline of McMillan Street with the centerline of Moerlein Avenue;

thence S 83° 52' 34" E along the centerline of McMillan Street a distance of 194.67 feet to a point at the intersection of the Centerline of McMillan Street with the northerly extension of the east line of said Lot No. 19, also being the northerly extension of Lot No. 18, as shown upon said plat entitled Adeline L. Brashear's Heirs Subdivision of Part 1 of Block 1 of Barr, Graham & Lewis Subdivision, said Lot No. 18 being a portion of a tract of land conveyed to McMillan LLC, by deed of record in Official Record 11268, Page 1130;

thence S 05° 37' 26" W crossing a portion of said McMillan Street, along the east line of said Lot No. 19 and along the west line of said Lot No. 18 a distance of 127.51 feet to a point at the southeast corner of said Lot No. 19, the southwest corner of said Lot No. 18 and in the north line of said Lot No. 16, as shown upon said plat entitled Estate of John Smith Subdivision of part of block 1 of Barr, Graham & Lewis Subdivision;

thence S 83° 52' 34" E along the south line of said Lot No. 18, along the south lines of Lots Nos. 17, 16 and a portion of the south line of Lot No. 15, as shown upon said plat entitled Adeline L. Brashear's Heirs Subdivision of Part 1 of Block 1 of Barr, Graham & Lewis Subdivision, along a portion of the north line of said Lot No. 16 and along the north lines of said Lots Nos. 15 and 14 a distance of 81.55 feet to a point at the northeast corner of said Lot No. 14 and at the northwest corner of Lot No. 13, as shown upon said plat entitled Estate of John Smith Subdivision of part of block 1 of Barr, Graham & Lewis Subdivision, said Lot No. 13 having been conveyed to JBMK Partners LLC, by deed of record in Official Record 13164, Page 2040;

thence S 15° 38' 32" W along the east line of said Lot No. 14 and along the west line of said Lot No. 13, and each extended southerly a distance of 168.25 feet to a point in the centerline of Lyon Street;

thence N 83° 52' 34" W along the centerline of Lyon Street a distance of 298.71 feet to a point at the intersection of the centerline of Lyon Street with the centerline of Moerlein Avenue;

thence N 15° 38' 32" E along the centerline of Moerlein Street a distance of 297.54 feet to the place of beginning;

containing 1.741 acres of land, more or less.

The above description was prepared by Kevin L. Baxter, Ohio Surveyor No. 7697, of V3 Companies, Ltd., (formerly Bird+Bull, Inc.) Consulting Engineers & Surveyors, Columbus, Ohio, from best available Court House records in April, 2021. Basis of bearings is the centerline of McMillan Street, being N 83° 52' 34" E, derived from VRS observations referencing monument, PID designation of DH9007 and CORS_ID of KYBO, Ohio South Zone, NAD 83 (2011 Adj.), and all other bearings are based upon this meridian.

EXHIBIT C

Development Program Statement in Support of PD Rezoning

Moerlein Properties, LLC, an affiliate of Hallmark Campus Communities (“Hallmark”), is petitioning the City of Cincinnati to rezone approximately 1.34 acres of real property for a multi-family student housing project. The property currently consists of ten individual parcels which will be consolidated upon rezoning to form one parcel. The property is bordered by McMillan Street to the north, Moerlein Avenue to the west, and Lyon Street to the south. The property is currently used as surface parking and residential uses.

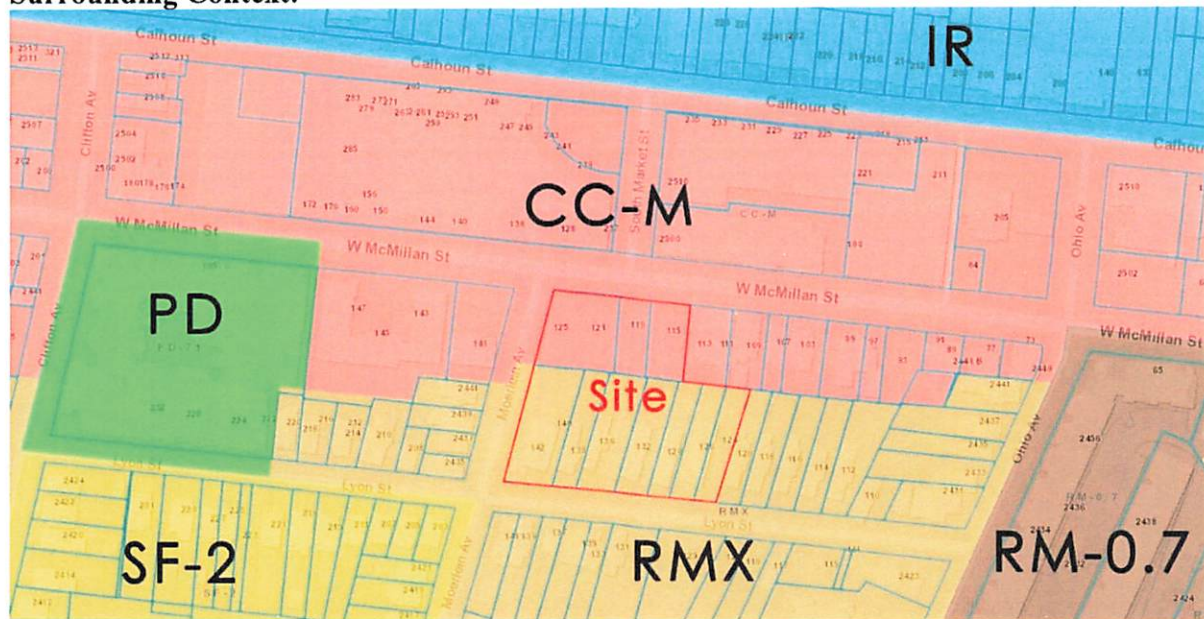
Hallmark Campus Communities is an experienced student housing developer having completed numerous projects in the Midwest. Within Cincinnati, Hallmark recently completed the University Edge project at 3250 Jefferson Avenue in 2012.

Hallmark is excited to present this redevelopment opportunity to Cincinnati. Hallmark has a strong track record of redeveloping similar sites and is a leading expert in the multi-family market, whether in student housing or market rate apartments geared towards young professionals and empty-nesters alike. Hallmark and the design team have worked together for over twenty years and have developed well over 7,500 units of apartments and 10,000 beds of student housing.

The vision for this community is geared towards undergraduate students due to its proximity to the University of Cincinnati as well as the growth rate and projections of UC. As shown on the regional context map, the entire west campus is within a ten minute walk from the site, and UC’s Medical campus is roughly a fifteen minute walk. There are several bus routes, shuttles, car and bike sharing options that are convenient to the McMillan & Calhoun corridor making this a very transit and walking friendly site that virtually eliminate the need for an automobile.



Surrounding Context:



The sites along McMillan are currently zoned CC-M or Commercial Community Mixed district and the southern portion of the site is in the RMX or Residential Mixed district. The immediate surroundings are generally consistent in scale and uses to the proposed redevelopment. Immediately across McMillan are 5 and 6 story infill buildings and a strong pedestrian connection to UC via the Market Street signalized intersections and streetscape. Moving further west down McMillan, a 3.5 to 5 story “The Majestic” apartments and a newer infill development the “Verge” anchor the south side. To the east along McMillan sits a one-story retail building then houses that have been converted to retail and/or apartments.

The remaining parcels surrounding the site are primarily residential apartments (converted houses) that are in the 3 to 5 story range depending on the natural topography and location. In several instances the houses to the east allow parking in the front yards and across Lyon Street there are some vacant parcels and more rental properties. Further to the east, along Ohio Avenue, there are more modern apartments in the RM-0.7 district as well as some mid-century 4 and 5 story apartment buildings.

Existing Site:

The site along McMillan is currently zoned CC-M or Commercial Community Mixed district and the southern portion of the site is in the RMX or Residential Mixed district. The current uses on the site consist of a surface parking lot on the CC-M zoned north half and six rental properties on the RMX zoned southern portion of the site. There is ample access to the site as it is surrounded on three sides by McMillan St., Moerlein Ave., and Lyon St. with garage access restricted to Lyon St. and Moerlein Ave. There is approximately twenty feet of fall from McMillan to Lyon which is mitigated by a +/-10' high wall along the property line dividing the two zoning districts and the residential structures' first floor sitting about 10' above Lyon St. via a retaining

wall along the Right of Way and steps up to the first floor. Parking is provided to the rear of the residential structures, via a gravel parking area leaving little room for greenspace and landscaping.

Gateway Lofts

Gateway Lofts is a planned six story multi-family building. It will contain 116 total units, with a maximum of 469 beds. The project is planned to have a mix of 2 bedroom, 4 bedroom, and 5 bedroom units. It will contain 153 on-site parking spaces, or 1.32 spaces per units. The parking will be underground and secured. There is ample public transportation available in the immediate vicinity of the project.

The current mixture of units consists of primarily four-bedroom units (70%) and five-bedroom units (21%) that tend to attract the undergraduate students with a relatively low number of two-bedroom units (9%) that tend to appeal to upper classmen or graduate aged students. This mix reinforces the targeted market mentioned above and comes into play with the lifestyle trends of this market and their need for automobiles. One of the goals of this project is to lessen the dependency on the car and encourage our residents to walk and ride bicycles instead. The development provides the parking via a parking structure underneath the building which will also house several bike racks in a covered and secured setting.

The project will include ample open space. It will feature an approximately 9,300 square foot amenity courtyard for resident use, and will contain approximately 6,425 square feet of green space. The green space will be professionally landscaped and maintained. The open space will represent approximately 27% of the total site's acreage.

The overall lot coverage percentage will be approximately 89%. The 51,555 square foot building will cover approximately 88% of the site, and the 325 square foot asphalt drive will cover approximately .5% of the site.

Hallmark engineers have reviewed the existing utility infrastructure. All storm water measurements will be professionally calculated and the project will comply with all applicable storm water regulations. The existing sanitary sewer service is sufficient for the development, as is existing gas and electric. The property is not in the Hillside Overlay District and the site does not pose any material geotechnical concerns. None of the existing buildings on the property are of any historical value.

The estimated cost of the overall development is currently \$41,000,000. Project financing has been secured pending the outcome of this rezoning petition. Construction is expected to start on or before the end of 2021, and is expected to be completed on or before the fall semester of 2023. The development will be built in one phase.

Hallmark is committed to working with the surrounding community, and has had preliminary discussions with the local neighborhood council. These discussions will continue through the rezoning process and development design. The building will be professionally managed by an experience student housing operator. All tenants will be subject to written lease

agreements, as well as well-developed rules and regulations focused specifically for student tenants.

Architectural Massing & Materials:

The proposed Gateway Lofts building is a single structure designed with a fresh urban appeal. It is our intent to break down the overall mass of the building by a pattern of projecting and receding faces with a diversity of exterior materials, to create an interesting articulation of shadow and light along the streets. The street facades will also include balconies on the upper levels for added layers of interest. The structure will utilize a parapet wall with projecting cornice surrounding flat roof areas and screening the mechanical equipment such as A/C condensing units. Although the building has more contemporary massing with flat roofs, many aspects of the design call on more traditional patterns of textures. One example is the chosen window patterns which are comprised primarily of smaller punched openings of the traditional building instead of long expanses of unbroken glass. Another example is the use of familiar and relatable materials such as brick which has been concentrated at the lowest level of the building where people have the most intimate interactions with the building. With this approach, we feel the building adds a refreshing appeal to the area while maintaining a relationship to the older surroundings it is placed within.

The primary materials include brick veneer, fiber cement panels with panel trim for relief, and vinyl siding. These materials are used to create a pleasing interplay of textures, colors (both light and dark), and changing patterns of shade and shadow with the movement of the sun. A second brick type, which will vary in color and size from the primary brick, is used to create a distinctive base to the building. This architectural device helps to reduce the apparent scale of the building.

Streetscape & Pedestrian Realm:

The streetscape along McMillan will be consistent with the remainder of the Clifton Heights Urban Renewal Area. The proposed building anchors this streetscape with the primary building entrance and a series of storefront glass and awnings at the terminus of the Market Street corridor. Given the location of the traffic signal, lower overhead electric and crosswalks, tree planters will need to be strategically placed to provide a consistent look in this portion of the McMillan streetscape. A secondary pedestrian access has been shown along the northeast portion of the site. This access will relate to the existing grades of the adjacent retail and provide an 'at grade' connection between the amenity deck and the public walk at McMillan.

The streetscape along Moerlein Avenue will extend the 6' walk adjacent to the parallel parking with upright trees and foundation plantings in the greenspace outside of the Right of Way. Moerlein has a significant slope which the proposed development will use to gain access to the upper-level garage parking by utilizing a curbcut in approximately the same location as the existing curbcut. A small portion of this frontage will likely be needed to provide a home for transformers with access to the public street. The 'break' between the 5 story portions above the parking garage fronting Moerlein will provide for a secondary emergency access point from the public street to

the amenity deck/courtyard. This emergency access to the deck can utilize the relatively level drive leading to the garage to stage equipment and rescue workers if necessary.

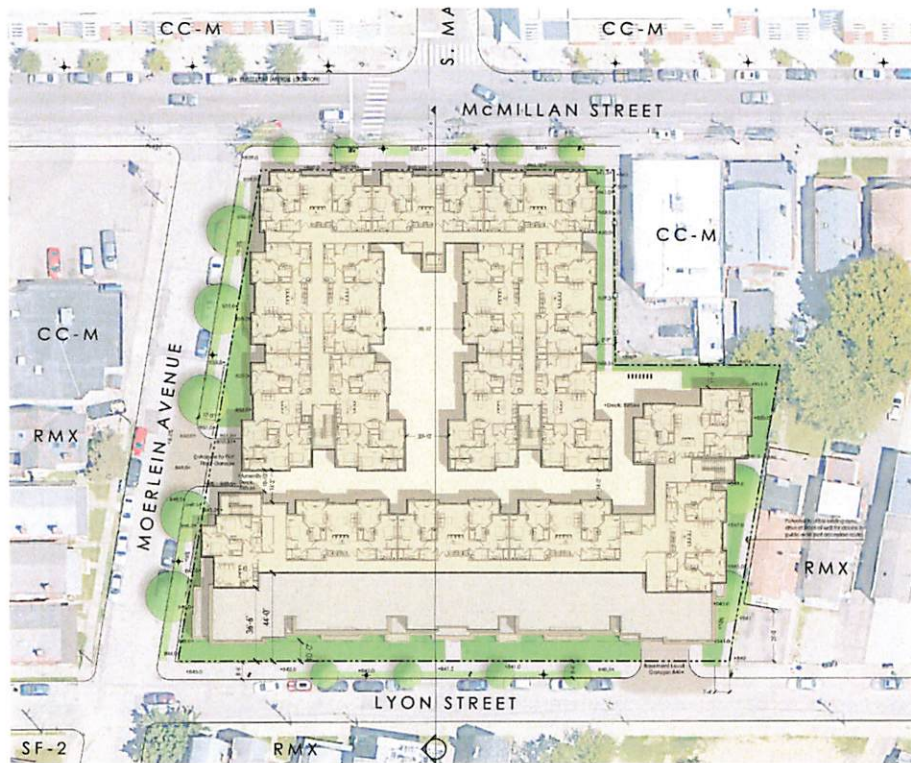
Similar to Moerlein, Lyon Street will provide a consistent 6 foot walk along parallel parking on the project's side of the street with ample landscaping in the greenspace beyond. A single curbcut along Lyon Street will provide access to the lower-level parking within the garage structure and trash service will likely be handled in the southeast corner as well. This lower-level of the garage will be partially buried as Lyon slopes down approximately four feet from Moerlein towards the east.

Gateway Lofts will be compatible with surrounding development from both an architectural style and density perspective. Quality student housing is desperately needed in the UC area, and this project will help fill this critical need. Hallmark has been present in this market for nearly a decade and has seen consistent full occupancy on our asset as well as nearly all surrounding assets. We have had a bulk lease with the University for many years and have seen enrollment trending upward with an increased demand for student beds.

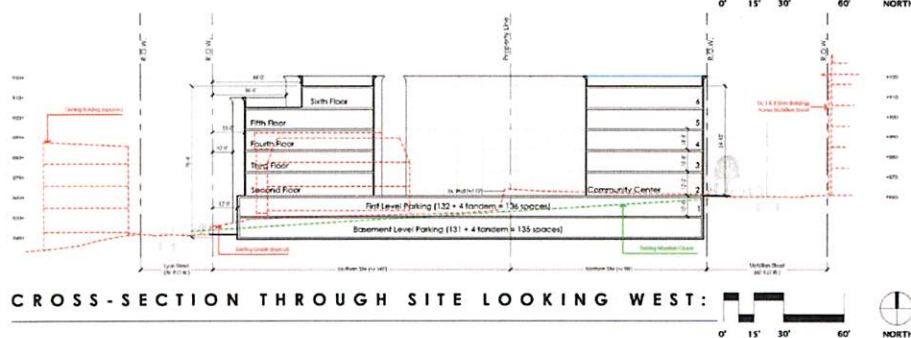
The enclosed plans provide additional detail and design information, as well as the detailed information required by Chapter 1429 of the Cincinnati Zoning Code.

10692138.2

EXHIBIT D



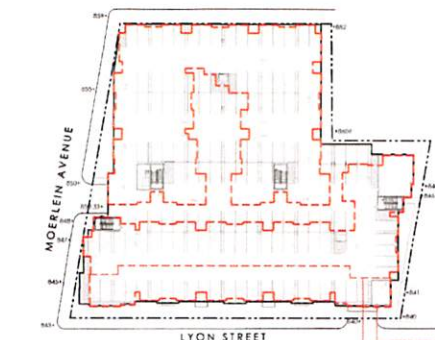
OVERALL SITE PLAN (6th floor shown):



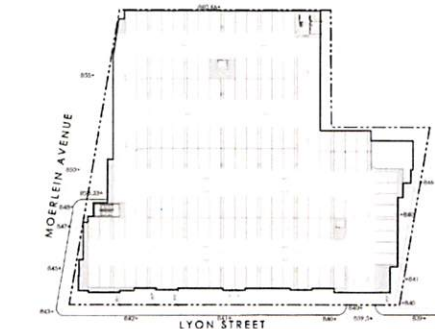
CROSS-SECTION THROUGH SITE LOOKING WEST:



UPPER FLOORS



FIRST FLOOR



BASEMENT FLOOR DIAGRAM

DEVELOPMENT DATA:

Existing Zoning: CC-M (north) RMX (south)
Proposed Zoning: Planned Development

Site Area: (58,306.7 SF) +/-1.34 Acres
Height: 6-Story + Bsmt.
Total Units: 103
Density: 76.9 Du/Ac.
Total Bedrooms: 411

Unit Mix:
2 bedroom: 11 (11%)
3 bedroom: 4 (4%)
4 bedroom: 63 (61%)
5 bedroom: 25 (24%)
5 bed townhouse: 0 (0%)

Parking Spaces Provided:
Off Street:
Standard Spaces: 255
Tandem Spaces: 8
Total Garage Spaces: 263
On Street:
Moerlein Parking: 8
Lyon Parking: 10
Total: 281

Parking Ratios:
sp/unit sp/bed
2.48 0.62
2.55 0.64
2.73 0.68

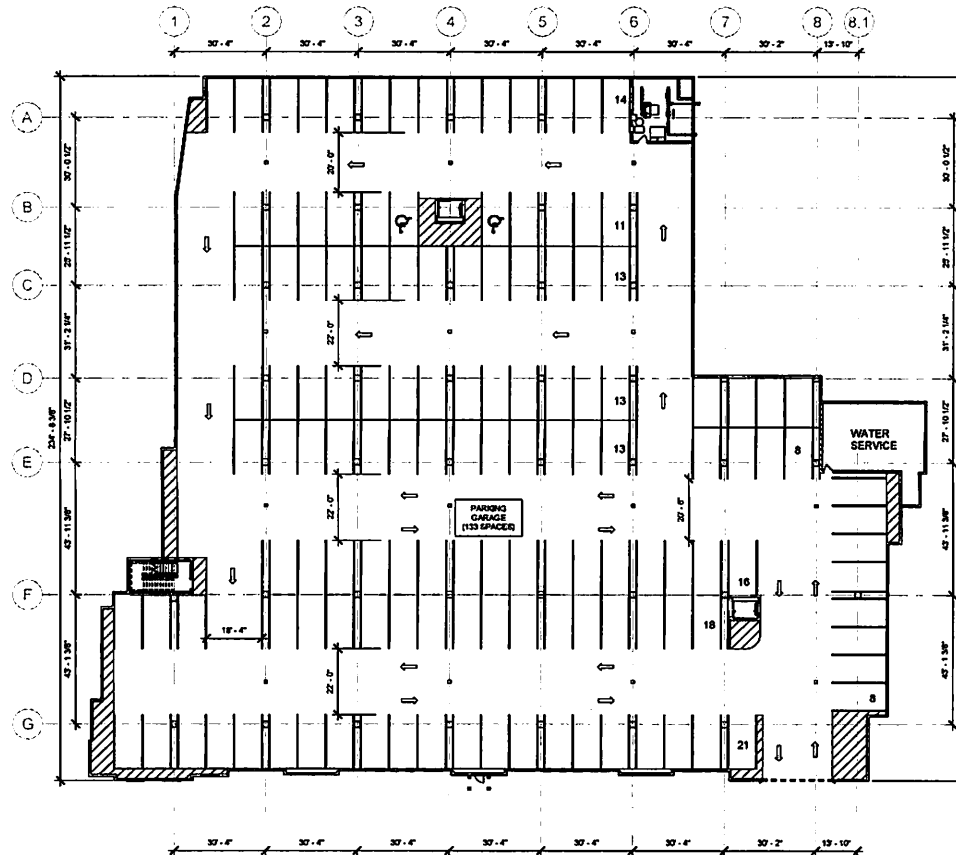
Open Space Provided:
Sidewalk: 1,198 SF (2% of site)
Amenity Deck: 7,652 SF (13% of site)
Green Space: 4,216 SF (7% of site)
Total: 13,066 SF (22% of site)

Lot Coverage:
Building: 52,550 SF (90% of site)
Asphalt Drive: 390 SF (0.7% of site)
Total: 52,940 SF (90.7% of site)



SITE CONTEXT

Gateway Lofts Cincinnati McMillan Street



① Overall Basement Plan Presentation
1" = 20'-0"

DEAN A. WENZ

ARCHITECTS

2463 East Main Street

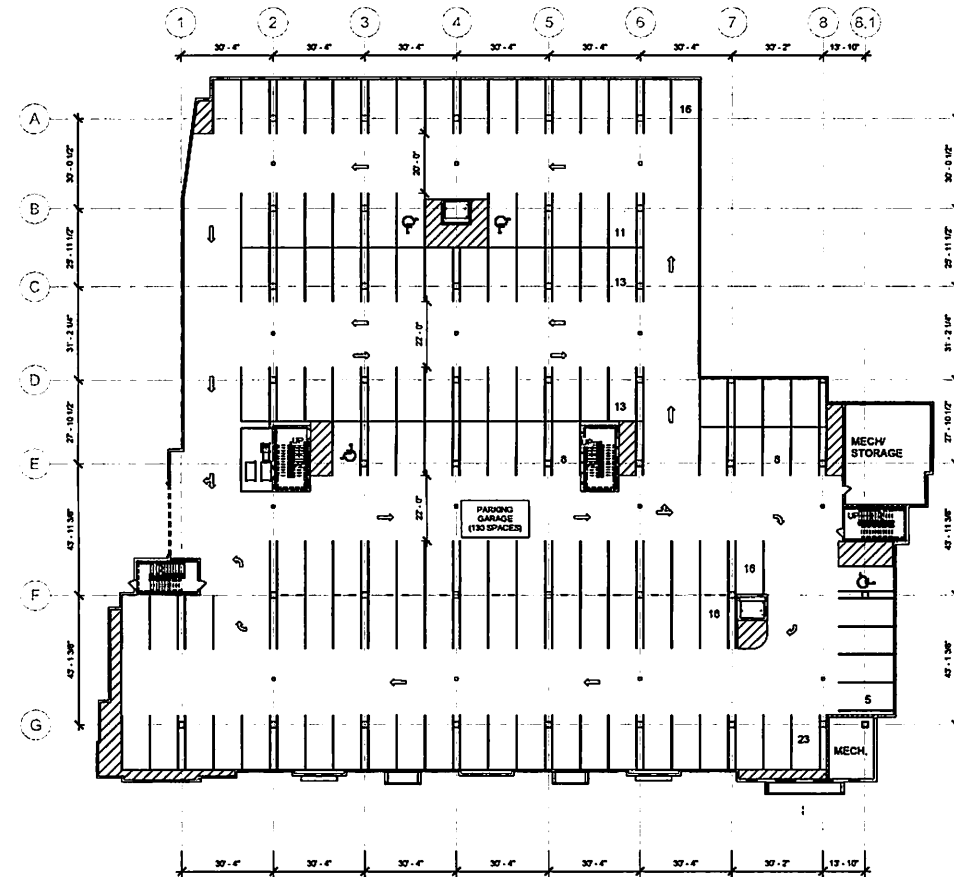
Bexley, Ohio 43209

Phone (614) 239-6868

www.wenz-architecture.com

Gateway Lofts Cincinnati

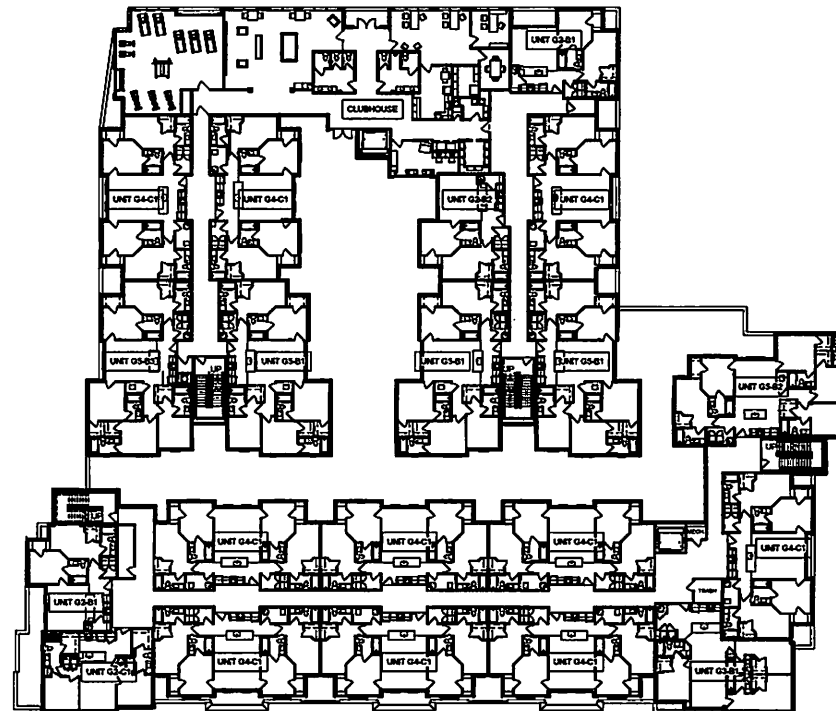
McMillan Street



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ARCHITECTS

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Gateway Lofts Cincinnati McMillan Street



① Overall 2nd Floor Plan Presentation
1" = 20'-0"

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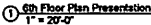


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The 5th floor plan shows a complex arrangement of units. At the top, there are three 'UNIT Q4-C' units. Below these, the floor is divided into several sections. On the left, there are 'UNIT Q4-C' and 'UNIT Q5-B1' units. In the center, there are more 'UNIT Q4-C' units. On the right, there are 'UNIT Q4-C' and 'UNIT Q5-B1' units. The bottom section of the floor contains several 'UNIT Q4-C' units and a 'UNIT Q5-B1' unit. The plan also shows various common areas, including a 'LOBBY' and a 'STAIR'.

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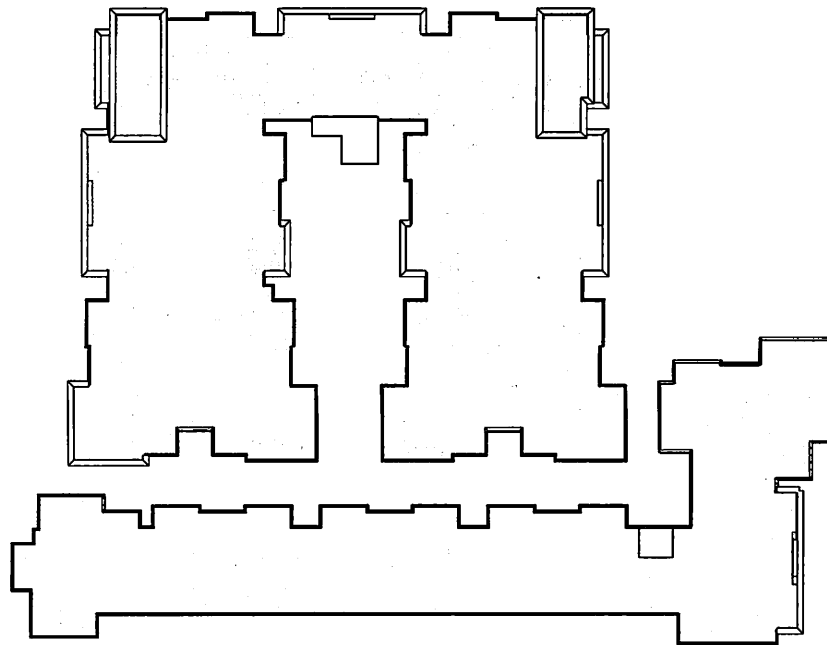
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① Overall Roof Plan Presentation
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① North
3/32" = 1'-0"



② East
3/32" = 1'-0"

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③ South
3/32" = 1'-0"



④ West
3/32" = 1'-0"

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① Lyon Street Presentation
1/2" = 1'-0"

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① McMillan Street Presentation
1/2" = 1'-0"

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① McMillan Entrance Presentation
1/2" = 1'-0"

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① Moerlein Corner View Presentation
12' x 1'-0"

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APARTMENT BUILDINGS

Building	Proposed Quantity	Apartment Units/ Bldg	Beds Bldg	Residential Net Leasable Area (1)	Circulation & Utility Area/ Bldg (2)	Clubhouse Net Area	Garage Net Area	Building Total Gross Area
Building 1	1	50	183	80,473	18,693		49,626	148,792
Building 2	1	53	228	68,961	22,219	4,958	49,626	140,806
SubTotals:	2	103	411	149,434	40,912			289,598

(1) Net Area includes apartment units only.

(2) Includes corridors, stairs, elevators, and utilities.

Unit Count Ratios:

Building 2 (SOUTH)

Bedroom Type	Unit Type	Unit Net Area Sq. Ft.	No. of Units/Bldg.	No. of Beds/Bldg.	Total Unit Net Area	1st flr	2nd flr	3rd flr	4th flr	5th flr	6th flr
2 Bedroom	G2-B1	844	5	10	4,220	0	1	1	1	1	1
	G2-B2	844	0	0	0	0	0	0	0	0	0
	G2-C1	971	4	8	3,884	0	1	1	1	1	0
	G2-D1	941	0	0	0	0	0	0	0	0	0
	G2-D2	894	0	0	0	0	0	0	0	0	0
TOTAL 2 BEDROOM GARDEN			9	18	8,104	0	2	2	2	2	1
3 Bedroom	G3-B1	1,333	4	12	5,332	0	1	1	1	1	0
	TOTAL 3 BEDROOM GARDEN		4	12	5,332	0	1	1	1	1	0
4 Bedroom	G4-B1	1,512	0	0	0	0	0	0	0	0	0
	G4-B2	1,512	0	0	0	0	0	0	0	0	0
	G4-B3	1,453	0	0	0	0	0	0	0	0	0
	G4-C1	1,475	32	128	47,200	0	7	7	7	7	4
	G4-C2	1,475	0	0	0	0	0	0	0	0	0
TOTAL 4 BEDROOM GARDEN			32	128	47,200	0	7	7	7	7	4
5 Bedroom	G5-B1	1,665	0	0	0	0	0	0	0	0	0
	G5-B2	1,665	5	25	8,325	0	1	1	1	1	1
TOTAL 5 BEDROOM GARDEN			5	25	8,325	0	1	1	1	1	1
5 Bedroom	TH-B5	1,788	0	0	0	0	0	0	0	0	0
TOTAL 5 BEDROOM TOWNHOUSE			0	0	0	0	0	0	0	0	0
BUILDING TOTALS			50	183	68,961	0	11	11	11	11	6

Average Unit Net Area = 1,379

Building 1 (NORTH)

Bedroom Type	Unit Type	Unit Net Area Sq. Ft.	No. of Units/Bldg.	No. of Beds/Bldg.	Total Unit Net Area	1st flr	2nd flr	3rd flr	4th flr	5th flr	6th flr
2 Bedroom	G2-B1	844	1	2	844	0	1	0	0	0	0
	G2-B2	844	1	2	844	0	1	0	0	0	0
TOTAL 2 BEDROOM GARDEN			2	4	1,688	0	2	0	0	0	0
4 Bedroom	G4-B1	1,512	0	0	0	0	0	0	0	0	0
	G4-B2	1,512	0	0	0	0	0	0	0	0	0
	G4-C1	1,475	23	92	33,925	0	3	5	5	5	5
	G4-C2	1,475	8	32	11,800	0	0	2	2	2	2
TOTAL 4 BEDROOM GARDEN			31	124	45,725	0	3	7	7	7	7
5 Bedroom	G5-B1	1,665	15	75	24,975	0	3	3	3	3	3
	G5-B2	1,665	0	0	0	0	0	0	0	0	0
	G5-B3	1,617	5	25	8,085	0	1	1	1	1	1
TOTAL 5 BEDROOM GARDEN			20	100	33,060	0	4	4	4	4	4
BUILDING TOTALS			53	228	80,473	0	9	11	11	11	11

Average Unit Net Area = 1,518

UNIT SUMMARY

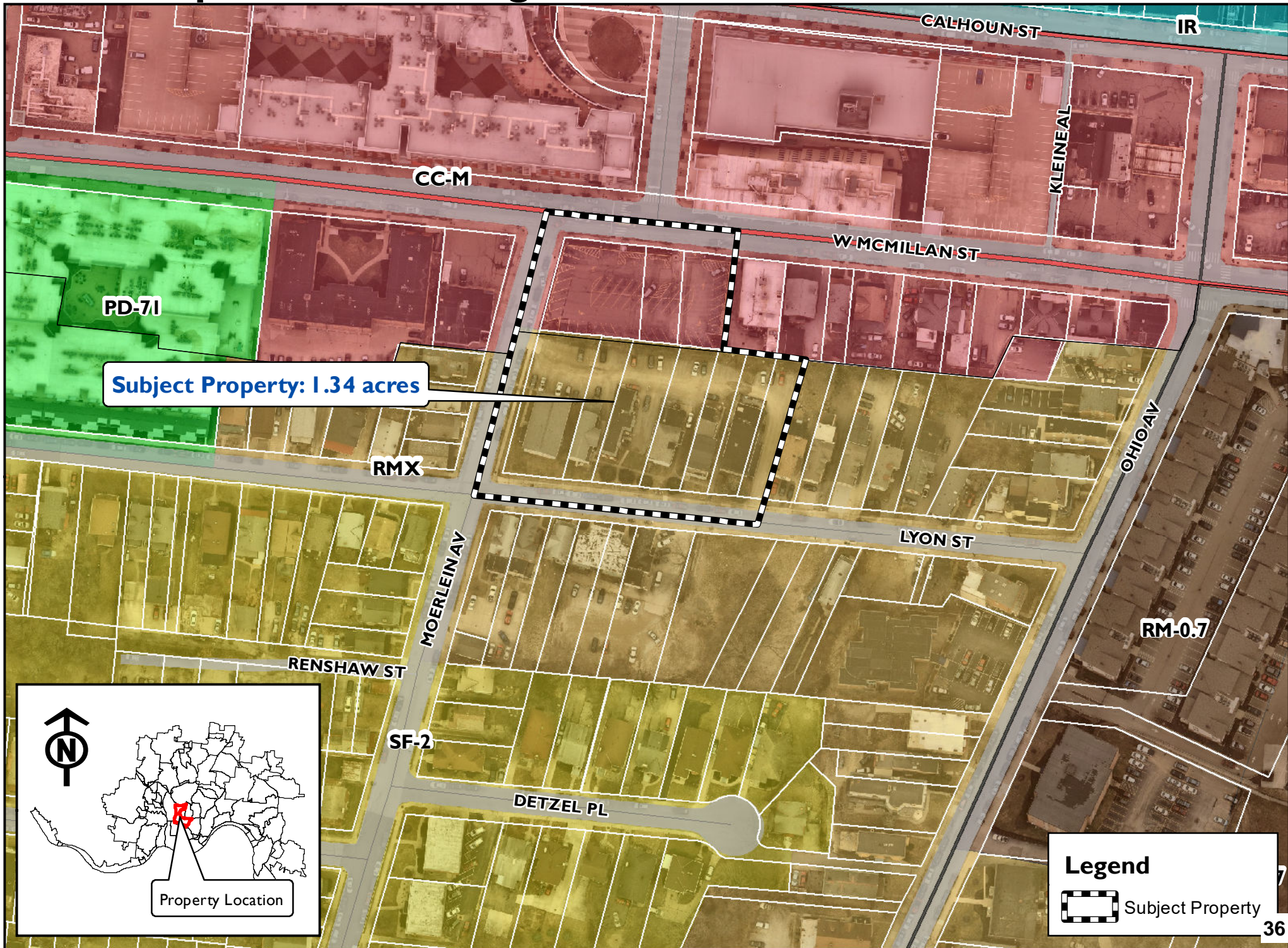
Bedroom Type	Unit Type	Unit Net Area	Units/ Site	Percent	Total Net Unit Area
2 Bedroom	G2-B1	844	6	6%	5,064
	G2-B2	844	1	1%	844
	G2-C1	971	4	4%	3,884
	G2-D1	941	0	0%	0
	G2-D2	894	0	0%	0
3 Bedroom	G3-B1	1,333	4	4%	5,332
	G4-B1	1,512	0	0%	0
4 Bedroom	G4-B2	1,512	0	0%	0
	G4-B3	1,453	0	0%	0
	G4-C1	1,475	55	53%	81,125
	G4-C2	1,475	8	8%	11,800
5 Bedroom	G5-B1	1,665	15	15%	24,975
	G5-B2	1,665	5	5%	8,325
	G5-B3	1,617	5	5%	8,085
	TH	1,788	0	0%	0
		103		100%	149,434

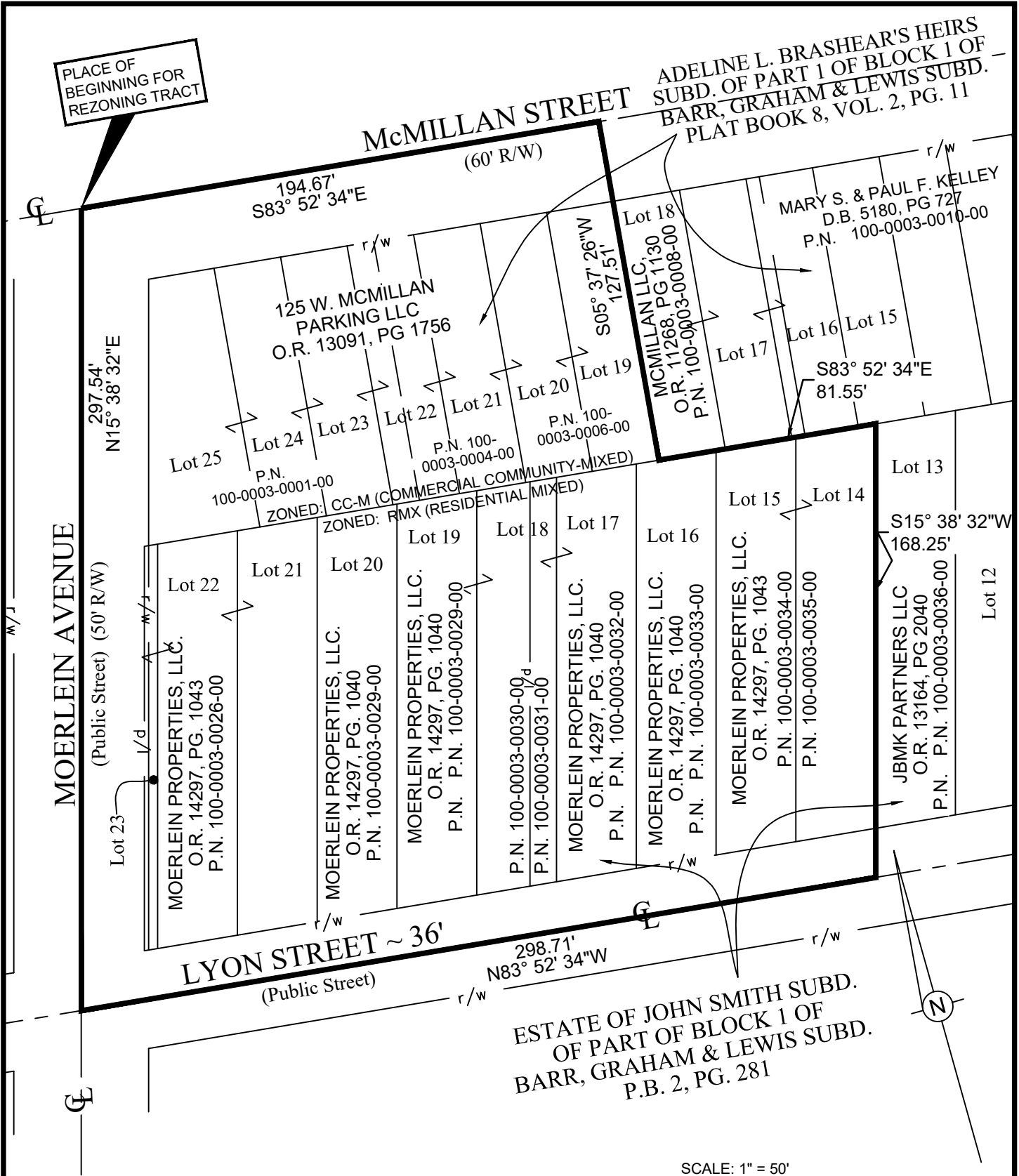
Type A Units- Bldg A.

2% Type A Units	2.06
Minimum Units Required	3

Parking Spaces	
Basement	134
1st Floor	129
TOTAL	263
Spaces Per Beds	0.64

A - Proposed zone change from CC-M and RMX to PD in CUF





BASIS OF BEARINGS: Basis of bearings is the centerline of McMillan Street, being N 83° 52' 34" E, derived from VRS observations referencing monument, PID designation of DH9007 and CORS_ID of KYBO, Ohio South Zone, NAD 83 (2011 Adj.), and all other bearings are based upon this meridian.

**EXHIBIT OF A 1.741 ACRE TRACT TO BE REZONED,
ALONG MOERLEIN AVENUE, BETWEEN McMILLAN STREET &
LYON STREET, CITY OF CINCINNATI, HAMILTON CO., OHIO**



SCALE: 1" = 50'
V3 Companies, Ltd.
3500 Snouffer Road, Ste. 225
Columbus, Ohio 43235
Ph: (614) 761-1661

APRIL 20, 2021

April 20, 2021

**DESCRIPTION OF A 1.741 ACRE TRACT TO BE REZONED,
ALONG MOERLEIN AVENUE, BETWEEN McMILLAN STREET & LYON STREET,
CITY OF CINCINNATI, HAMILTON CO., OHIO**

Situated in the State of Ohio, County of Hamilton, City of Cincinnati, and being all of Lots Nos. 19-25, inclusive, as shown upon the plat entitled Adeline L. Brashear's Heirs Subdivision of Part 1 of Block 1 of Barr, Graham & Lewis Subdivision, of record in Plat Book 8, Volume 2, Page 11, said lots having been conveyed to 125 W. McMillan Parking LLC, by deed of record in Official Record 13091, Page 1756, all of Lots Nos. 14, 15, 21, 22 and a portion of 23, as shown upon the plat entitled Estate of John Smith Subdivision of part of block 1 of Barr, Graham & Lewis Subdivision, of record in Plat Book 2, Page 281, said lots having been conveyed to Moerlein Properties, LLC, by deed of record in Official Record 14297, Page 1043, all of Lots Nos. 16-20, inclusive, as shown upon the plat entitled Estate of John Smith Subdivision of part of block 1 of Barr, Graham & Lewis Subdivision, of record in Plat Book 2, Page 281, said lots having been conveyed to Moerlein Properties, LLC, by deed of record in Official Record 14297, Page 1040, and portions of McMillan Street (60 feet in width), Moerlein Avenue (50 feet in width) and Lyon Street (36 feet in width), all records referenced to the recorder's Office, Hamilton County, Ohio, said tract to be rezoning boundaed and described as follows:

Beginning at a point at the intersection of the centerline of McMillan Street with the centerline of Moerlein Avenue;

thence S 83° 52' 34" E along the centerline of McMillan Street a distance of 194.67 feet to a point at the intersection of the Centerline of McMillan Street with the northerly extension of the east line of said Lot No. 19, also being the northerly extension of Lot No. 18, as shown upon said plat entitled Adeline L. Brashear's Heirs Subdivision of Part 1 of Block 1 of Barr, Graham & Lewis Subdivision, said Lot No. 18 being a portion of a tract of land conveyed to McMillan LLC, by deed of record in Official Record 11268, Page 1130;

thence S 05° 37' 26" W crossing a portion of said McMillan Street, along the east line of said Lot No. 19 and along the west line of said Lot No. 18 a distance of 127.51 feet to a point at the southeast corner of said Lot No. 19, the southwest corner of said Lot No. 18 and in the north line of said Lot No. 16, as shown upon said plat entitled Estate of John Smith Subdivision of part of block 1 of Barr, Graham & Lewis Subdivision;

thence S 83° 52' 34" E along the south line of said Lot No. 18, along the south lines of Lots Nos. 17, 16 and a portion of the south line of Lot No. 15, as shown upon said plat entitled Adeline L. Brashear's Heirs Subdivision of Part 1 of Block 1 of Barr, Graham & Lewis Subdivision, along a portion of the north line of said Lot No. 16 and along the north lines of said Lots Nos. 15 and 14 a distance of 81.55 feet to a point at the northeast corner of said Lot No. 14 and at the northwest corner of Lot No. 13, as shown upon said plat entitled Estate of John Smith Subdivision of part of block 1 of Barr, Graham & Lewis Subdivision, said Lot No. 13 having been conveyed to JBMK Partners LLC, by deed of record in Official Record 13164, Page 2040;

thence S 15° 38' 32" W along the east line of said Lot No. 14 and along the west line of said Lot No. 13, and each extended southerly a distance of 168.25 feet to a point in the centerline of Lyon Street;

thence N 83° 52' 34" W along the centerline of Lyon Street a distance of 298.71 feet to a point at the intersection of the centerline of Lyon Street with the centerline of Moerlein Avenue;

thence N 15° 38' 32" E along the centerline of Moerlein Street a distance of 297.54 feet to the place of beginning;

containing 1.741 acres of land, more or less.

The above description was prepared by Kevin L. Baxter, Ohio Surveyor No. 7697, of V3 Companies, Ltd., (formerly Bird+Bull, Inc.) Consulting Engineers & Surveyors, Columbus, Ohio, from best available Court House records in April, 2021. Basis of bearings is the centerline of McMillan Street, being N 83° 52' 34" E, derived from VRS observations referencing monument, PID designation of DH9007 and CORS_ID of KYBO, Ohio South Zone, NAD 83 (2011 Adj.), and all other bearings are based upon this meridian.

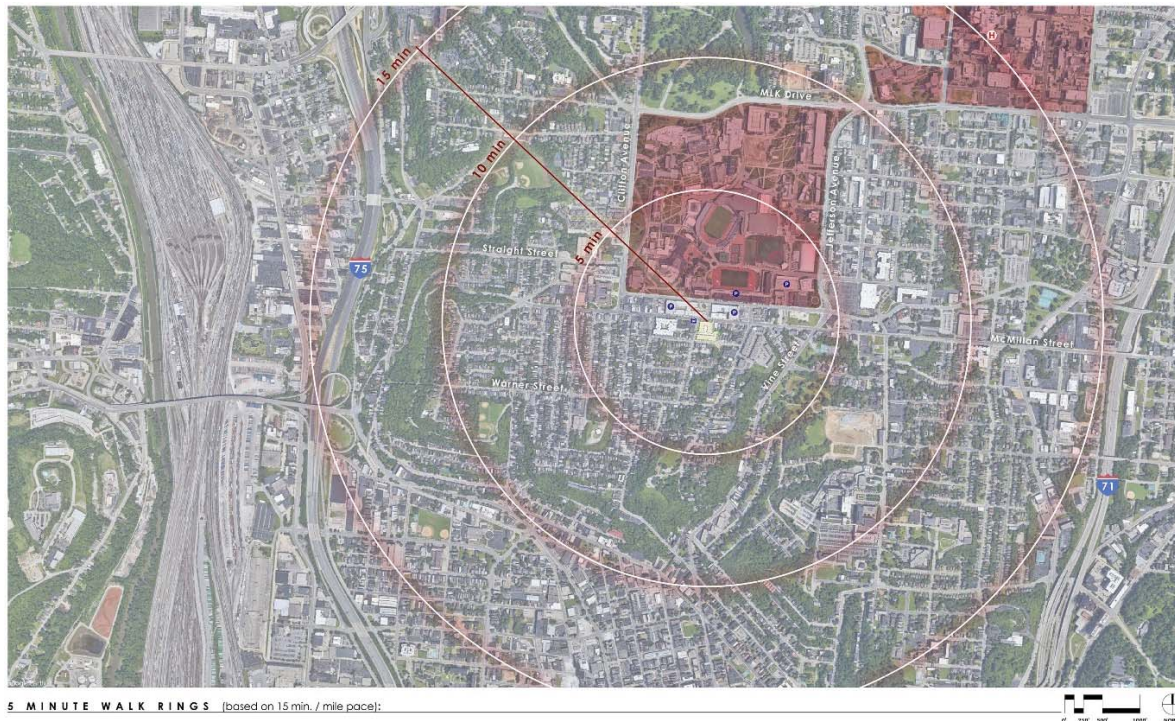
Development Program Statement in Support of PD Rezoning

Moerlein Properties, LLC, an affiliate of Hallmark Campus Communities (“Hallmark”), is petitioning the City of Cincinnati to rezone approximately 1.34 acres of real property for a multi-family student housing project. The property currently consists of ten individual parcels which will be consolidated upon rezoning to form one parcel. The property is bordered by McMillan Street to the north, Moerlein Avenue to the west, and Lyon Street to the south. The property is currently used as surface parking and residential uses.

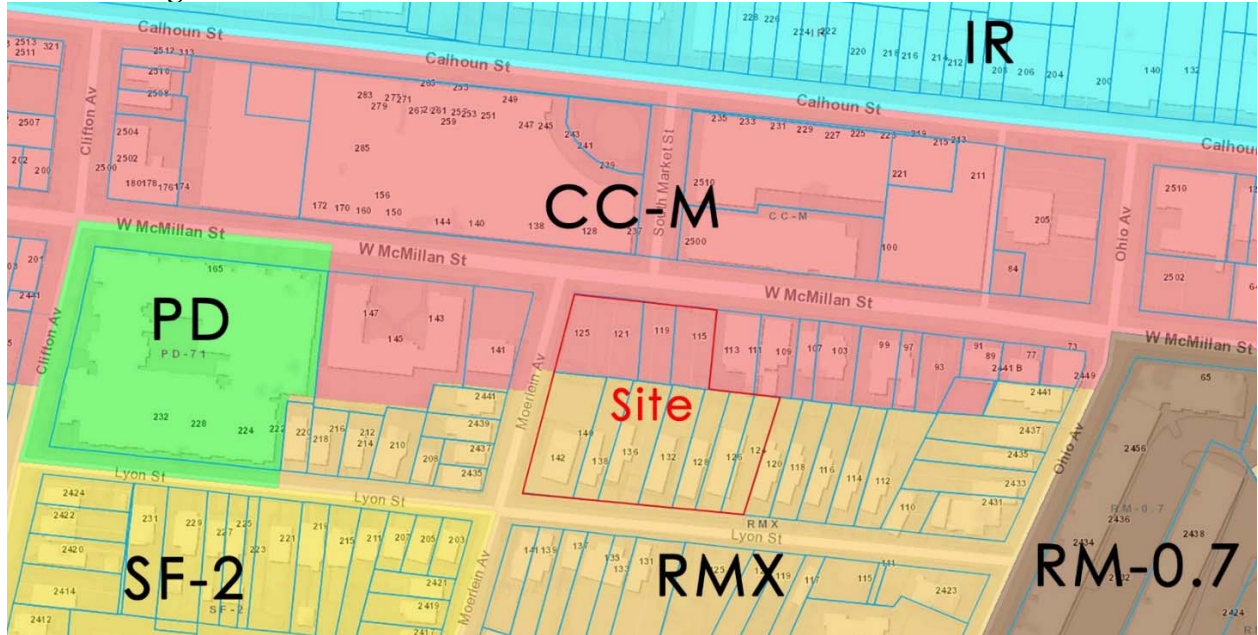
Hallmark Campus Communities is an experienced student housing developer having completed numerous projects in the Midwest. Within Cincinnati, Hallmark recently completed the University Edge project at 3250 Jefferson Avenue in 2012.

Hallmark is excited to present this redevelopment opportunity to Cincinnati. Hallmark has a strong track record of redeveloping similar sites and is a leading expert in the multi-family market, whether in student housing or market rate apartments geared towards young professionals and empty-nesters alike. Hallmark and the design team have worked together for over twenty years and have developed well over 7,500 units of apartments and 10,000 beds of student housing.

The vision for this community is geared towards undergraduate students due to its proximity to the University of Cincinnati as well as the growth rate and projections of UC. As shown on the regional context map, the entire west campus is within a ten minute walk from the site, and UC’s Medical campus is roughly a fifteen minute walk. There are several bus routes, shuttles, car and bike sharing options that are convenient to the McMillan & Calhoun corridor making this a very transit and walking friendly site that virtually eliminate the need for an automobile.



Surrounding Context:



The sites along McMillan are currently zoned CC-M or Commercial Community Mixed district and the southern portion of the site is in the RMX or Residential Mixed district. The immediate surroundings are generally consistent in scale and uses to the proposed redevelopment. Immediately across McMillan are 5 and 6 story infill buildings and a strong pedestrian connection to UC via the Market Street signalized intersections and streetscape. Moving further west down McMillan, a 3.5 to 5 story “The Majestic” apartments and a newer infill development the “Verge” anchor the south side. To the east along McMillan sits a one-story retail building then houses that have been converted to retail and/or apartments.

The remaining parcels surrounding the site are primarily residential apartments (converted houses) that are in the 3 to 5 story range depending on the natural topography and location. In several instances the houses to the east allow parking in the front yards and across Lyon Street there are some vacant parcels and more rental properties. Further to the east, along Ohio Avenue, there are more modern apartments in the RM-0.7 district as well as some mid-century 4 and 5 story apartment buildings.

Existing Site:

The site along McMillan is currently zoned CC-M or Commercial Community Mixed district and the southern portion of the site is in the RMX or Residential Mixed district. The current uses on the site consist of a surface parking lot on the CC-M zoned north half and six rental properties on the RMX zoned southern portion of the site. There is ample access to the site as it is surrounded on three sides by McMillan St., Moerlein Ave., and Lyon St. with garage access restricted to Lyon St. and Moerlein Ave. There is approximately twenty feet of fall from McMillan to Lyon which is mitigated by a +/-10’ high wall along the property line dividing the two zoning districts and the residential structures’ first floor sitting about 10’ above Lyon St. via a retaining

wall along the Right of Way and steps up to the first floor. Parking is provided to the rear of the residential structures, via a gravel parking area leaving little room for greenspace and landscaping.

Gateway Lofts

Gateway Lofts is a planned six story multi-family building. It will contain 116 total units, with a maximum of 469 beds. The project is planned to have a mix of 2 bedroom, 4 bedroom, and 5 bedroom units. It will contain 153 on-site parking spaces, or 1.32 spaces per units. The parking will be underground and secured. There is ample public transportation available in the immediate vicinity of the project.

The current mixture of units consists of primarily four-bedroom units (70%) and five-bedroom units (21%) that tend to attract the undergraduate students with a relatively low number of two-bedroom units (9%) that tend to appeal to upper classmen or graduate aged students. This mix reinforces the targeted market mentioned above and comes into play with the lifestyle trends of this market and their need for automobiles. One of the goals of this project is to lessen the dependency on the car and encourage our residents to walk and ride bicycles instead. The development provides the parking via a parking structure underneath the building which will also house several bike racks in a covered and secured setting.

The project will include ample open space. It will feature an approximately 9,300 square foot amenity courtyard for resident use, and will contain approximately 6,425 square feet of green space. The green space will be professionally landscaped and maintained. The open space will represent approximately 27% of the total site's acreage.

The overall lot coverage percentage will be approximately 89%. The 51,555 square foot building will cover approximately 88% of the site, and the 325 square foot asphalt drive will cover approximately .5% of the site.

Hallmark engineers have reviewed the existing utility infrastructure. All storm water measurements will be professionally calculated and the project will comply with all applicable storm water regulations. The existing sanitary sewer service is sufficient for the development, as is existing gas and electric. The property is not in the Hillside Overlay District and the site does not pose any material geotechnical concerns. None of the existing buildings on the property are of any historical value.

The estimated cost of the overall development is currently \$41,000,000. Project financing has been secured pending the outcome of this rezoning petition. Construction is expected to start on or before the end of 2021, and is expected to be completed on or before the fall semester of 2023. The development will be built in one phase.

Hallmark is committed to working with the surrounding community, and has had preliminary discussions with the local neighborhood council. These discussions will continue through the rezoning process and development design. The building will be professionally managed by an experience student housing operator. All tenants will be subject to written lease

agreements, as well as well-developed rules and regulations focused specifically for student tenants.

Architectural Massing & Materials:

The proposed Gateway Lofts building is a single structure designed with a fresh urban appeal. It is our intent to break down the overall mass of the building by a pattern of projecting and receding faces with a diversity of exterior materials, to create an interesting articulation of shadow and light along the streets. The street facades will also include balconies on the upper levels for added layers of interest. The structure will utilize a parapet wall with projecting cornice surrounding flat roof areas and screening the mechanical equipment such as A/C condensing units. Although the building has more contemporary massing with flat roofs, many aspects of the design call on more traditional patterns of textures. One example is the chosen window patterns which are comprised primarily of smaller punched openings of the traditional building instead of long expanses of unbroken glass. Another example is the use of familiar and relatable materials such as brick which has been concentrated at the lowest level of the building where people have the most intimate interactions with the building. With this approach, we feel the building adds a refreshing appeal to the area while maintaining a relationship to the older surroundings it is placed within.

The primary materials include brick veneer, fiber cement panels with panel trim for relief, and vinyl siding. These materials are used to create a pleasing interplay of textures, colors (both light and dark), and changing patterns of shade and shadow with the movement of the sun. A second brick type, which will vary in color and size from the primary brick, is used to create a distinctive base to the building. This architectural device helps to reduce the apparent scale of the building.

Streetscape & Pedestrian Realm:

The streetscape along McMillan will be consistent with the remainder of the Clifton Heights Urban Renewal Area. The proposed building anchors this streetscape with the primary building entrance and a series of storefront glass and awnings at the terminus of the Market Street corridor. Given the location of the traffic signal, lower overhead electric and crosswalks, tree planters will need to be strategically placed to provide a consistent look in this portion of the McMillan streetscape. A secondary pedestrian access has been shown along the northeast portion of the site. This access will relate to the existing grades of the adjacent retail and provide an 'at grade' connection between the amenity deck and the public walk at McMillan.

The streetscape along Moerlein Avenue will extend the 6' walk adjacent to the parallel parking with upright trees and foundation plantings in the greenspace outside of the Right of Way. Moerlein has a significant slope which the proposed development will use to gain access to the upper-level garage parking by utilizing a curbcut in approximately the same location as the existing curbcut. A small portion of this frontage will likely be needed to provide a home for transformers with access to the public street. The 'break' between the 5 story portions above the parking garage fronting Moerlein will provide for a secondary emergency access point from the public street to

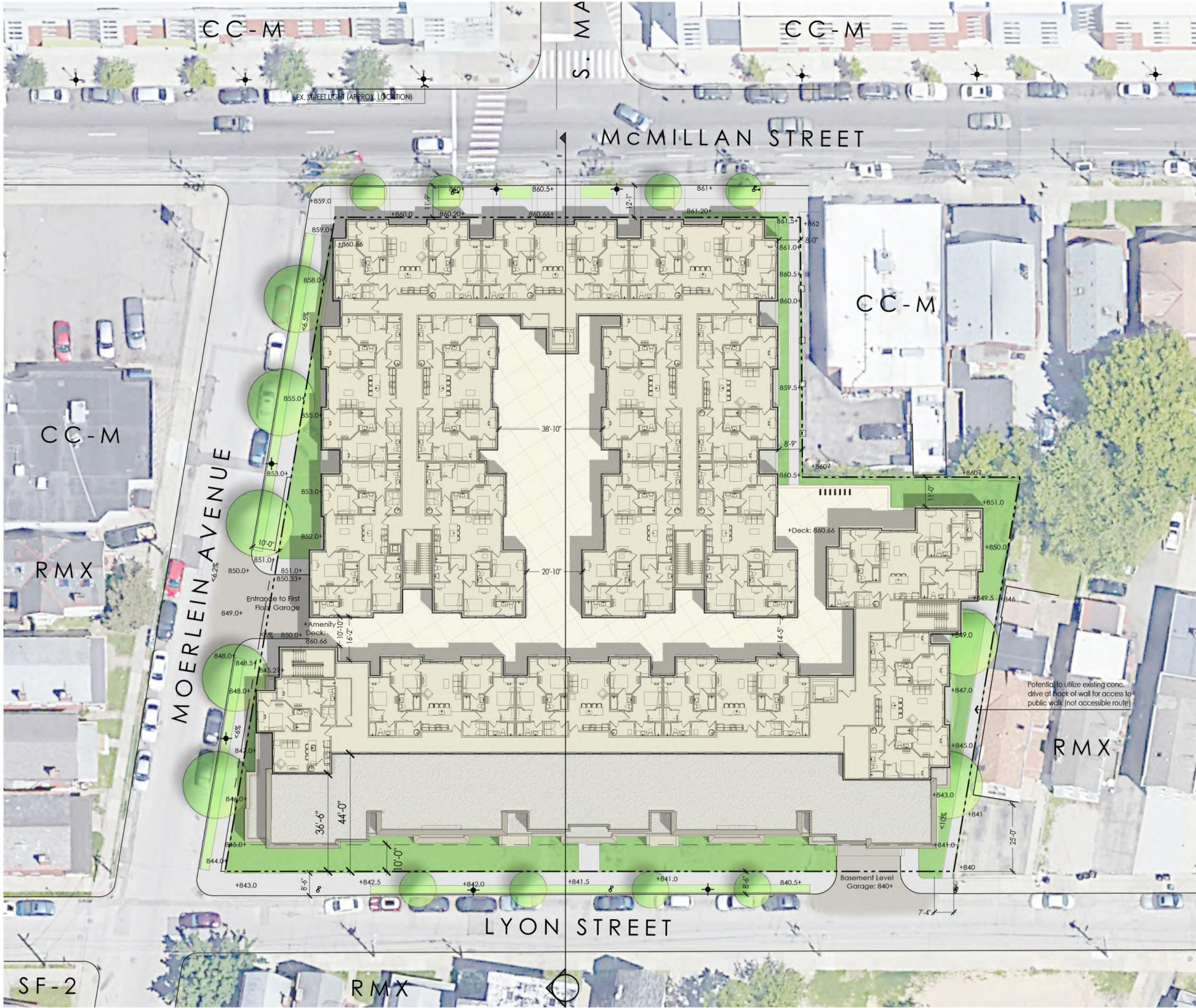
the amenity deck/courtyard. This emergency access to the deck can utilize the relatively level drive leading to the garage to stage equipment and rescue workers if necessary.

Similar to Moerlein, Lyon Street will provide a consistent 6 foot walk along parallel parking on the project's side of the street with ample landscaping in the greenspace beyond. A single curbcut along Lyon Street will provide access to the lower-level parking within the garage structure and trash service will likely be handled in the southeast corner as well. This lower-level of the garage will be partially buried as Lyon slopes down approximately four feet from Moerlein towards the east.

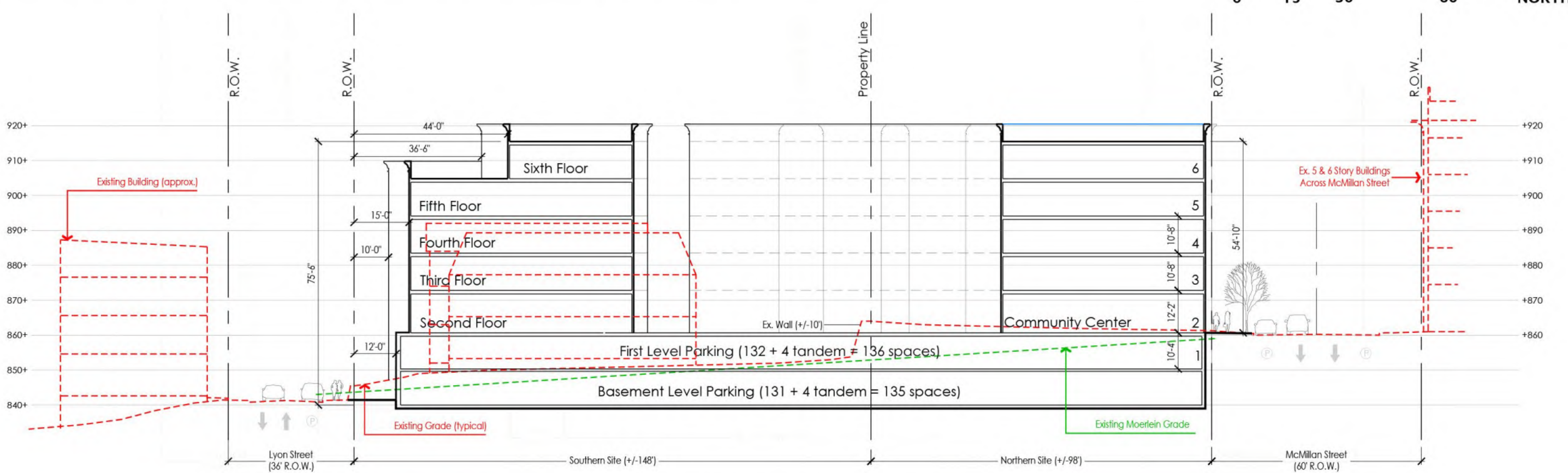
Gateway Lofts will be compatible with surrounding development from both an architectural style and density perspective. Quality student housing is desperately needed in the UC area, and this project will help fill this critical need. Hallmark has been present in this market for nearly a decade and has seen consistent full occupancy on our asset as well as nearly all surrounding assets. We have had a bulk lease with the University for many years and have seen enrollment trending upward with an increased demand for student beds.

The enclosed plans provide additional detail and design information, as well as the detailed information required by Chapter 1429 of the Cincinnati Zoning Code.

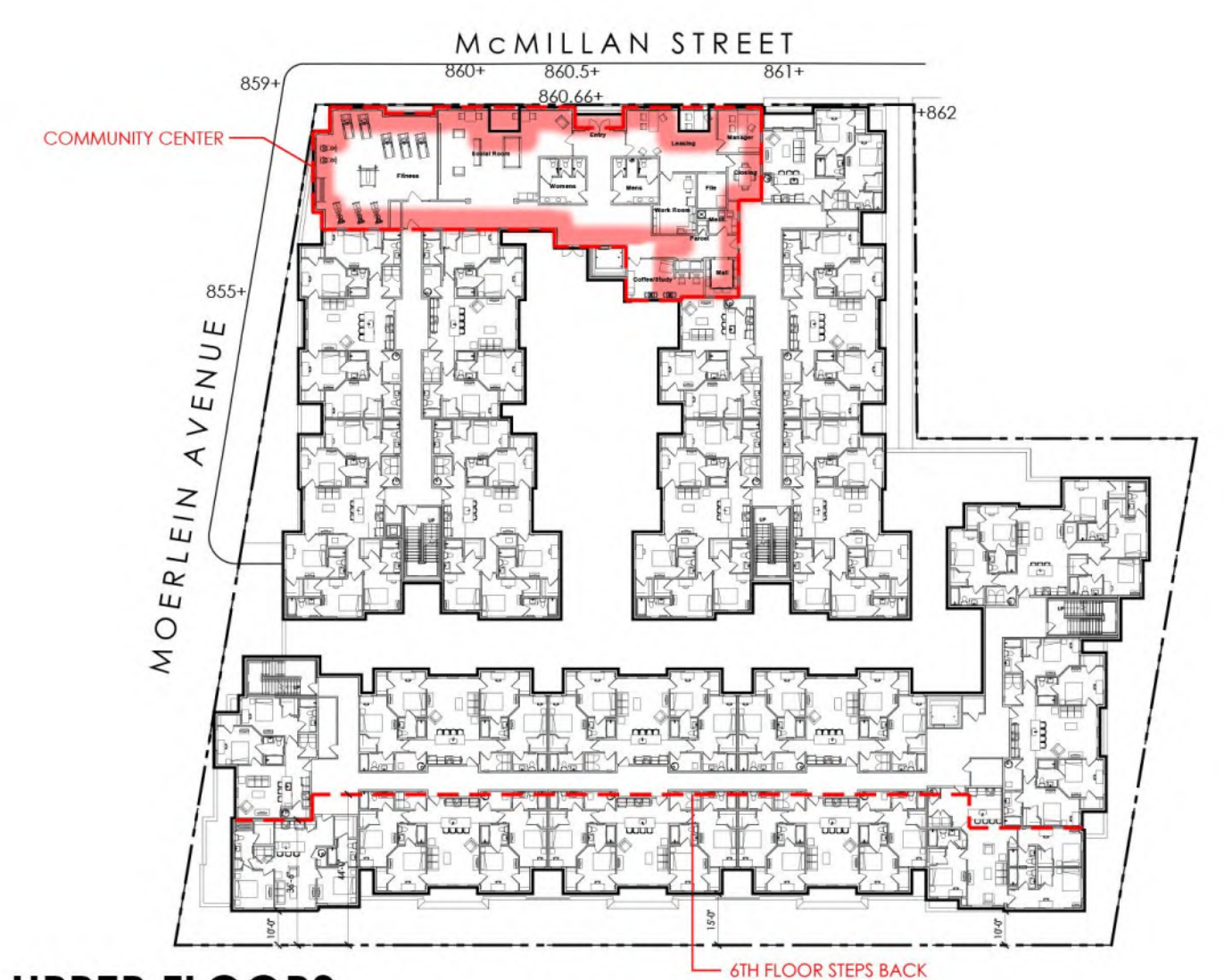
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OVERALL SITE PLAN (6th floor shown):



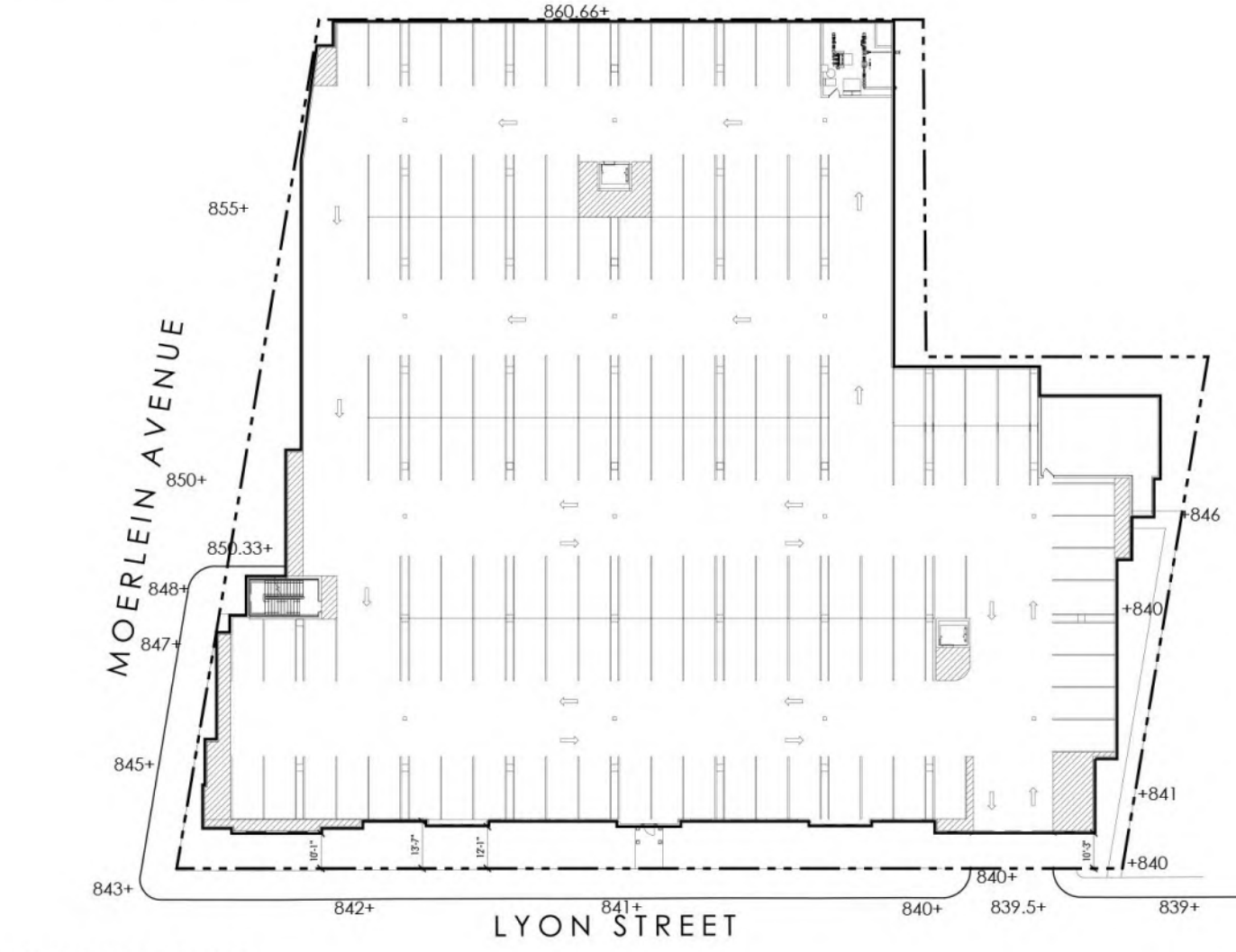
CROSS-SECTION THROUGH SITE LOOKING WEST:



UPPER FLOORS



FIRST FLOOR



BASEMENT FLOOR DIAGRAM

DEVELOPMENT DATA:

Existing Zoning: CC-M (north) RMX (south)
Proposed Zoning: Planned Development

Site Area: (58,306.7 SF) +/-1.34 Acres
Height: 6-Story + Bsmt.
Total Units: 103
Density: 76.9 Du/Ac.
Total Bedrooms: 411
Unit Mix:
2 bedroom: 11 (11%)
3 bedroom: 4 (4%)
4 bedroom: 63 (61%)
5 bedroom: 25 (24%)
5 bed townhouse: 0 (0%)

Parking Spaces Provided:		Parking Ratios:	
Off Street:		sp/unit	sp/bed
Standard Spaces:	255	2.48	0.62
Tandem Spaces:	8		
Total Garage Spaces:	263	2.55	0.64
On Street:			
Moerlein Parking:	8		
Lyon Parking:	10		
Total:	281	2.73	0.68

Open Space Provided:
Sidewalk: 1,198 SF (2% of site)
Amenity Deck: 7,652 SF (13% of site)
Green Space: 4,216 SF (7% of site)
Total: 13,066 SF (22% of site)

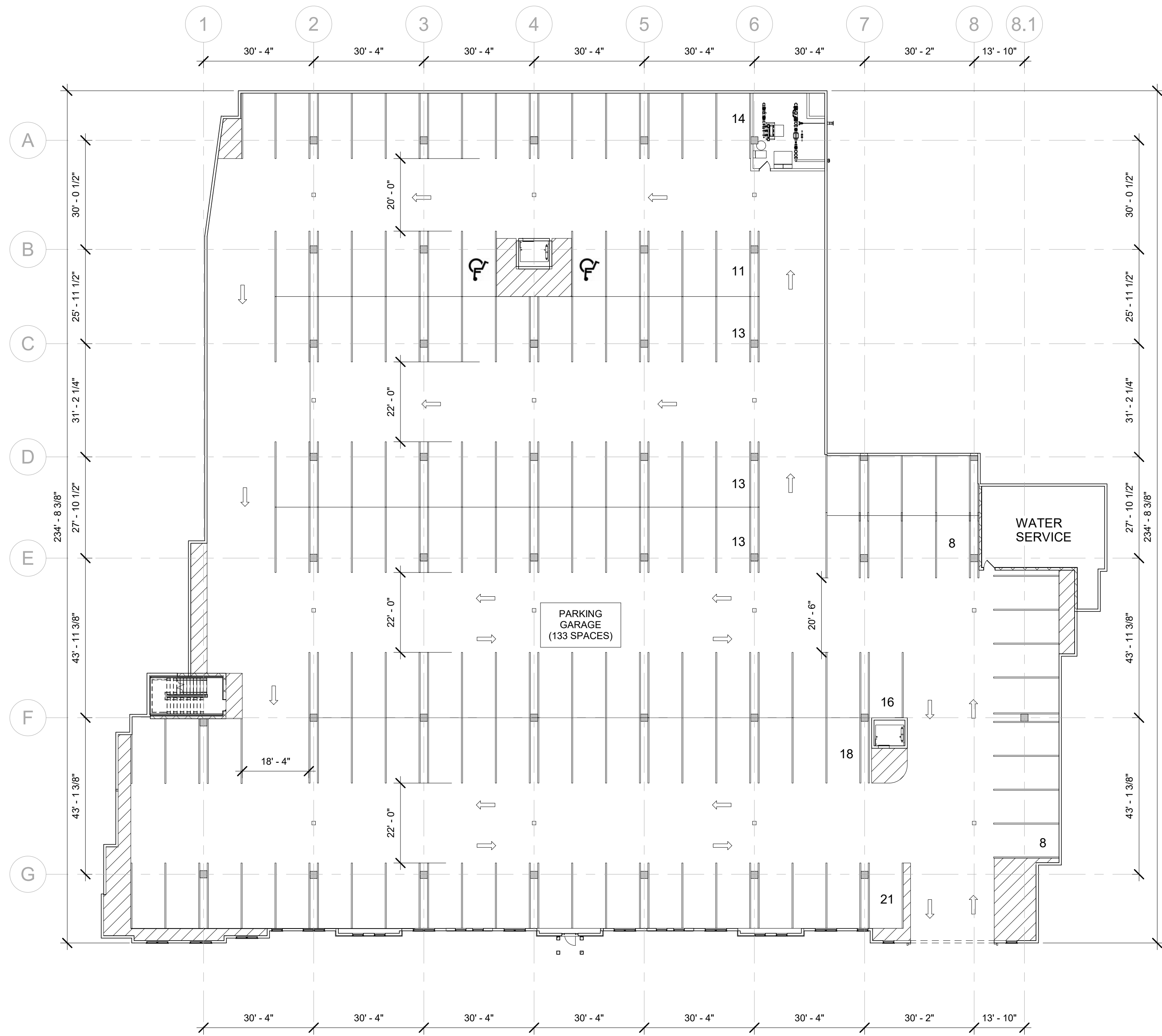
Lot Coverage:
Building: 52,550 SF (90% of site)
Asphalt Drive: 390 SF (0.7% of site)
Total: 52,940 SF (90.7% of site)



SITE CONTEXT

Gateway Lofts Cincinnati

McMillan Street



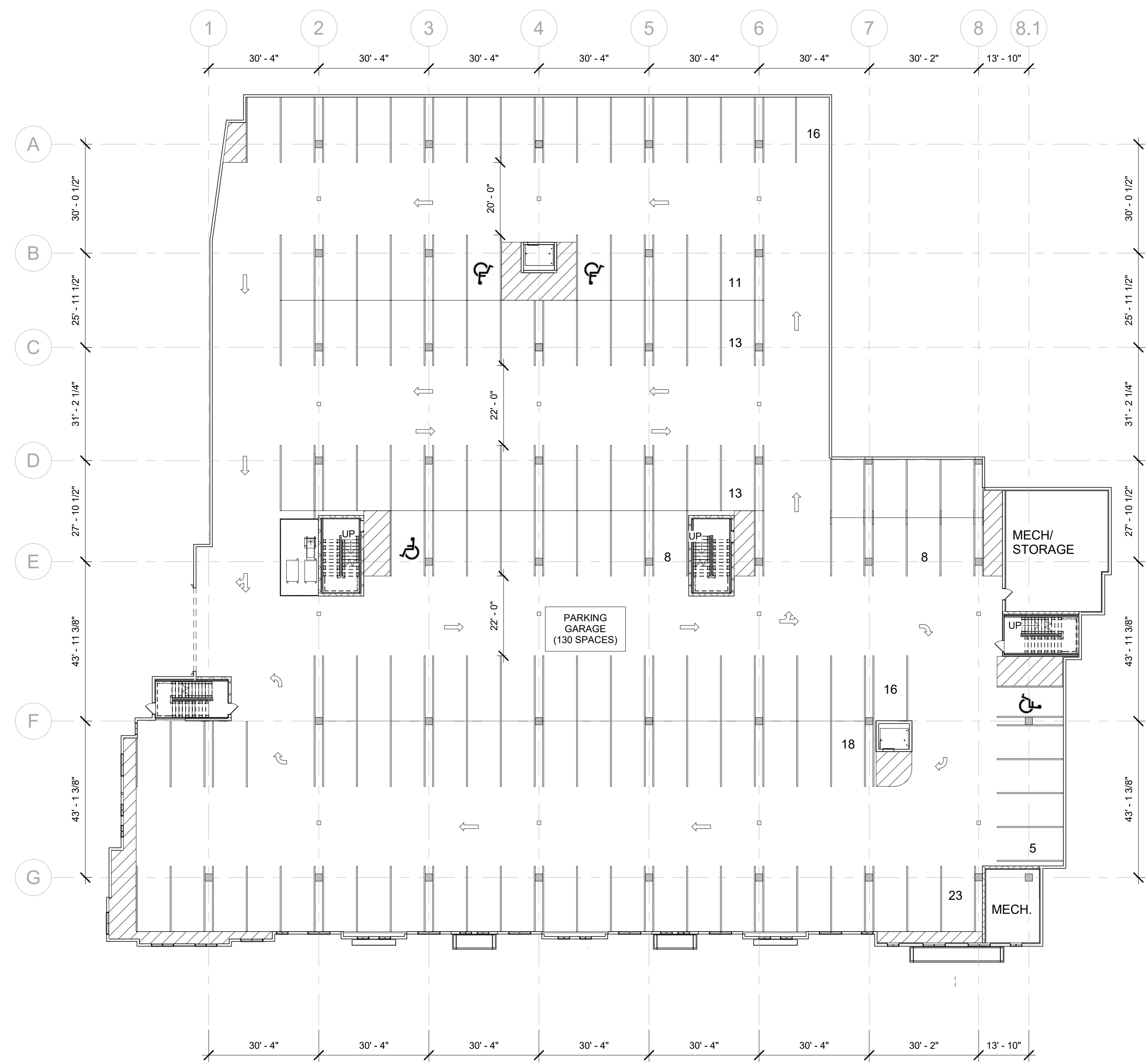
① Overall Basement Plan Presentation
1" = 20'-0"

DEAN A. WENZ
ARCHITECTS

2463 East Main Street Bexley, Ohio 43209 Phone (614) 239-6868 www.wenz-architecture.com

Gateway Lofts Cincinnati

McMillan Street

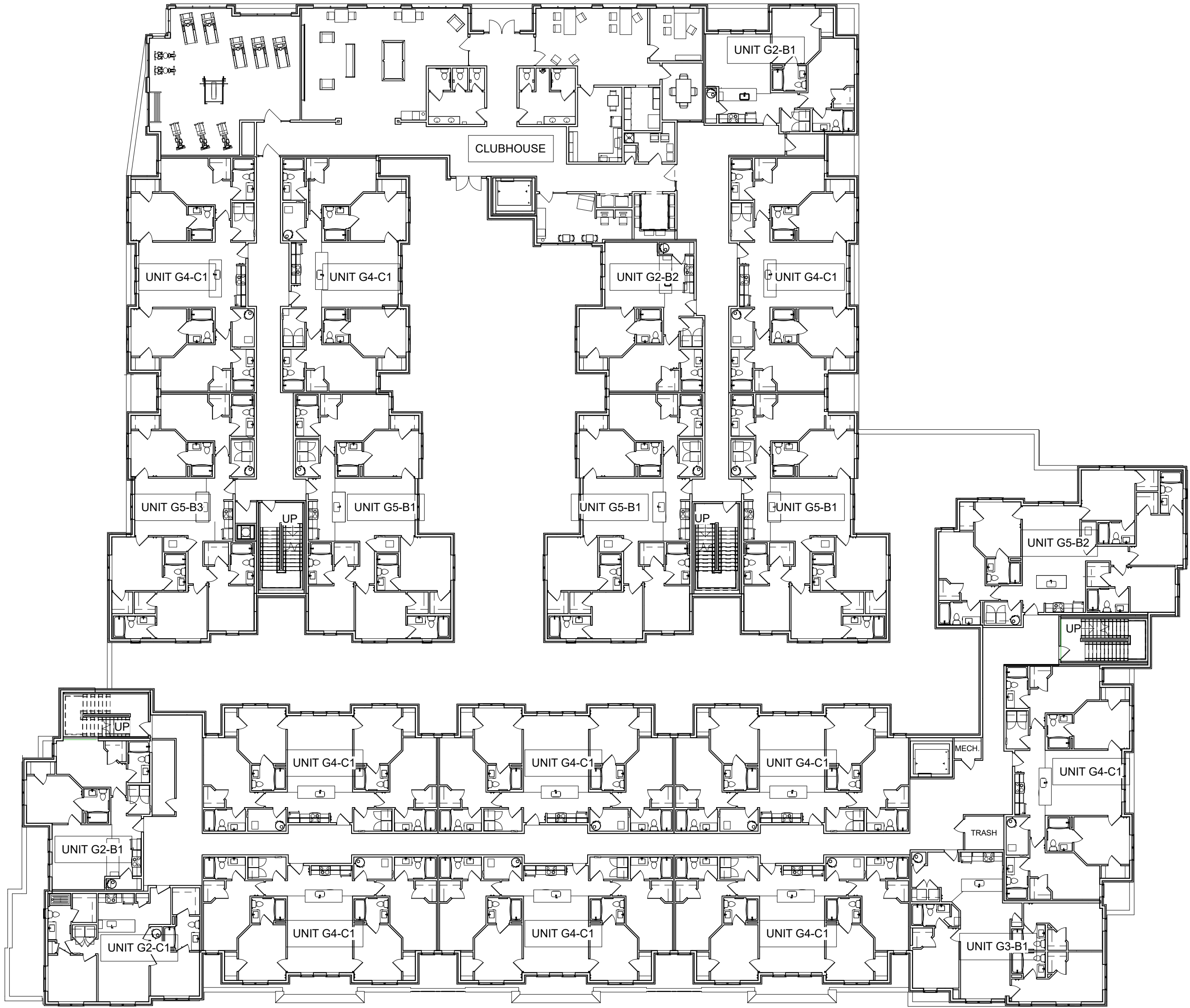


① Overall 1st Floor Plan Presentation
1" = 20'-0"

DEAN A. WENZ
ARCHITECTS

Gateway Lofts Cincinnati

McMillan Street



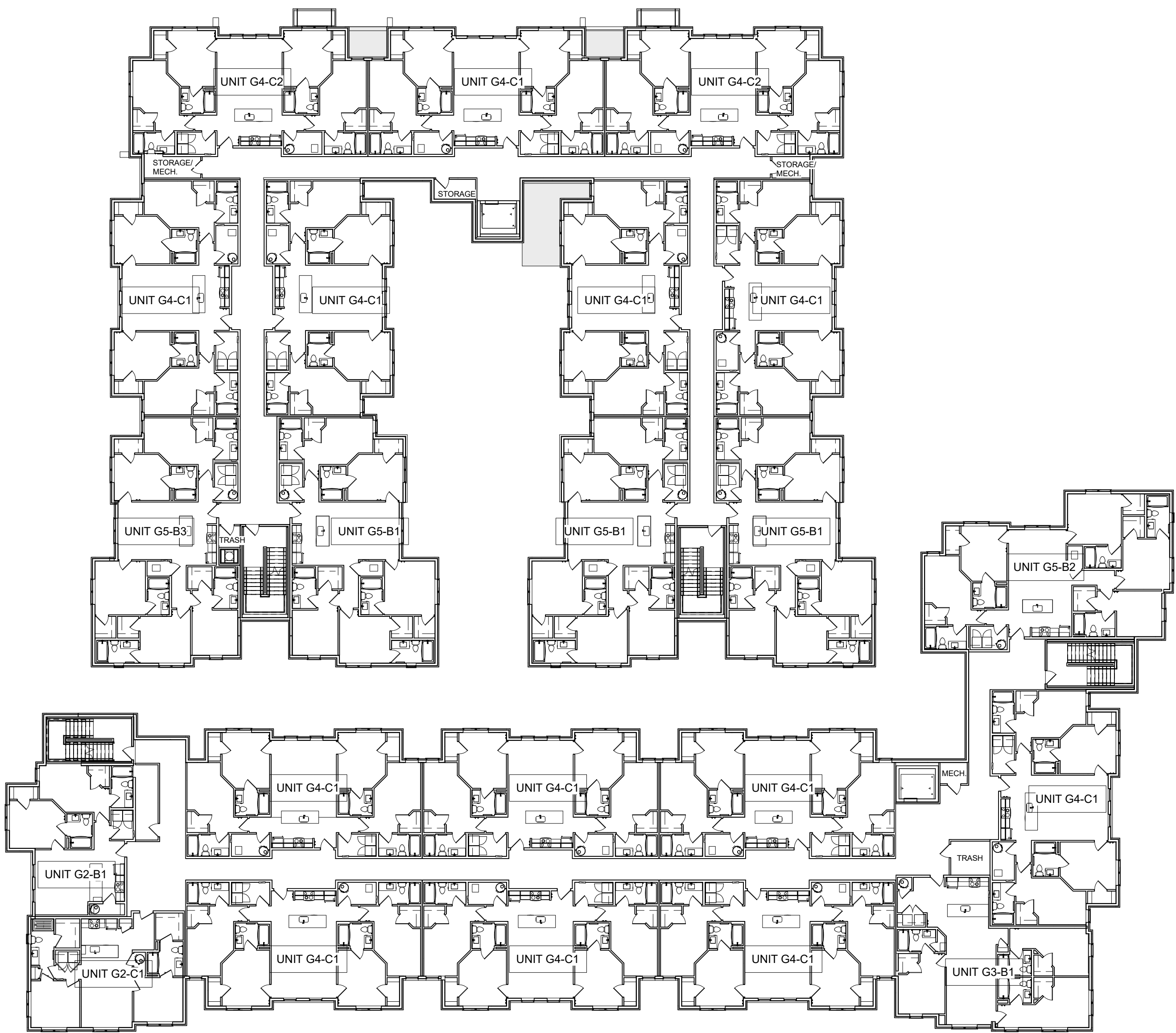
① Overall 2nd Floor Plan Presentation
1" = 20'-0"

DEAN A. WENZ
ARCHITECTS

2463 East Main Street Bexley, Ohio 43209 Phone (614) 239-6868 www.wenz-architecture.com

Gateway Lofts Cincinnati

McMillan Street



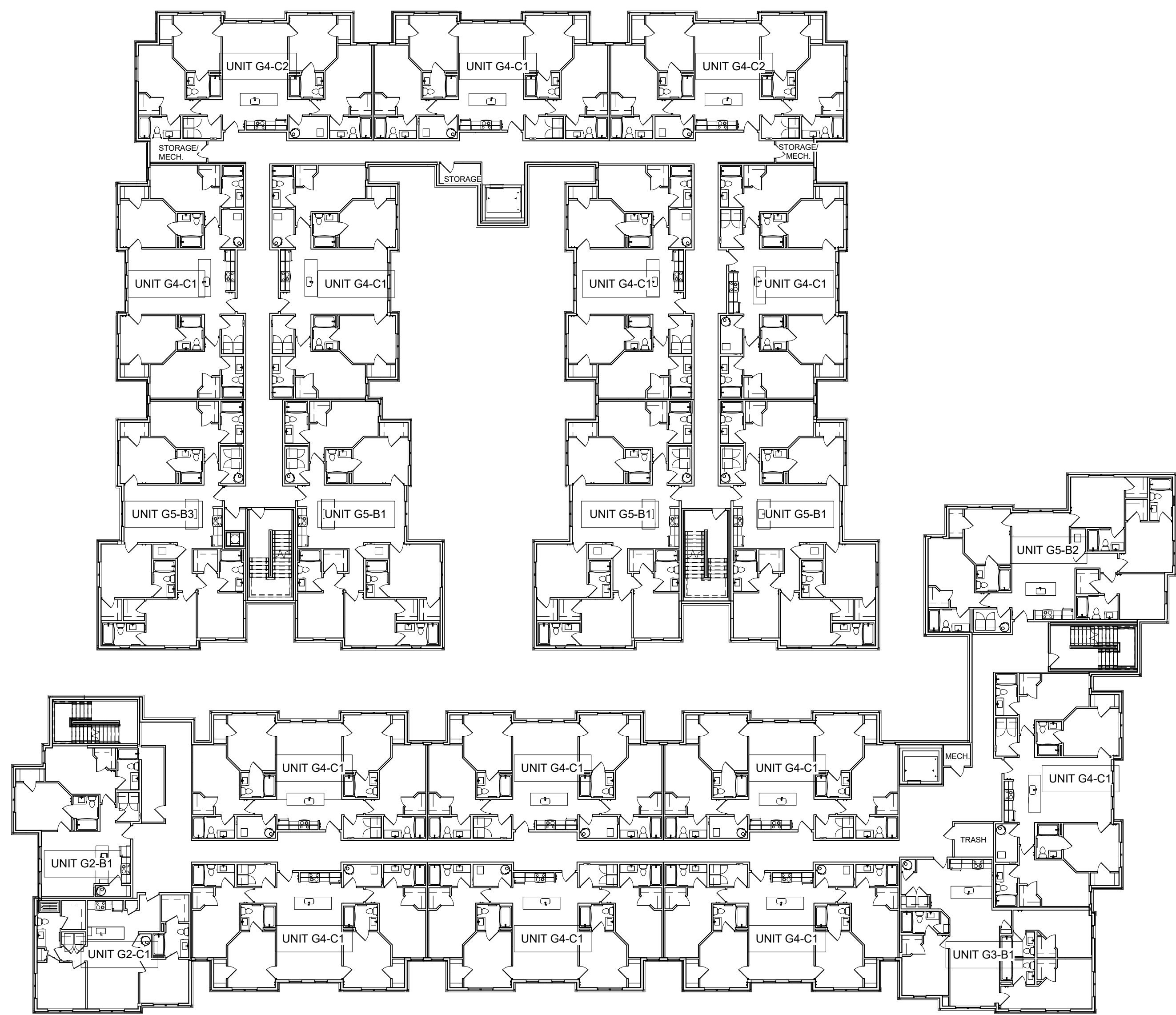
① 3rd Floor Plan Presentation
1" = 20'-0"

DEAN A. WENZ
ARCHITECTS

2463 East Main Street Bexley, Ohio 43209 Phone (614) 239-6868 www.wenz-architecture.com

Gateway Lofts Cincinnati

McMillan Street



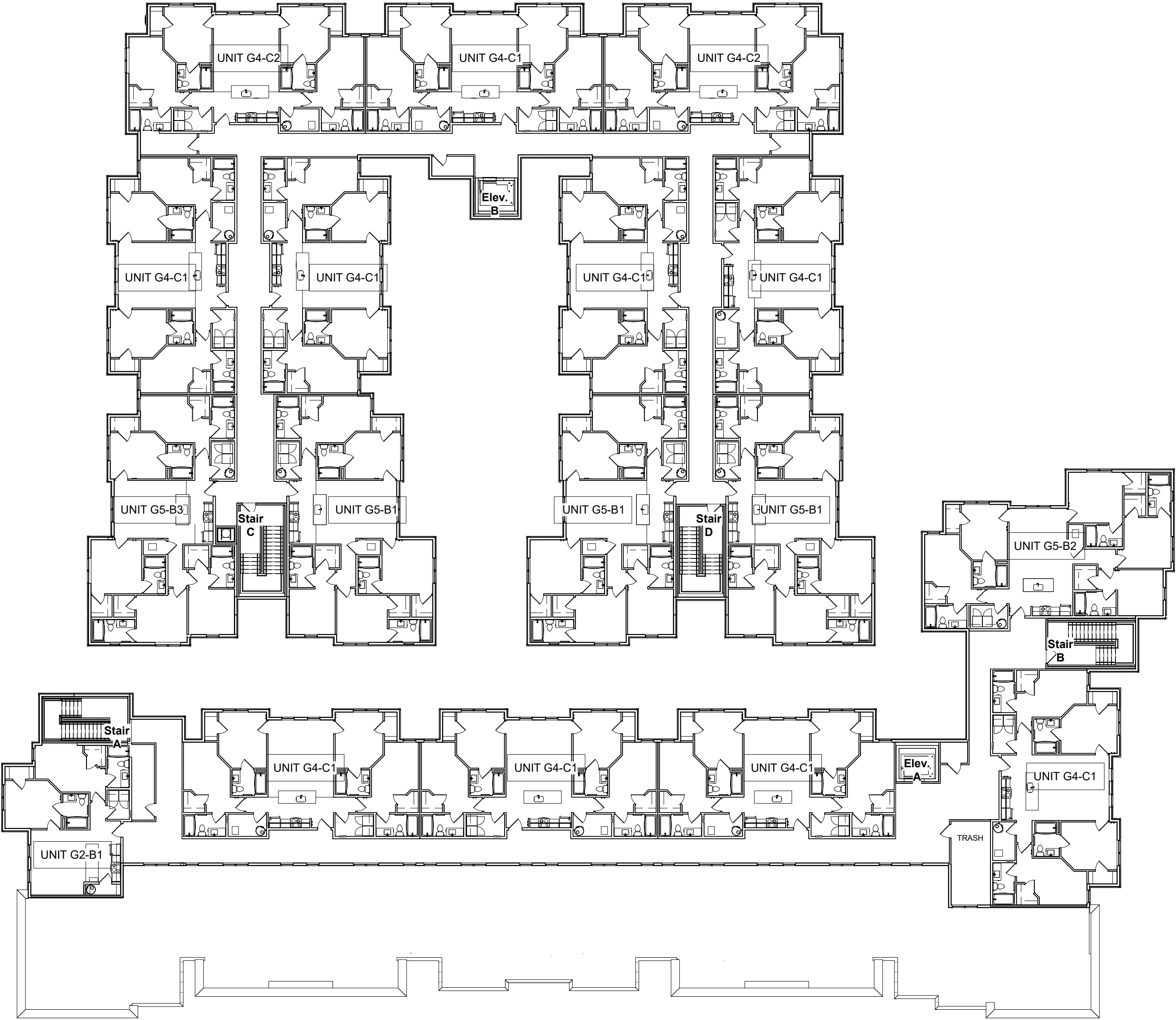
① 4th & 5th Floor Plan Presentation
1" = 20'-0"

DEAN A. WENZ
ARCHITECTS

2463 East Main Street Bexley, Ohio 43209 Phone (614) 239-6868 www.wenz-architecture.com

Gateway Lofts Cincinnati

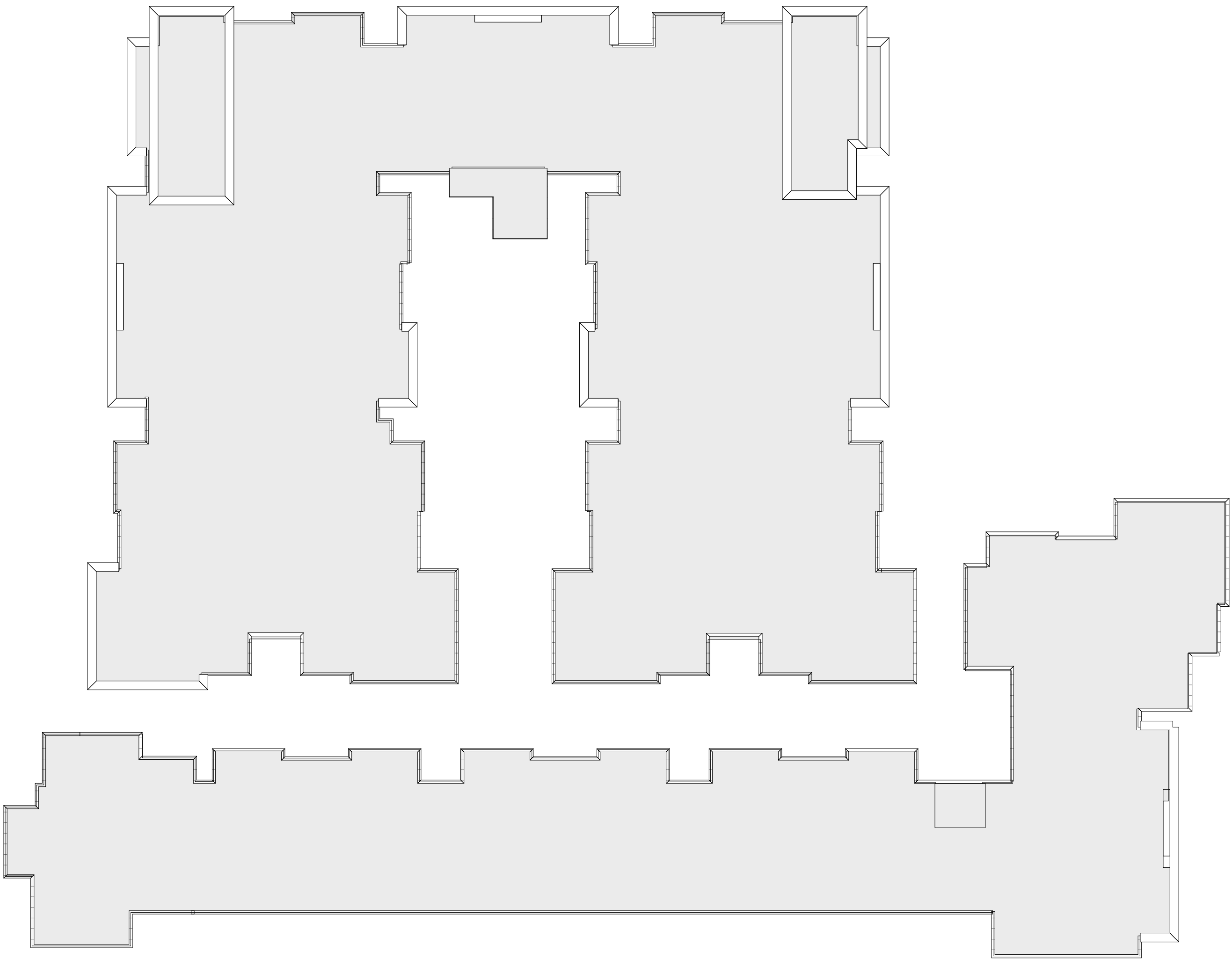
McMillan Street



① 6th Floor Plan Presentation
1" = 20'-0"

DEAN A. WENZ
ARCHITECTS

Gateway Lofts Cincinnati
McMillan Street



① Overall Roof Plan Presentation
1" = 20'-0"

DEAN A. WENZ
ARCHITECTS

Gateway Lofts Cincinnati

McMillan Street



① North
3/32" = 1'-0"



② East
3/32" = 1'-0"

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Gateway Lofts Cincinnati

McMillan Street



③ South
3/32" = 1'-0"



④ West
3/32" = 1'-0"

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Gateway Lofts Cincinnati
McMillan Street



① Lyon Street Presentation
12" = 1'-0"

DEAN A. WENZ
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2463 East Main Street Bexley, Ohio 43209 Phone (614) 239-6868 www.wenz-architecture.com

Gateway Lofts Cincinnati
McMillan Street



① Moerlein Street Presentation
12" = 1'-0"

DEAN A. WENZ
ARCHITECTS

2463 East Main Street Bexley, Ohio 43209 Phone (614) 239-6868 www.wenz-architecture.com

Gateway Lofts Cincinnati
McMillan Street



① McMillan Entrance Presentation
12" = 1'-0"

DEAN A. WENZ
ARCHITECTS

2463 East Main Street Bexley, Ohio 43209 Phone (614) 239-6868 www.wenz-architecture.com

Gateway Lofts Cincinnati
McMillan Street



① Moerlein Corner View Presentation
1/2" = 1'-0"

DEAN A. WENZ
ARCHITECTS

2463 East Main Street Bexley, Ohio 43209 Phone (614) 239-6868 www.wenz-architecture.com

APARTMENT BUILDINGS

Building	Proposed Quantity	Apartment Units/ Bldg	Beds Bldg	Residential Net Leasable Area (1)	Circulation & Utility Area/ Bldg (2)	Clubhouse Net Area	Garage Net Area	Building Total Gross Area
Building 1	1	50	183	80,473	18,693		49,626	148,792
Building 2	1	53	228	68,961	22,219	4,958	49,626	140,806
SubTotals:	2	103	411	149,434	40,912			289,598

(1) Net Area includes apartment units only.

(2) Includes corridors, stairs, elevators, and utilities.

Unit Count Ratios:

Building 2 (SOUTH)

Bedroom Type	Unit Type	Unit Net Area Sq. Ft.	No. of Units/Bldg.	No. of Beds/Bldg.	Total Unit Net Area	1st flr	2nd flr	3rd flr	4th flr	5th flr	6th flr
2 Bedroom	G2-B1	844	5	10	4,220	0	1	1	1	1	1
	G2-B2	844	0	0	0	0	0	0	0	0	0
	G2-C1	971	4	8	3,884	0	1	1	1	1	0
	G2-D1	941	0	0	0	0	0	0	0	0	0
	G2-D2	894	0	0	0	0	0	0	0	0	0
TOTAL 2 BEDROOM GARDEN			9	18	8,104	0	2	2	2	2	1
3 Bedroom	G3-B1	1333	4	12	5,332	0	1	1	1	1	0
TOTAL 3 BEDROOM GARDEN			4	12	5,332	0	1	1	1	1	0
4 Bedroom	G4-B1	1,512	0	0	0	0	0	0	0	0	0
	G4-B2	1,512	0	0	0	0	0	0	0	0	0
	G4-B3	1,453	0	0	0	0	0	0	0	0	0
	G4-C1	1,475	32	128	47,200	0	7	7	7	7	4
	G4-C2	1,475	0	0	0	0	0	0	0	0	0
TOTAL 4 BEDROOM GARDEN			32	128	47,200	0	7	7	7	7	4
5 Bedroom	G5-B1	1,665	0	0	0	0	0	0	0	0	0
	G5-B2	1,665	5	25	8,325	0	1	1	1	1	1
TOTAL 5 BEDROOM GARDEN			5	25	8,325	0	1	1	1	1	1
5 Bedroom	TH-B5	1,788	0	0	0	0	0	0	0	0	0
TOTAL 5 BEDROOM TOWNHOUSE			0	0	0	0	0	0	0	0	0
BUILDING TOTALS			50	183	68,961	0	11	11	11	11	6

Average Unit Net Area = 1,379

Building 1 (NORTH)

Bedroom Type	Unit Type	Unit Net Area Sq. Ft.	No. of Units/Bldg.	No. of Beds/Bldg.	Total Unit Net Area	1st flr	2nd flr	3rd flr	4th flr	5th flr	6th flr
2 Bedroom	G2-B1	844	1	2	844	0	1	0	0	0	0
	G2-B2	844	1	2	844	0	1	0	0	0	0
TOTAL 2 BEDROOM GARDEN			2	4	1,688	0	2	0	0	0	0
4 Bedroom	G4-B1	1,512	0	0	0	0	0	0	0	0	0
	G4-B2	1,512	0	0	0	0	0	0	0	0	0
	G4-C1	1,475	23	92	33,925	0	3	5	5	5	5
	G4-C2	1,475	8	32	11,800	0	0	2	2	2	2
TOTAL 4 BEDROOM GARDEN			31	124	45,725	0	3	7	7	7	7
5 Bedroom	G5-B1	1,665	15	75	24,975	0	3	3	3	3	3
	G5-B2	1,665	0	0	0	0	0	0	0	0	0
	G5-B3	1,617	5	25	8,085	0	1	1	1	1	1
TOTAL 5 BEDROOM GARDEN			20	100	33,060	0	4	4	4	4	4
BUILDING TOTALS			53	228	80,473	0	9	11	11	11	11

Average Unit Net Area = 1,518

UNIT SUMMARY

Bedroom Type	Unit Type	Unit Net Area	Units/ Site	Percent	Total Unit Net Area
2 Bedroom	G2-B1	844	6	6%	5,064
	G2-B2	844	1	1%	844
	G2-C1	971	4	4%	3,884
	G2-D1	941	0	0%	0
	G2-D2	894	0	0%	0
3 Bedroom	G3-B1	1,333	4	4%	5,332
	G4-B1	1,512	0	0%	0
4 Bedroom	G4-B2	1,512	0	0%	0
	G4-B3	1,453	0	0%	0
	G4-C1	1,475	55	53%	81,125
	G4-C2	1,475	8	8%	11,800
5 Bedroom	G5-B1	1,665	15	15%	24,975
	G5-B2	1,665	5	5%	8,325
	G5-B3	1,617	5	5%	8,085
	TH	1,788	0	0%	0
			103	100%	149,434

Parking Spaces	
Basement	134
1st Floor	129
TOTAL	263
Spaces Per Beds	0.64

Type A Units- Bldg A.	
2% Type A Units	2.06
Minimum Units Required	3

Honorable City Planning Commission
Cincinnati, Ohio

December 17, 2021

SUBJECT: A report and recommendation on a proposed zone change at 115-125 W. McMillan Street from Commercial Community – Mixed (CC-M) and Residential Mixed (RMX) to Planned Development (PD) including the Concept Plan and Development Program Statement in CUF.

GENERAL INFORMATION:

Location: 115-125 W. McMillan Street and 124-142 Lyon Street in CUF (Attachment A)

Petitioner: Barrett P. Tullis, Esq.
1 East 4th Street, Suite 1400
Cincinnati, OH 45202

Owner: Moerlein Properties, LLC (Hallmark Campus Communities)
150 East Broad Street
Columbus, OH 43215

Request: To change the zoning of the property at 115-125 W. McMillan Street from Commercial Community – Mixed (CC-M) and Residential Mixed (RMX) to Planned Development (PD) to permit a multi-family building with five floors over a two-level parking garage, with 103 dwelling units with 411 beds and 263 off-street parking spaces.

ATTACHMENTS:

Provided in addition to this report are the following attachments:

- Attachment A - Location Map
- Attachment B - Petition for Zone Change and Development Program Statement
- Attachment C - Plat and Legal Description
- Attachment D - Concept Plan
Includes: Demolition Plan, Proposed Site Plan, Floor Plans, and Renderings
- Attachment E – Comparison from November 5, 2021, Plan to Current Plan
Includes: Sections, Street View Renderings and Birds Eye Renderings
- Attachment F - Coordinated Site Review Letter
- Attachment G - Letters from Community Members
- Attachment H – CUFNA, CHBA and CCCURC Letter

BACKGROUND:

Hallmark Campus Communities wishes to develop the subject property, comprised of fifteen parcels and 1.34 acres in size into a multi-family apartment building known as “Gateway Lofts.” It is located at the corner of W. McMillan Street, Moerlein Avenue, and Lyon Street in CUF. The northern portion of the property is 0.41 acres and contains a surface parking lot. It is zoned Commercial Community – Mixed (CC-M), which has a maximum building height of 85’. The southern portion of the site is 0.93 acres and currently contains six residential buildings – three three-families and three two-families which would be demolished. The property is zoned Residential Mixed (RMX) which has a maximum building height of 35’. The property slopes down approximately 20’ from W. McMillan Street to Lyon Street.

On May 5, 2021, the applicant formally applied for a zone change to a Planned Development. The proposal reviewed by the City Planning Commission on November 5, 2021, was for 113 units with 442 beds, including three five-bedroom townhomes off Lyon Street. The applicants proposed 223 off-street parking spaces within the two-level parking garage for a parking ratio of 0.50 spaces per bed. The application counted 18 existing on-street parking spaces in the calculations for a parking ratio of 0.55 parking spaces per bed. The proposed elevations were five-stories over a two-level parking garage for a height of 54'-10" up to the right-of-way on W. McMillan Street and a seven story building off Lyon Street, with three two-story ~20 foot tall townhomes and parking garage structure approximately five feet off Lyon Street, stepped back an additional ten feet to a six-story, ~64' building, then stepped back another seven feet to a seven story, 75'-6" building a total of 22' off the right-of-way of Lyon Street (Attachment D). The estimated cost of the overall development is currently \$41,000,000.

On November 5, 2021, the City Planning Commission voted to hold the proposal at staff's recommendation to give the applicant team additional opportunity to meet with the community and revise their plans based on feedback received by the CUF Neighborhood Association (CUFNA), the Clifton Heights Business Association (CHBA), and the City Planning Commission. The applicant team met with CUFNA, the CHBA and nearby residents regarding the proposed development on November 23, 2021, to present two options for moving forward.

The first option presented was for 109 units and 434 beds with 223 off-street parking spaces for a parking ratio of 0.51. This option included three five-bedroom townhomes along Lyon Street. The second option was for 103 units and 411 beds, along with 263 off-street parking spaces for a parking ratio of 0.64. This proposal removed the townhomes and increased the setback of the parking garage to ~10' off Lyon Street.

Similar to what was previously submitted, both proposals showed the four floors above the two parking garage levels set back 15' from Lyon Street for a building that is ~64' tall. The applicant has proposed further stepping back the top floor of the building to be 36' from the Lyon Street right-of-way at the corner of Moerlein Avenue and Lyon Street and 44' from the Lyon Street right-of-way in the middle of the building. The previous plan showed the top floor stepped back 22' from the Lyon Street right-of-way.

The applicant has decided to proceed with revising their application to reflect the second option, which removed the townhomes and maximized the amount of off-street parking.

DIFFERENCES FROM PREVIOUS PLAN:

From the previous plan submitted for the November 5, 2021, City Planning Commission meeting, the following changes were made:

1. Scale/height/setbacks along Lyon Street
 - a. The previous plan included three townhomes set back 5' along Lyon Street with a height of ~20', with the upper floors stepped back an additional 10' and the top floor stepped back an additional 7'. The plan also stepped back the corners on the upper floors along Lyon Street to soften the wall effect of the development on the surrounding properties.
 - b. The current plan removes the three townhomes along Lyon Street and steps the parking garage back ~10' from the Lyon Street right-of-way with a height of ~20', with the

upper floors stepped back an additional 5' (15' from the Lyon Street right-of-way) and the top floor corners stepped back an additional 21' – 6" for a total of 36' – 6" and the interior of the building setback an additional 29' for a total of 44' from Lyon Street.

2. Density

- a. The previous plan was for 113 units and 442 beds.
- b. The current plan is for 103 units and 411 beds.

3. Parking

- a. The previous plan was for 223 off-street parking spaces for a ratio of 0.5 spaces per bed.
- b. The current plan is for 263 off-street parking spaces for a ratio of 0.64 spaces per bed.

A comparison of the two building sections is included as Attachment E.

ADJACENT LAND USE AND ZONING:

The subject property is currently zoned Commercial Community – Mixed (CC-M) and Residential Mixed (RMX). The existing zoning and land use surrounding the subject site is as follows:

North:

Zoning: Commercial Community – Mixed (CC-M)
Existing Use: Mixed-use and hotel (U-Square)

East:

Zoning: Commercial Community – Mixed (CC-M) and Residential Mixed (RMX)
Existing Use: Commercial restaurant (Adriatico's) and low density residential

South:

Zoning: Residential Mixed (RMX)
Existing Use: Low-density residential

West:

Zoning: Commercial Community – Mixed (CC-M) and Residential Mixed (RMX)
Existing Use: Convenience market and low-density residential

PROPOSED DEVELOPMENT:

Hallmark Campus Communities has site control of the fifteen parcels at the corner of W. McMillan Street, Moerlein Avenue, and Lyon Street to develop the 1.34-acre site.

Gateway Lofts

Building

The applicant is proposing two five-story buildings built on top of a two-story parking garage. The total building footprint is 52,940 square feet and will cover approximately 90.7% of the site. The proposed building contains 103 units with 411 beds, including 11 two-bedroom units, four three-bedroom units, 63 four-bedroom units, 25 five-bedroom units.

The northern building would be situated at the right-of-way line on W. McMillan Street and has varying setbacks along Moerlein Avenue up to the right-of-way line. Along Lyon Street, the building

is proposed to have a 10' setback for the two parking garage levels, a 15' setback for four levels of apartments, and a 36' – 6" setback at the corners on the top floor and 44' in the middle of the top floor.

Due to the difference in grade from W. McMillan Street to Lyon Street, the top of the parking garage is even with W. McMillan Street and is fully exposed along Lyon Street. The proposed apartment building is five-stories along W. McMillan Street with a floor height of 54'-10" and a parapet height of ~60'. Along Lyon Street the two levels of the parking garage are approximately 20' tall. A five-story building is proposed on top of the parking garage, with the first four floors set back 15' from the Lyon Street right-of-way at a height of ~64', with a parapet height of ~70'. An additional story is stepped back a total of 36'-6" at the corner of Moerlein Street and Lyon Street and 44' in the middle of the building to make the building 75'-6" in height with a parapet making the building appear 80' tall. However, this top story is stepped back significantly and cannot be viewed when walking or driving down Lyon Street. With the parapet, this building will appear ~70' above Lyon Street.

Parking and Circulation

263 off-street parking spaces are proposed on a two-level parking garage for a ratio of 2.55 parking spaces per unit and 0.64 parking spaces per bed. The lower level of the parking structure contains 135 parking spaces and is proposed to be accessed off Lyon Street with the upper level proposed to have 136 spaces and accessed off Moerlein Avenue. The applicant made a point to maximize parking at the cost of additional units to get closer to the requested 0.7 parking ratio. There is no vehicular access between the two levels. The applicant is negotiating with the U-Square garage across the street for a guarantee of an additional parking spaces. Representatives of the garage spoke to its availability at the November 5, 2021, City Planning Commission meeting but at the time of this report an agreement has not been confirmed in writing.

Open Space, Landscaping, and Buffering

Final landscaping and buffering will be submitted with the Final Development Plan. The Development Program Statement proposes an approximately 7,652 square foot amenity courtyard for residential use and will contain approximately 4,216 square feet of green space around the perimeter of the site. The green space will be professionally landscaped and maintained. The open space will represent approximately 22% of the total site's acreage.

Schedule

If approved, construction is expected to start immediately and will be completed on or before the fall semester of 2023. The development will be built in one phase.

BASIC REQUIREMENTS OF A PLANNED DEVELOPMENT DISTRICT:

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

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

The proposed zone change area is approximately 1.34 contiguous acres (Attachment C). Council may approve a PD District that contains less than the minimum acreage required for an area on an affirmative recommendation of the City Planning Commission, finding that special site characteristics exist, and the proposed land uses justify development of the property as a PD.

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

The petitioner has site control of the property (Attachment C).

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

The submitted Concept Plan and Development Program Statement show a two-level parking garage with two five-story residential buildings built on top, which is considered one structure (Attachments B and D).

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

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

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

The subject property is not located with a Hillside Overlay District.

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

The subject property is not located within an Urban Design Overlay District.

CONCEPT PLAN AND DEVELOPMENT PROGRAM STATEMENT:

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

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

The applicant has submitted a Development Program Statement that includes sufficient information regarding proposed uses, building locations, adjacent streets and building set back lines (Attachments B and D).

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

The petitioner has site control of the property (Attachment C).

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

The petitioner has provided a schedule for the proposed development. The estimated timeline provided as part of the Concept Plan and Development Program Statement is outlined in the *Proposed Development* section of this report with a targeted opening date for the 2023-2024 school year. An approval of the Concept Plan and Development Program Statement would lapse two years from its effective date unless a Final Development Plan is approved, or the City Planning Commission approves an extension per Sec. 1429-11.

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

The proposed development was reviewed by departments during the Coordinated Site Review process, including the City's Metropolitan Sewer District (MSD), Stormwater Management Utility (SMU), and Greater Cincinnati Water Works (GCWW). Additional plans will be submitted as part of the Final Development Plan.

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

The Development Program Statement explains that 22% of the site (13,066 square feet) will be preserved as open space. The majority of the open space will be the amenity deck for the building residents; however, trees and plantings are proposed along the perimeter of the building.

FINAL DEVELOPMENT PLAN:

Pursuant to §1429-13 of the Cincinnati Zoning Code, a Final Development Plan shall be submitted to the City Planning Commission after approval of the Concept Plan and Planned Development designation by City Council. The applicant has stated that this development proposal will be built in one phase.

A Final Development Plan must be filed for any portion of an approved Concept Plan that the petitioner wishes to develop; this plan must conform substantially to the approved Concept Plan and Development Program Statement. The Final Development Plan requirements anticipate changes from the Concept Plan by requiring significantly more detail. Approval of the Final Development Plan would allow the petitioner to obtain the necessary permits to proceed with development. The process

allows the City Planning Commission to authorize staff to approve Minor Amendments that might be necessary and establishes the process for Major Amendments that must be reviewed and approved.

COORDINATED SITE REVIEW:

The proposed zone change and Concept Plan went through Coordinated Site Review as a Development Design Review in May of 2021. A Coordinated Site Review Advisory Team meeting was held on May 18, 2021. A meeting with the petitioner and project partners was held on May 25, 2021, to allow the petitioner the opportunity discuss the comments outlined by each of the departments. The original letter recommended the project not move forward, but the issues were addressed in subsequent submissions. Additional requirements need to be met before permits are obtained. The full letter is attached as Attachment F. Below is an outline of the major additional requirements that will be addressed in the Final Development Plan:

- An approved utility site plan is required to be submitted to and reviewed by the Metropolitan Sewer District (MSD) in order to obtain permits.
- Stormwater Management Utility (SMU) requires a grading plan, erosion and sediments control plan, stormwater calculations, and a utility site plan prior to permitting.
- Greater Cincinnati Water Works (GCWW) requires disconnecting service branch lines that are not needed and replacing existing lead private service branch lines to serve the new development.
- The Fire Department outlined requirements for a Bi-directional Antenna device within the building to ensure proper radio coverage during an emergency.
- The Department of Transportation and Engineering (DOTE) explained requirements for the driveways and improvements needed to the existing walkways.

The petitioner received a copy of the comments from each of the departments and will be working with the departments to address these requirements prior to submitting a Final Development Plan.

PUBLIC COMMENT:

Staff has received several letters from CUFNA and the CHBA over the course of 2021 outlining their continued concerns, which are attached as part of Attachment G. After the City Planning Commission held this item at their November 5, 2021 meeting, the applicant revised their plans and shared the two different proposals at a meeting attended by representatives of CUFNA, CBHA, the University of Cincinnati (UC), and surrounding property owners on November 23, 2021. The applicant team presented the two options, one which had more units, including townhomes on Lyon Street, and a lower parking ratio, and another that had more parking but removed the townhomes. Almost every meeting attendee recommended keeping townhomes on Lyon Street.

During this meeting, members of CUFNA thanked the applicants for making portions of the changes they have been requesting but stated the changes did not go far enough. On December 3, 2021, staff received a joint letter signed by CUFNA, CHBA, and CHCURC stating their unified concerns from all three organizations about the proposed development, including:

- Lyon Street is a residential street that needs to be treated as such from a massing and use standpoint;
- Adequately parking a development of this scale (goal of 70% ratio of parking spaces to beds) is critically important to avoid making a bad parking situation worse;

- The Verge development is a recent project with many overlapping aspects that should be replicated and used as a guide when developing the project (location, PD, mixed residential/commercial zoning, student housing, underground parking, etc.); and
- They do support development and want to see this surface parking lot in their business district developed.

The letter also expressed their disappointment of the applicant removing the three proposed townhomes on Lyon Street and not removing an additional floor off Lyon Street. It expressed disappointment in the lack of compromise in the design, rather a “take it or leave it” approach with only the two options shown at the November 23, 2021 meeting. The letter also stated the neighborhood’s willingness to compromise, as several suggestions were made at the meeting that are included below, such as making the building a “donut”, similar to the Verge, while turning some of the bedrooms to provide them with adequate windows to achieve a larger setback of the upper floors. Other suggestions included adding a third level to the parking garage with an entrance off W. McMillan Street to create the additional parking desired, through the feasibility of that is not known.

Although this proposal does add additional parking, the letter states that this version of the development is worse in their opinion than what was originally proposed at the November 5, 2021 City Planning Commission meeting.

Additionally, the letter recommends the following changes to the development as proposed:

- Remove the entire upper level of rooms on Lyon Street. This would reduce the bed count by around 20 beds thereby improving the parking ratio. It would also improve the massing on Lyon Street.
- Combine the "U" and "L" shaped buildings into a donut. That would allow the development to achieve the 30 ft setback on the upper floors on Lyon as the applicant recommended and not negatively impact their density / bed count.
- Construct the townhomes on Lyon Street. This would add back in 23 beds (more than what was lost by removing the uppermost floor on Lyon St). It would also retain some of the residential feel of Lyon Street.
- Design the townhomes to look aesthetically different from the overbuild / upper floors so that they stand out and appear to be entirely different from street level.
- Pickup / Dropoff- questions of how deliveries will be handled still have not been adequately addressed. Proper planning will ensure neighboring businesses and residents aren't negatively impacted by 400+ students' daily deliveries.
- Construction Staging- This site has zero lay down area for construction. It is imperative that any approval requires a suitable staging plan. Construction will take a minimum of 18 months so there will be a substantial impact on adjacent streets and property owners.

The full letter is included as Attachment H.

CONSISTENCY WITH PLANS:

Plan Cincinnati (2012)

The proposed zone change is consistent with the Goal in the Live Initiative Area of *Plan Cincinnati* (2012) to “Provide a full spectrum of housing options, and improve housing quality and affordability” (p. 164) and the Strategy to “Provide quality healthy housing for all income levels” (p. 165). It is also

consistent with the Strategy in the Compete Initiative Area to “Target investment to geographic areas where there is already economic activity” (p.115) and the Guiding Geographic Principle to “Focus revitalization on existing centers of activity” (p. 86), as the subject property is partially within the Clifton Heights Neighborhood Business District.

Although this project represents a significant investment in the CUF neighborhood and City of Cincinnati, the proposed zone change and Concept Plan as proposed is not consistent with a Strategy of the Live Initiative Area to “Support and stabilize our neighborhoods” (p. 160), as CUFNA and residents of Lyon Street believe this will set off a chain reaction of other seven-story developments in an area that generally consists of two-to-four story buildings.

University Impact Area Solutions Study (2016)

The redevelopment of this area is partly consistent with the *University Impact Area Solutions Study* (2016) as the proposed development is located in an area identified as a “future development opportunity” (p. 50). However, this specific proposal is inconsistent with one of the values for new development which states that “Existing residential buildings in the CUF neighborhood are two to three stories. New developments should not be more than one story higher than adjacent traditional buildings. If one property is higher than an adjacent property, the highest floor on the high property should not be more than one story higher than the highest floor on the adjacent lower property” (p.49).

CITY PLANNING COMMISSION ACTION:

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

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

The proposed uses are compatible with the surrounding land use patterns along W. McMillan Street, as the northern portion of the site is currently zoned for commercial development and within the Clifton Heights Neighborhood Business District. Adjacent uses within the Business District are of similar and complimentary uses, size, and scale. However, the proposed building form (seven stories upwards of 80') along Lyon Street is not compatible with existing development patterns in that location. The University Impact Area Solutions Study (2016)'s values for new development states that “Existing residential buildings in the CUF neighborhood are two to three stories. New developments should not be more than one story higher than adjacent traditional buildings. If one property is higher than an adjacent property, the highest floor on the high property should not be more than one story higher than the highest floor on the adjacent lower property” (p.49).

2. *The PD Concept Plan and Development Program Statement enhance the potential for superior urban design in comparison with the development under the base district regulations that would apply if the plan were not approved;*

This Planned Development has the potential for superior urban design, but additional care needs to be taken for the development to fit in with the scale and context of Lyon Street. A similar proposal on W. McMillan Street, W. Clifton Avenue and Lyon Street,

now known as The Verge was approved by the City Planning Commission on October 17, 2014. The original design had similar issues to this development related to parking and scale. After receiving similar neighborhood feedback as the original proposal for this development, the upper floors on Lyon Street were reduced from six-stories on top of a two-level parking garage to four-stories on top of a two-level parking garage. Although this is still taller than the 35-foot maximum height permitted in the RMX zoning district, six three-story townhomes were constructed along Lyon Street, with the upper floors set back 30' from the right-of-way. If the building is built taller along W. McMillan Street and lower along Lyon Street, there is an opportunity for superior urban design. The Planned Development process permits greater community input during the design stage of the development for a project that will work for the developer and the community.

3. *Deviations from the base district regulations applicable to the property at the time of the PD application are justified by compensating benefits of the PD Concept Plan and Development Program Statement;*

The proposed residential density is not permitted in the existing zoning districts, as the CC-M zoning allows for a maximum density of 700 square feet per dwelling unit, and the RMX zoning allows one-to-three-family units. The proposed height along W. McMillan Street is consistent with the CC-M zoning, which has a maximum building height of 85', but it not consistent with the RMX zoning on both sides of Lyon Street, which has a maximum building height of 35'. The form of existing buildings on this portion of Lyon Street are two-to-four stories. The PD zoning district is appropriate in this location and allows the developer to be innovative in site development combining a mix of uses, open space, and increased community involvement through the Planned Development process.

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

All aspects are outlined in the Concept Plan and Development Program Statement and are complete as submitted or will be detailed in the Final Development Plan. See *Proposed Development* section for more detail.

ANALYSIS:

The proposed zone change would permit a five-story building constructed on a two-level parking garage for a new student housing development. Due to rapidly rising enrollment numbers at the University of Cincinnati, the need for additional housing for students is apparent. The scale and density of the proposed plan are consistent with the development patterns on W. McMillan Street but are not consistent with the existing development patterns along Lyon Street as the building is essentially six stories in this location.

The proposed development is in a desirable location for students; it is within the Clifton Heights Neighborhood Business District and has close proximity to existing retail, entertainment, and parking amenities, along with the University of Cincinnati. The surrounding zoning districts are a split of commercial and lower-density residential zoning. The subject property in its current form does not

adequately scale the project down to fit within the residential character of Lyon Street. Over several versions of these plans, CUFNA, CHBA and CHCURC have repeatedly requested that the developer build the building taller on W. McMillan Street and lower on Lyon Street and establish a parking ratio of 0.7 parking spaces per bed. During public meetings, CUF residents have repeatedly stated that seven or eight stories on W. McMillan Street is appropriate if the height is lowered along Lyon Street. The applicant has cited the rising costs of concrete and steel, along with supply chain issues and not wanting to pass the additional construction costs onto their residents as reasons to not build taller, as their product is typically wood frame construction, which is limited to four-to-five stories tall before different materials are required.

Staff is also concerned about the precedent this development would set for other developments in this area. If a six to seven-story building is considered appropriate here, other property owners have stated their intentions to potentially develop buildings to similar heights in this area, including on the south side of Lyon Street, where most buildings in the area are two to four stories.

The Department of City Planning and Engagement believes that a Planned Development is an appropriate zoning designation for this site as it allows for continued public engagement through all phases of the development. A Planned Development also provides assurance to the City and the community of the intended uses and scale of the development. The Planned Development process ensures that any significant modification to this would constitute a Major Amendment to the Concept Plan and requires public engagement and a public hearing process. In the CUF area, larger projects like this one have become more common in recent years as the University of Cincinnati enrollment has continued to grow. Typically, these types of projects receive mixed reviews from neighborhood groups, but in this case, neighborhood feedback has been a critical part of the development process as CUFNA, CHBA and CHCURC still have several unified concerns still have not been addressed as part of this current plan and have requested that this version of the development not be approved.

FINDINGS:

It is the opinion of staff of the Department of City Planning and Engagement that the Concept Plan and Development Program Statement are not in compliance with §1429-11 (a) *City Planning Commission Action*. The proposal is not fully consistent with the purpose of the Planned Development District Regulations as addressed in this report.

CONCLUSIONS:

The staff of the Department of City Planning and Engagement does not support the proposed Concept Plan, Development Program Statement, and zone change from Commercial Community – Mixed (CC-M) and Residential Mixed (RMX) to Planned Development (PD) for the following reasons:

1. PD zoning is appropriate in this area as the proposed development does not conform with existing zoning. Although the site is smaller than two acres, the unique location and topography of the site make a PD appropriate in this case. The zone change, Concept Plan, and Development Program Statement are necessary to establish a PD that allows for the construction of a mixed-use building for multi-family residential. However:
 - a) The scale of the building on Lyon Street does not enhance the residential character of Lyon Street. Although the 10' to 12' setback of the parking garage is more in line with setbacks of nearby properties, it does not include any residential units and creates a

decorative wall with nice landscaping in front. The proposed six story, ~64' building stepped back 15' from the right-of-way with the top story stepped back an additional 29' from the right-of-way does not complement the existing character of Lyon Street.

2. This investment is consistent with the *Plan Cincinnati* Goal to “Provide a full spectrum of housing options and improve housing quality and affordability” (p. 164) and the Strategy to “Provide quality healthy housing for all income levels” (p. 165). It is also consistent with the Strategy in the Compete Initiative Area to “Target investment to geographic areas where there is already economic activity,” as the subject property is partially within the Clifton Heights Neighborhood Business District. However, the proposed plan has serious potential to destabilize this portion of the neighborhood, specifically Lyon Street and lead to more large-scale developments in this area. The proposed development is within an area identified as a “future development opportunity” within the *University Area Impact Solutions Study*, but it does not meet the values for new development outlined in the plan.
3. The PD zoning district requires a more extensive public process than a regular zone change, which allows community members to have additional opportunities to be heard during the proposal. Typically, new developments have a mixed review from community members and neighborhood groups. In this case, CUFNA, CHBA, and CHCURC are uniformly against this development moving forward as proposed.

RECOMMENDATION:

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

1. **REJECT** the Concept Plan and Development Program Statement as submitted; and
2. **ADOPT** the Department of City Planning and Engagement Findings as detailed on page 11 of this report; and
3. **DENY** the proposed zone change at 115-125 W. McMillan Street from Commercial Community – Mixed (CC-M) and Residential Mixed (RMX) to Planned Development (PD) including the Concept Plan and Development Program Statement in CUF.

Respectfully submitted:



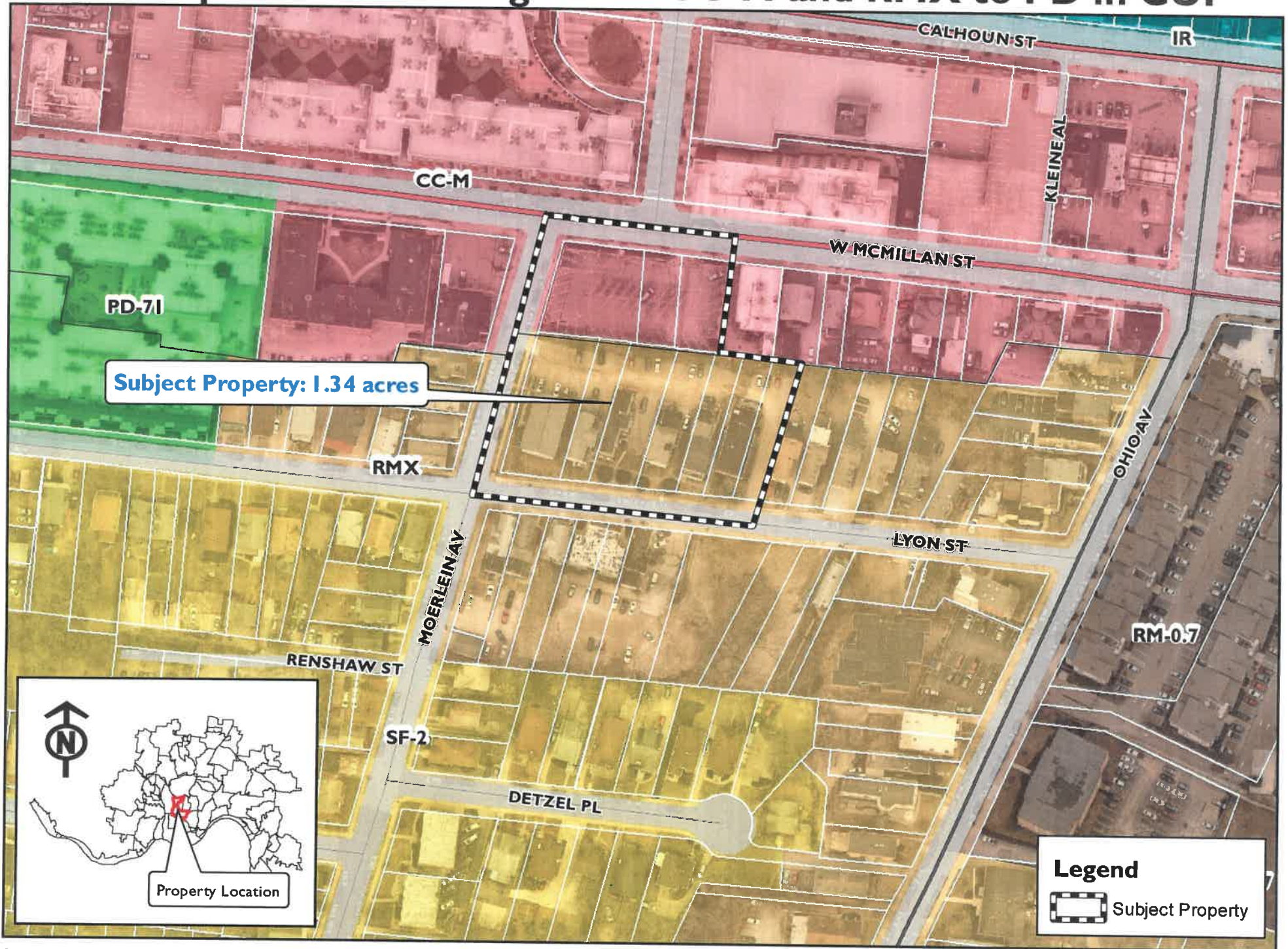
James Weaver, AICP, Senior City Planner
Department of City Planning and Engagement

Approved:



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

A - Proposed zone change from CC-M and RMX to PD in CUF



**PETITION FOR CHANGE OF ZONING OF PROPERTY
LOCATED IN THE CITY OF CINCINNATI, OHIO**

To: The Honorable Council of the City of Cincinnati

Date: April 5, 2021

I hereby request your Honorable Body to amend the Zoning Map of the City of Cincinnati by changing the area described in the attached legal documentation and depicted on the attached plat from the CC-M and RMX Zone Districts to the PD Zone District.

Location of Property (Street Address): 142 Lyon Street, 138 Lyon Street, 136 Lyon Street,
132 Lyon Street, 128 Lyon Street, 126 Lyon Street, and 124 Lyon Street;

125 W. McMillan Avenue, 119 W. McMillan Avenue, and 115 W. McMillan Avenue

Area Contained in Property (Excluding Streets): 1.31 acres

Present Use of Property: Residential (CC-M and RMX Zoning)

Proposed Use of Property & Reason for Change: Multi-family residential / student housing

The rezoning is sought to allow the redevelopment of the Property for student housing

Property Owner's Signature: _____

Name Typed: Will Kirk, Moerlein Properties, LLC

Address: 150 East Broad Street,
Columbus, Ohio 43215

Phone: 614-883-1046

Agent Signature: _____

Name Typed: Barrett P. Tullis, Esq.

Address: 1 East 4th Street, Suite 1400,
Cincinnati, Ohio 45202

Phone: 513-562-1445

Please Check if the Following Items are Attached

Application Fee X

Copies of Plat X

Copies of Metes and Bounds X

Development Program Statement in Support of PD Rezoning

Moerlein Properties, LLC, an affiliate of Hallmark Campus Communities (“Hallmark”), is petitioning the City of Cincinnati to rezone approximately 1.34 acres of real property for a multi-family student housing project. The property currently consists of ten individual parcels which will be consolidated upon rezoning to form one parcel. The property is bordered by McMillan Street to the north, Moerlein Avenue to the west, and Lyon Street to the south. The property is currently used as surface parking and residential uses.

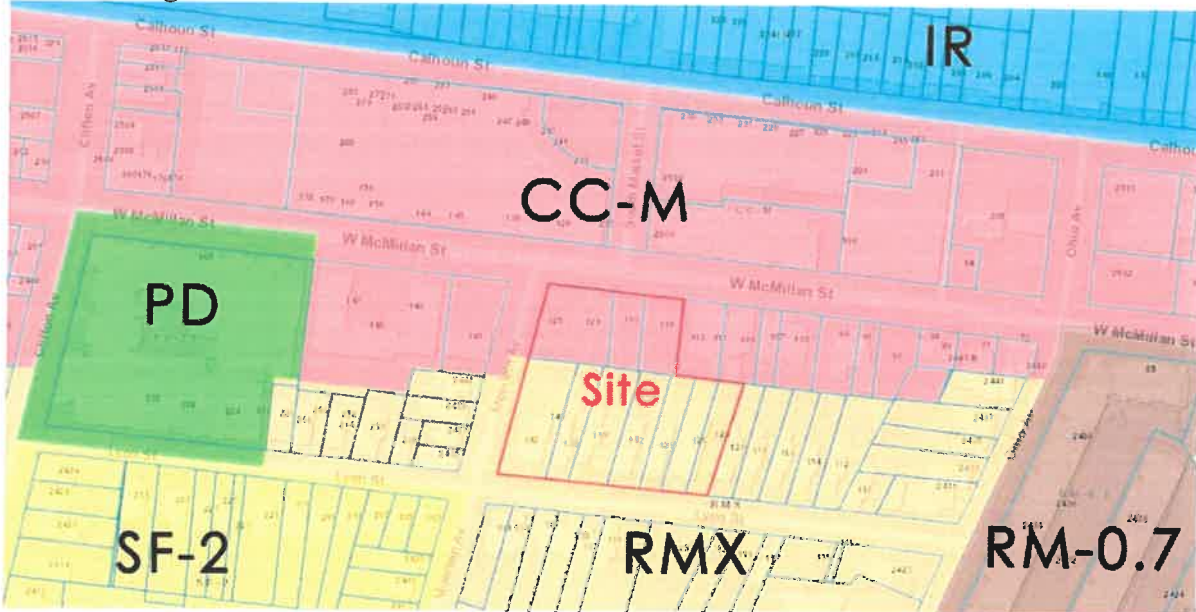
Hallmark Campus Communities is an experienced student housing developer having completed numerous projects in the Midwest. Within Cincinnati, Hallmark recently completed the University Edge project at 3250 Jefferson Avenue in 2012.

Hallmark is excited to present this redevelopment opportunity to Cincinnati. Hallmark has a strong track record of redeveloping similar sites and is a leading expert in the multi-family market, whether in student housing or market rate apartments geared towards young professionals and empty-nesters alike. Hallmark and the design team have worked together for over twenty years and have developed well over 7,500 units of apartments and 10,000 beds of student housing.

The vision for this community is geared towards undergraduate students due to its proximity to the University of Cincinnati as well as the growth rate and projections of UC. As shown on the regional context map, the entire west campus is within a ten minute walk from the site, and UC’s Medical campus is roughly a fifteen minute walk. There are several bus routes, shuttles, car and bike sharing options that are convenient to the McMillan & Calhoun corridor making this a very transit and walking friendly site that virtually eliminate the need for an automobile.



Surrounding Context:



The sites along McMillan are currently zoned CC-M or Commercial Community Mixed district and the southern portion of the site is in the RMX or Residential Mixed district. The immediate surroundings are generally consistent in scale and uses to the proposed redevelopment. Immediately across McMillan are 5 and 6 story infill buildings and a strong pedestrian connection to UC via the Market Street signalized intersections and streetscape. Moving further west down McMillan, a 3.5 to 5 story “The Majestic” apartments and a newer infill development the “Verge” anchor the south side. To the east along McMillan sits a one-story retail building then houses that have been converted to retail and/or apartments.

The remaining parcels surrounding the site are primarily residential apartments (converted houses) that are in the 3 to 5 story range depending on the natural topography and location. In several instances the houses to the east allow parking in the front yards and across Lyon Street there are some vacant parcels and more rental properties. Further to the east, along Ohio Avenue, there are more modern apartments in the RM-0.7 district as well as some mid-century 4 and 5 story apartment buildings.

Existing Site:

The site along McMillan is currently zoned CC-M or Commercial Community Mixed district and the southern portion of the site is in the RMX or Residential Mixed district. The current uses on the site consist of a surface parking lot on the CC-M zoned north half and six rental properties on the RMX zoned southern portion of the site. There is ample access to the site as it is surrounded on three sides by McMillan St., Moerlein Ave., and Lyon St. with garage access restricted to Lyon St. and Moerlein Ave. There is approximately twenty feet of fall from McMillan to Lyon which is mitigated by a +/-10’ high wall along the property line dividing the two zoning districts and the residential structures’ first floor sitting about 10’ above Lyon St. via a retaining

Attachment B

wall along the Right of Way and steps up to the first floor. Parking is provided to the rear of the residential structures, via a gravel parking area leaving little room for greenspace and landscaping.

Gateway Lofts

Gateway Lofts is a planned six story multi-family building. It will contain 116 total units, with a maximum of 469 beds. The project is planned to have a mix of 2 bedroom, 4 bedroom, and 5 bedroom units. It will contain 153 on-site parking spaces, or 1.32 spaces per units. The parking will be underground and secured. There is ample public transportation available in the immediate vicinity of the project.

The current mixture of units consists of primarily four-bedroom units (70%) and five-bedroom units (21%) that tend to attract the undergraduate students with a relatively low number of two-bedroom units (9%) that tend to appeal to upper classmen or graduate aged students. This mix reinforces the targeted market mentioned above and comes into play with the lifestyle trends of this market and their need for automobiles. One of the goals of this project is to lessen the dependency on the car and encourage our residents to walk and ride bicycles instead. The development provides the parking via a parking structure underneath the building which will also house several bike racks in a covered and secured setting.

The project will include ample open space. It will feature an approximately 9,300 square foot amenity courtyard for resident use, and will contain approximately 6,425 square feet of green space. The green space will be professionally landscaped and maintained. The open space will represent approximately 27% of the total site's acreage.

The overall lot coverage percentage will be approximately 89%. The 51,555 square foot building will cover approximately 88% of the site, and the 325 square foot asphalt drive will cover approximately .5% of the site.

Hallmark engineers have reviewed the existing utility infrastructure. All storm water measurements will be professionally calculated and the project will comply with all applicable storm water regulations. The existing sanitary sewer service is sufficient for the development, as is existing gas and electric. The property is not in the Hillside Overlay District and the site does not pose any material geotechnical concerns. None of the existing buildings on the property are of any historical value.

The estimated cost of the overall development is currently \$41,000,000. Project financing has been secured pending the outcome of this rezoning petition. Construction is expected to start on or before the end of 2021, and is expected to be completed on or before the fall semester of 2023. The development will be built in one phase.

Hallmark is committed to working with the surrounding community, and has had preliminary discussions with the local neighborhood council. These discussions will continue through the rezoning process and development design. The building will be professionally managed by an experience student housing operator. All tenants will be subject to written lease

agreements, as well as well-developed rules and regulations focused specifically for student tenants.

Architectural Massing & Materials:

The proposed Gateway Lofts building is a single structure designed with a fresh urban appeal. It is our intent to break down the overall mass of the building by a pattern of projecting and receding faces with a diversity of exterior materials, to create an interesting articulation of shadow and light along the streets. The street facades will also include balconies on the upper levels for added layers of interest. The structure will utilize a parapet wall with projecting cornice surrounding flat roof areas and screening the mechanical equipment such as A/C condensing units. Although the building has more contemporary massing with flat roofs, many aspects of the design call on more traditional patterns of textures. One example is the chosen window patterns which are comprised primarily of smaller punched openings of the traditional building instead of long expanses of unbroken glass. Another example is the use of familiar and relatable materials such as brick which has been concentrated at the lowest level of the building where people have the most intimate interactions with the building. With this approach, we feel the building adds a refreshing appeal to the area while maintaining a relationship to the older surroundings it is placed within.

The primary materials include brick veneer, fiber cement panels with panel trim for relief, and vinyl siding. These materials are used to create a pleasing interplay of textures, colors (both light and dark), and changing patterns of shade and shadow with the movement of the sun. A second brick type, which will vary in color and size from the primary brick, is used to create a distinctive base to the building. This architectural device helps to reduce the apparent scale of the building.

Streetscape & Pedestrian Realm:

The streetscape along McMillan will be consistent with the remainder of the Clifton Heights Urban Renewal Area. The proposed building anchors this streetscape with the primary building entrance and a series of storefront glass and awnings at the terminus of the Market Street corridor. Given the location of the traffic signal, lower overhead electric and crosswalks, tree planters will need to be strategically placed to provide a consistent look in this portion of the McMillan streetscape. A secondary pedestrian access has been shown along the northeast portion of the site. This access will relate to the existing grades of the adjacent retail and provide an 'at grade' connection between the amenity deck and the public walk at McMillan.

The streetscape along Moerlein Avenue will extend the 6' walk adjacent to the parallel parking with upright trees and foundation plantings in the greenspace outside of the Right of Way. Moerlein has a significant slope which the proposed development will use to gain access to the upper-level garage parking by utilizing a curbcut in approximately the same location as the existing curbcut. A small portion of this frontage will likely be needed to provide a home for transformers with access to the public street. The 'break' between the 5 story portions above the parking garage fronting Moerlein will provide for a secondary emergency access point from the public street to

Attachment B

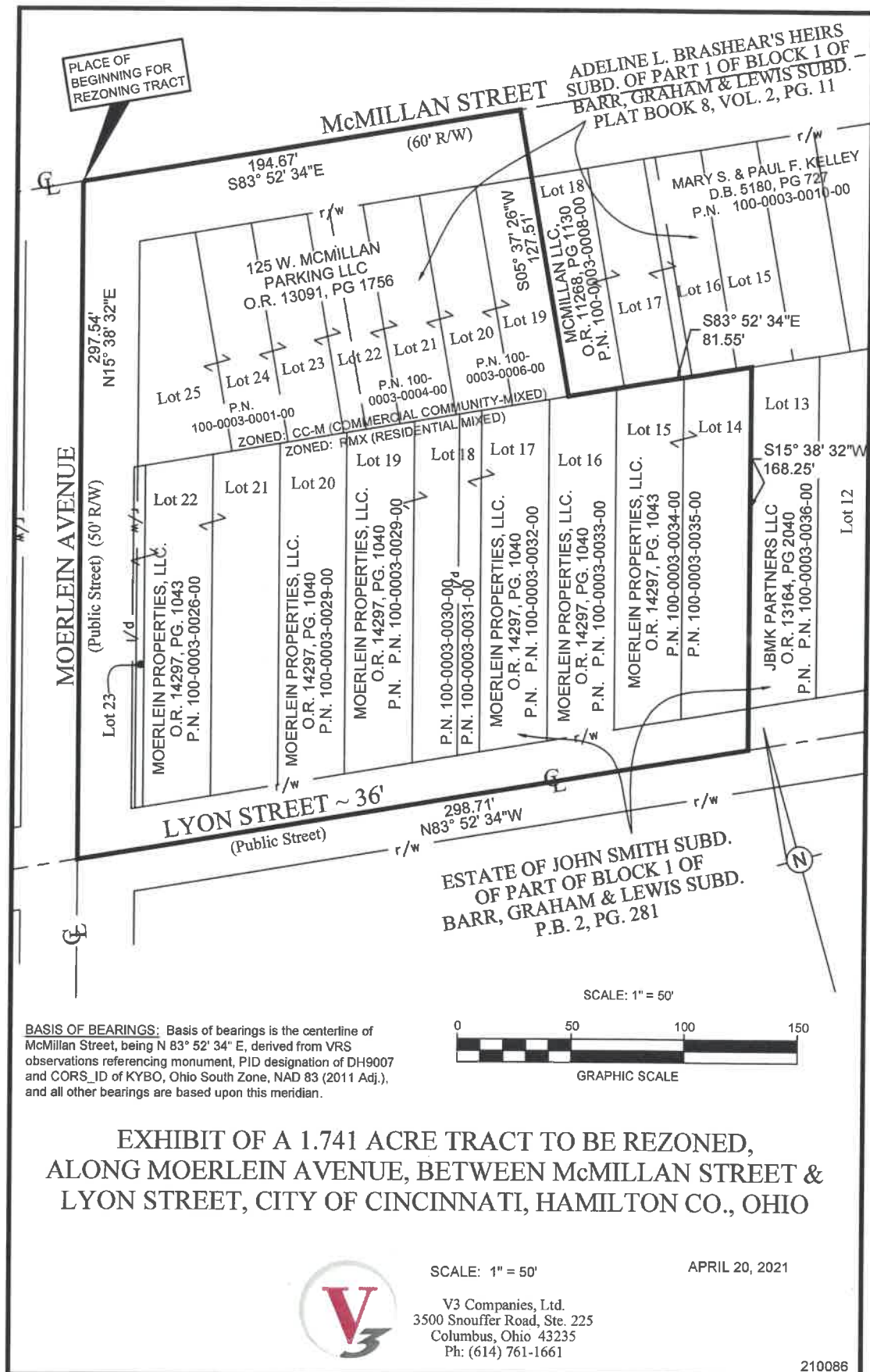
the amenity deck/courtyard. This emergency access to the deck can utilize the relatively level drive leading to the garage to stage equipment and rescue workers if necessary.

Similar to Moerlein, Lyon Street will provide a consistent 6 foot walk along parallel parking on the project's side of the street with ample landscaping in the greenspace beyond. A single curbcut along Lyon Street will provide access to the lower-level parking within the garage structure and trash service will likely be handled in the southeast corner as well. This lower-level of the garage will be partially buried as Lyon slopes down approximately four feet from Moerlein towards the east.

Gateway Lofts will be compatible with surrounding development from both an architectural style and density perspective. Quality student housing is desperately needed in the UC area, and this project will help fill this critical need. Hallmark has been present in this market for nearly a decade and has seen consistent full occupancy on our asset as well as nearly all surrounding assets. We have had a bulk lease with the University for many years and have seen enrollment trending upward with an increased demand for student beds.

The enclosed plans provide additional detail and design information, as well as the detailed information required by Chapter 1429 of the Cincinnati Zoning Code.

10692138.2



April 20, 2021

**DESCRIPTION OF A 1.741 ACRE TRACT TO BE REZONED,
ALONG MOERLEIN AVENUE, BETWEEN McMILLAN STREET & LYON STREET,
CITY OF CINCINNATI, HAMILTON CO., OHIO**

Situated in the State of Ohio, County of Hamilton, City of Cincinnati, and being all of Lots Nos. 19-25, inclusive, as shown upon the plat entitled Adeline L. Brashear's Heirs Subdivision of Part 1 of Block 1 of Barr, Graham & Lewis Subdivision, of record in Plat Book 8, Volume 2, Page 11, said lots having been conveyed to 125 W. McMillan Parking LLC, by deed of record in Official Record 13091, Page 1756, all of Lots Nos. 14, 15, 21, 22 and a portion of 23, as shown upon the plat entitled Estate of John Smith Subdivision of part of block 1 of Barr, Graham & Lewis Subdivision, of record in Plat Book 2, Page 281, said lots having been conveyed to Moerlein Properties, LLC, by deed of record in Official Record 14297, Page 1043, all of Lots Nos. 16-20, inclusive, as shown upon the plat entitled Estate of John Smith Subdivision of part of block 1 of Barr, Graham & Lewis Subdivision, of record in Plat Book 2, Page 281, said lots having been conveyed to Moerlein Properties, LLC, by deed of record in Official Record 14297, Page 1040, and portions of McMillan Street (60 feet in width), Moerlein Avenue (50 feet in width) and Lyon Street (36 feet in width), all records referenced to the recorder's Office, Hamilton County, Ohio, said tract to be rezoning boundaed and described as follows:

Beginning at a point at the intersection of the centerline of McMillan Street with the centerline of Moerlein Avenue;

thence S 83° 52' 34" E along the centerline of McMillan Street a distance of 194.67 feet to a point at the intersection of the Centerline of McMillan Street with the northerly extension of the east line of said Lot No. 19, also being the northerly extension of Lot No. 18, as shown upon said plat entitled Adeline L. Brashear's Heirs Subdivision of Part 1 of Block 1 of Barr, Graham & Lewis Subdivision, said Lot No. 18 being a portion of a tract of land conveyed to McMillan LLC, by deed of record in Official Record 11268, Page 1130;

thence S 05° 37' 26" W crossing a portion of said McMillan Street, along the east line of said Lot No. 19 and along the west line of said Lot No. 18 a distance of 127.51 feet to a point at the southeast corner of said Lot No. 19, the southwest corner of said Lot No. 18 and in the north line of said Lot No. 16, as shown upon said plat entitled Estate of John Smith Subdivision of part of block 1 of Barr, Graham & Lewis Subdivision;

thence S 83° 52' 34" E along the south line of said Lot No. 18, along the south lines of Lots Nos. 17, 16 and a portion of the south line of Lot No. 15, as shown upon said plat entitled Adeline L. Brashear's Heirs Subdivision of Part 1 of Block 1 of Barr, Graham & Lewis Subdivision, along a portion of the north line of said Lot No. 16 and along the north lines of said Lots Nos. 15 and 14 a distance of 81.55 feet to a point at the northeast corner of said Lot No. 14 and at the northwest corner of Lot No. 13, as shown upon said plat entitled Estate of John Smith Subdivision of part of block 1 of Barr, Graham & Lewis Subdivision, said Lot No. 13 having been conveyed to JBMK Partners LLC, by deed of record in Official Record 13164, Page 2040;

thence S 15° 38' 32" W along the east line of said Lot No. 14 and along the west line of said Lot No. 13, and each extended southerly a distance of 168.25 feet to a point in the centerline of Lyon Street;

thence N 83° 52' 34" W along the centerline of Lyon Street a distance of 298.71 feet to a point at the intersection of the centerline of Lyon Street with the centerline of Moerlein Avenue;

thence N 15° 38' 32" E along the centerline of Moerlein Street a distance of 297.54 feet to the place of beginning;

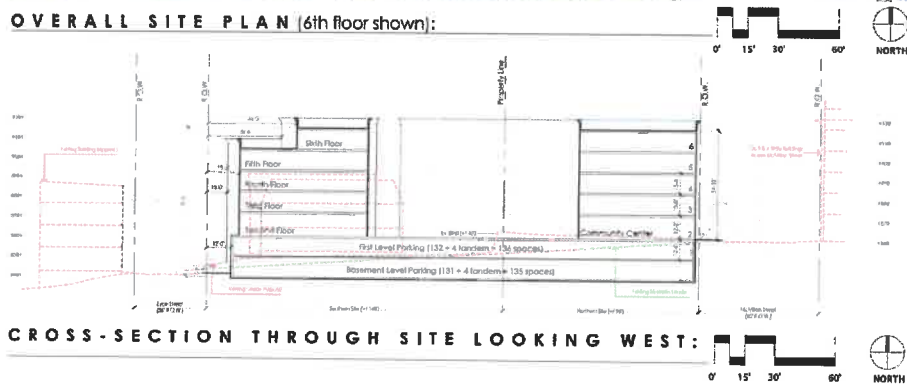
containing 1.741 acres of land, more or less.

The above description was prepared by Kevin L. Baxter, Ohio Surveyor No. 7697, of V3 Companies, Ltd., (formerly Bird+Bull, Inc.) Consulting Engineers & Surveyors, Columbus, Ohio, from best available Court House records in April, 2021. Basis of bearings is the centerline of McMillan Street, being N 83° 52' 34" E, derived from VRS observations referencing monument, PID designation of DH9007 and CORS_ID of KYBO, Ohio South Zone, NAD 83 (2011 Adj.), and all other bearings are based upon this meridian.

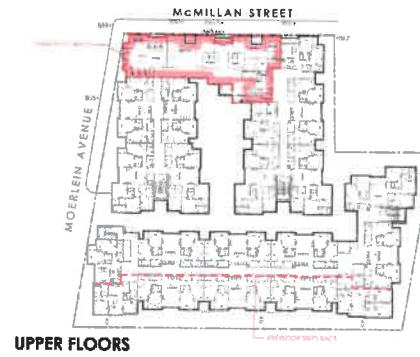
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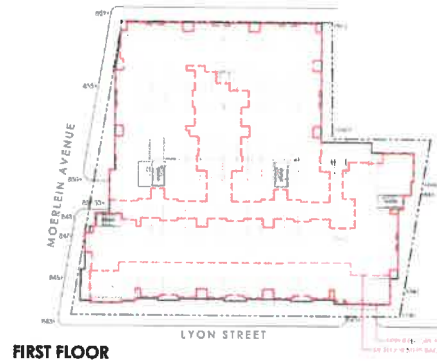
OVERALL SITE PLAN (6th floor shown):



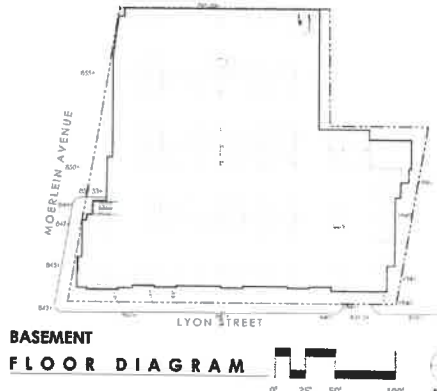
CROSS-SECTION THROUGH SITE LOOKING WEST:



UPPER FLOORS



FIRST FLOOR



BASEMENT FLOOR DIAGRAM

DEVELOPMENT DATA:

Existing Zoning: CC-M (north) RMX (south)
Proposed Zoning: Planned Development

Site Area: (58,306.7 SF) +/- .34 Acres
Height: 6-Story + Bsmt.
Total Units: 103
Density: 76.9 Du/Ac.
Total Bedrooms: 411
Unit Mix:

2 bedroom:	11 (11%)
3 bedroom:	4 (4%)
4 bedroom:	63 (61%)
5 bedroom:	25 (24%)
5 bed townhouse:	0 (0%)

Parking Spaces Provided:

Off Street:	Standard Spaces:	Tandem Spaces:	Total Garage Spaces:	Parking Ratios:	sp/unit	sp/bed
	255	8	263	2.48	0.62	
On Street:				2.55		0.64
Moerlein Parking:	8					
Lyon Parking:	10					
Total:	281			2.73		0.68

Open Space Provided:

Sidewalk:	1,198 SF (2% of site)
Amenity Deck:	7,652 SF (13% of site)
Green Space:	4,216 SF (7% of site)
Total:	13,066 SF (22% of site)

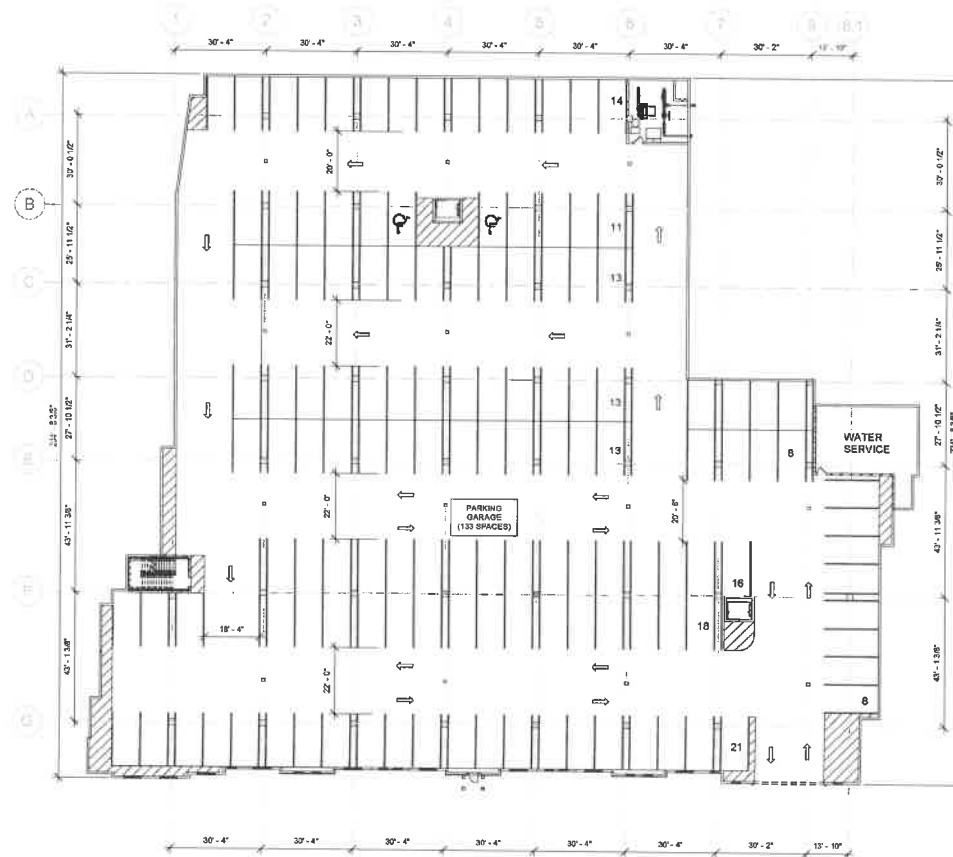
Lot Coverage:

Building:	52,550 SF (90% of site)
Asphalt Drive:	390 SF (0.7% of site)
Total:	52,940 SF (90.7% of site)



SITE CONTEXT

Gateway Lofts Cincinnati McMillan Street



DEAN A. WENZ
ARCHITECTS

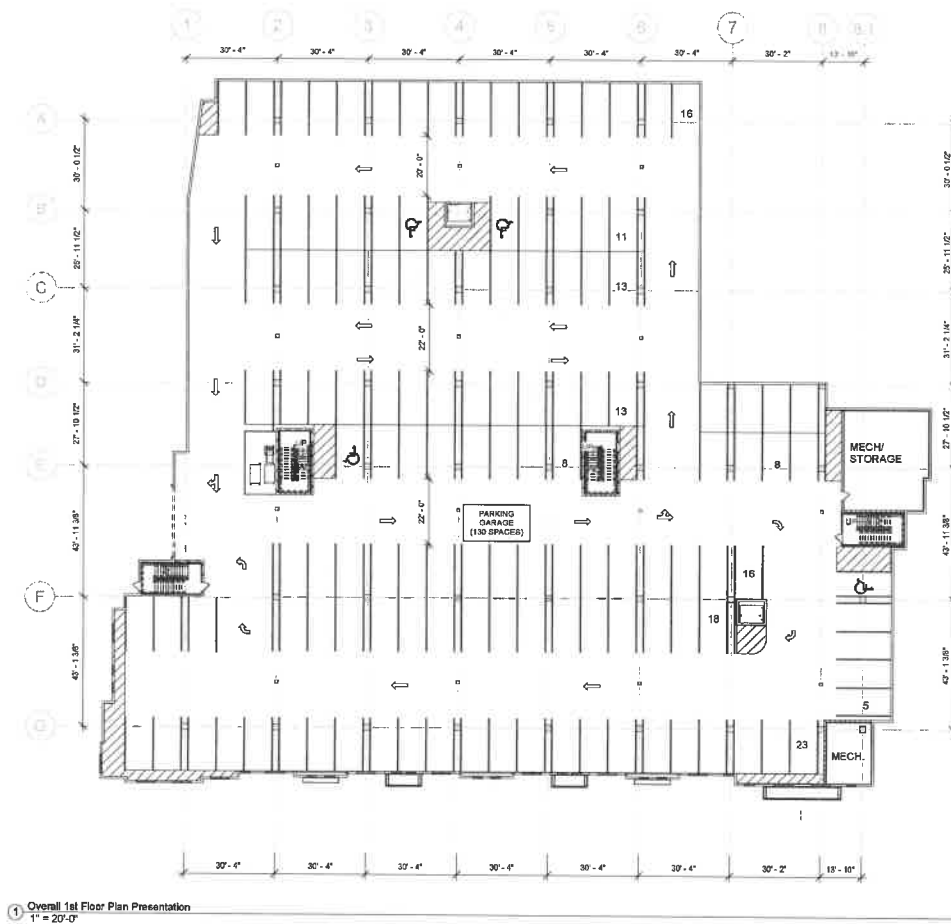
2463 East Main Street

Bexley, Ohio 43209

Phone (614) 239-6868

www.wenz-architecture.com

Gateway Lofts Cincinnati McMillan Street



DEAN A. WENZ
ARCHITECTS

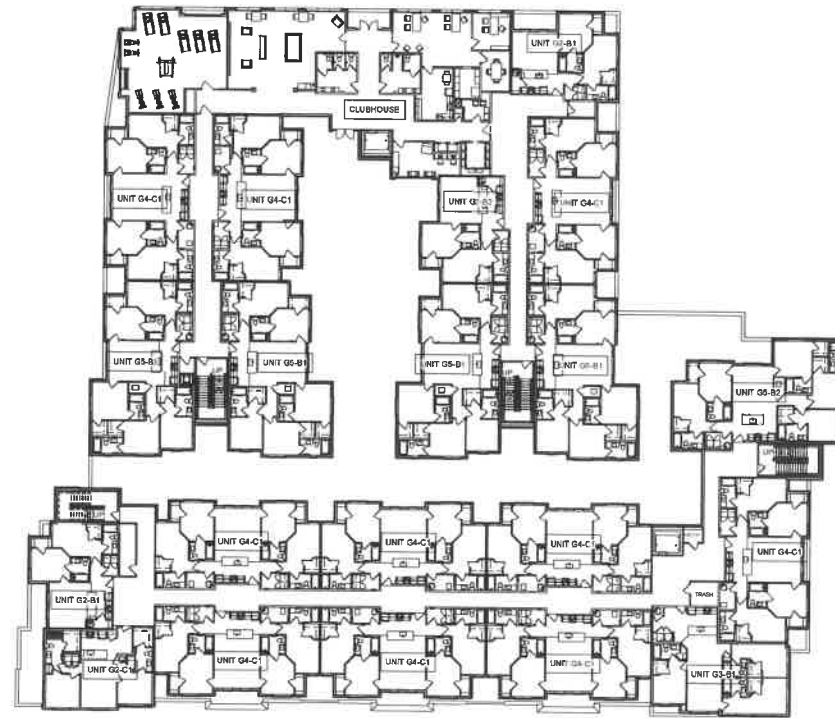
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Gateway Lofts Cincinnati McMillan Street



1 Overall 2nd Floor Plan Presentation
1" = 20'-0"

DEAN A. WENZ
ARCHITECTS

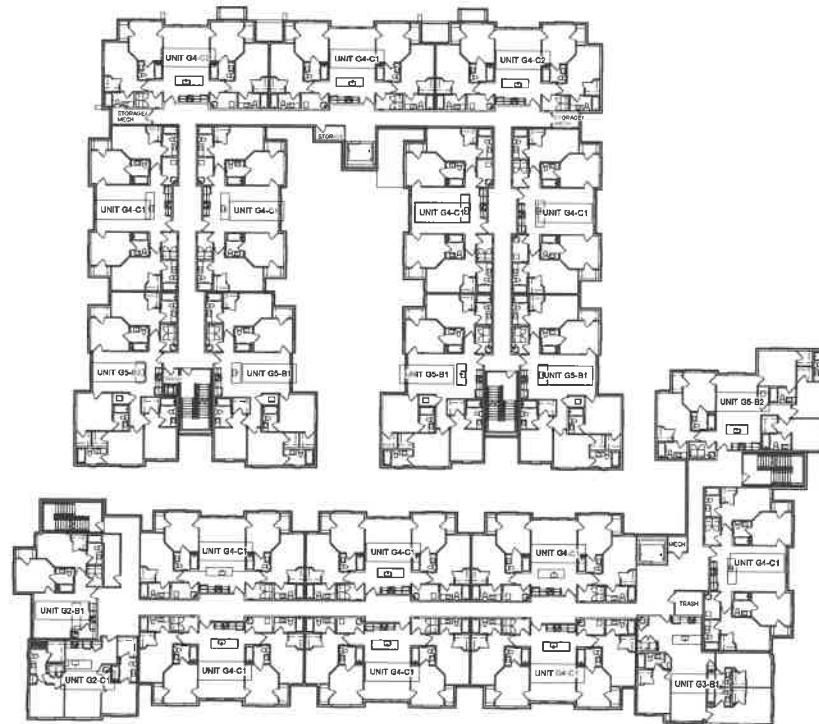
2463 East Main Street

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www.wenz-architecture.com

Gateway Lofts Cincinnati
McMillan Street



① 3rd Floor Plan Presentation
1" = 20'-0"

DEAN A. WENZ
ARCHITECTS

2463 East Main Street

Bexley, Ohio 43209

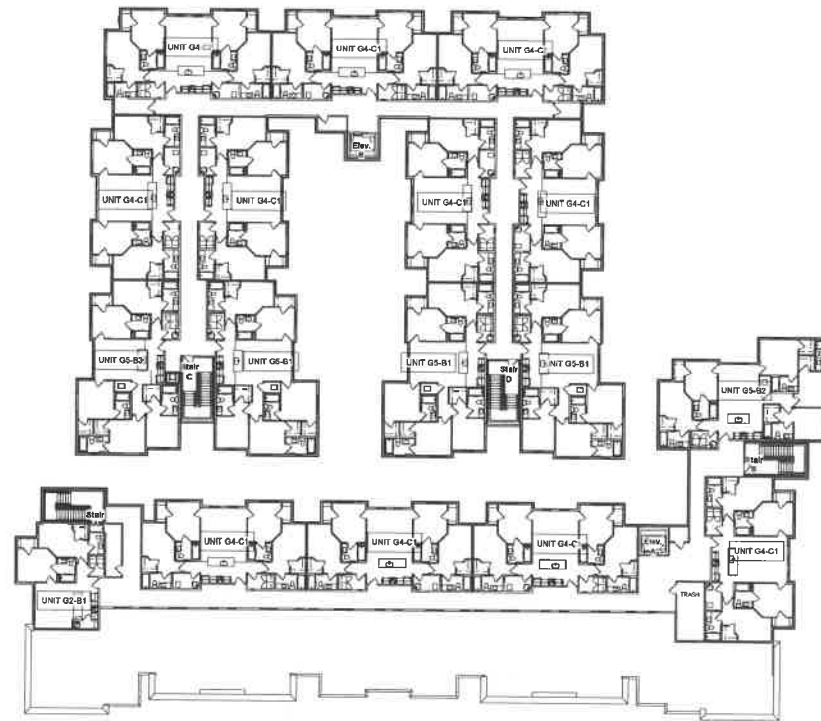
Phone (614) 239-6868

www.wenz-architecture.com

DEAN A. WENZ
ARCHITECTS

www.wenz-architecture.com

Gateway Lofts Cincinnati
McMillan Street



1 6th Floor Plan Presentation
1" = 20'-0"

DEAN A. WENZ
ARCHITECTS

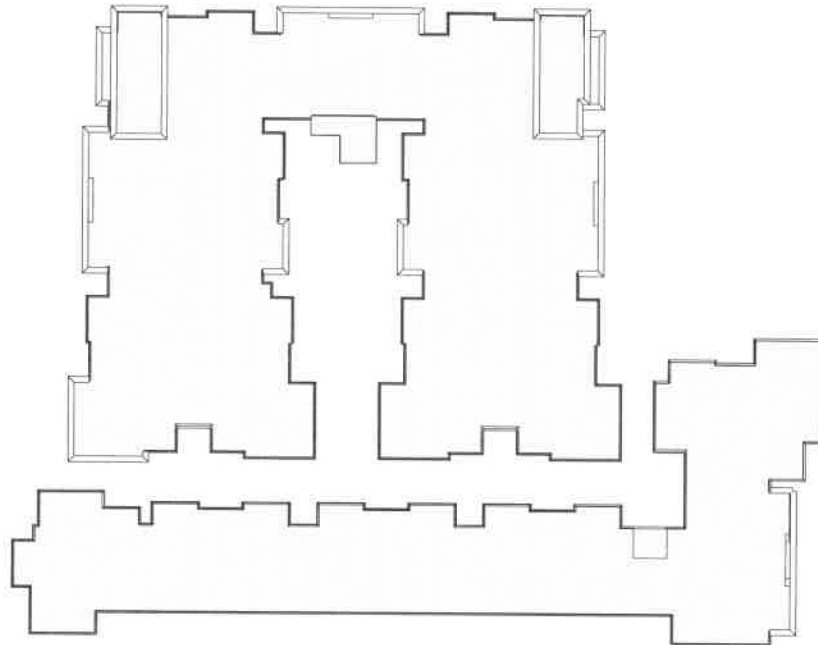
2463 East Main Street

Bexley, Ohio 43209

Phone (614) 239-6868

www.wenz-architecture.com

Gateway Lofts Cincinnati
McMillan Street



① Overall Roof Plan Presentation
1" = 20'-0"

DEAN A. WENZ
ARCHITECTS

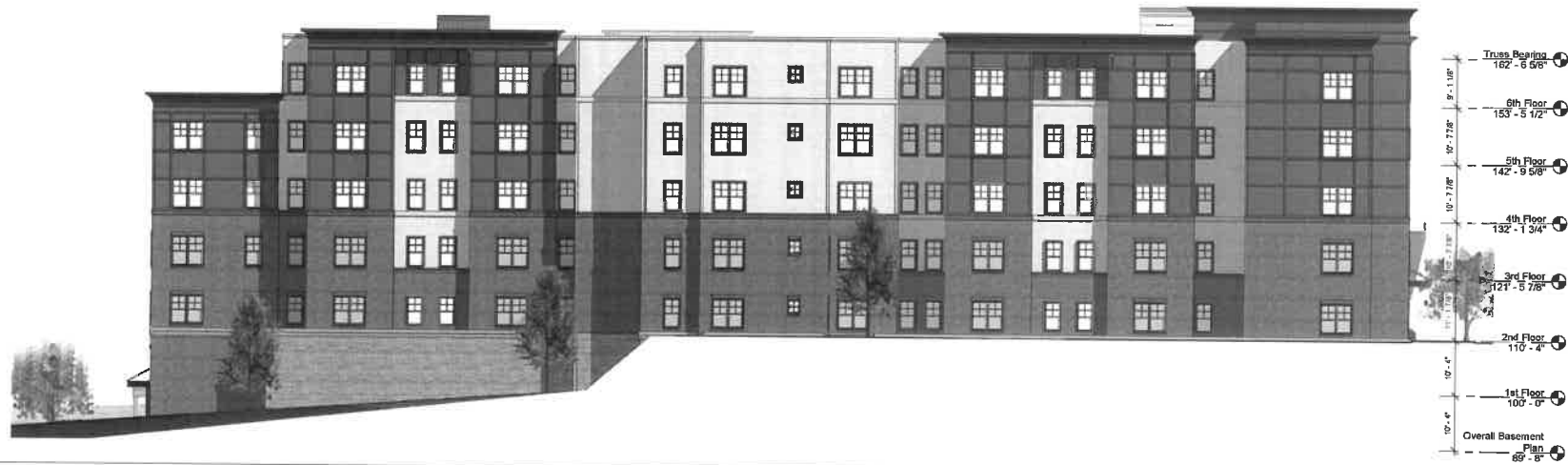
2463 East Main Street Bexley, Ohio 43209 Phone (614) 239-6868 www.wenz-architecture.com

Attachment D

Gateway Lofts Cincinnati McMillan Street



① North
3/32" = 1'-0"



② East
3/32" = 1'-0"

DEAN A. WENZ
ARCHITECTS

2463 East Main Street

Bexley, Ohio 43209

Phone (614) 239-6868

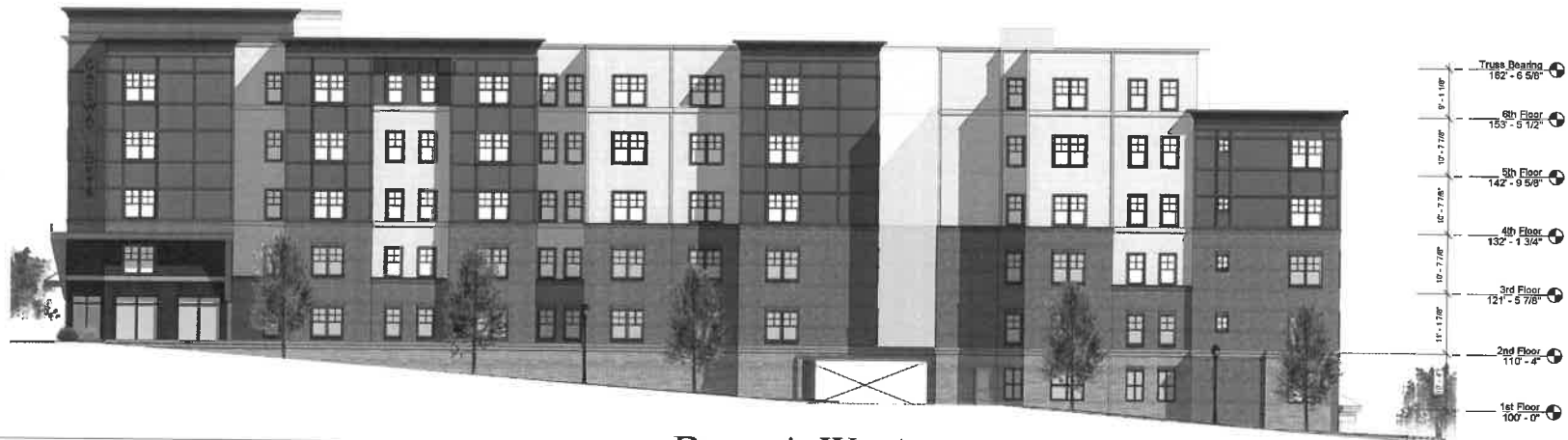
www.wenz-architecture.com

Attachment D

Gateway Lofts Cincinnati
McMillan Street



③ South
3/32" = 1'-0"



④ West
3/32" = 1'-0"

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ARCHITECTS

2463 East Main Street

Bexley, Ohio 43209

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Gateway Lofts Cincinnati
McMillan Street



1 Lyon Street Presentation
12" = 1'-0"

DEAN A. WENZ
ARCHITECTS

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Gateway Lofts Cincinnati
McMillan Street



① McMillan Street Presentation
1/2" = 1'-0"

DEAN A. WENZ
ARCHITECTS

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Gateway Lofts Cincinnati
McMillan Street



McMillan Entrance Presentation
12" = 1'-0"

DEAN A. WENZ
ARCHITECTS

2463 East Main Street

Bexley, Ohio 43209

Phone (614) 239-6868

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Gateway Lofts Cincinnati
McMillan Street



① Moerlein Corner View Presentation
1/2" = 1'-0"

DEAN A. WENZ
ARCHITECTS

2463 East Main Street

Bexley, Ohio 43209

Phone (614) 239-6868

www.wenz-architecture.com

Attachment D

Gateway Lofts Cincinnati- McMillan Street Alternate Plan 2

1/11/2021

APARTMENT BUILDINGS

Building	Proposed Quantity	Apartment Units/Bldg.	Residential Net Leasable Area (1)	Circulation & Utility Area/ Bldg. (2)	Clubhouse Net Area	Garage Net Area	Building Total Gross Area
Building 1	1	50	183	60,473	18,893	48,026	148,722
Building 2	1	53	228	68,861	22,219	4,959	148,905
SubTotals:	2	103	411	149,434	40,912	52,985	299,628

(1) Net Area includes apartment units only.

(2) Includes corridors, stairs, elevators, and utilities.

Unit Count Ratios:

Building 2 (Apartment)

Bedroom Type	Unit Type	Unit Net Area Sq. Ft.	No. of 2 Bedroom	No. of 3 Bedroom	No. of 4 Bedroom	Total Unit Net Area	1st flr.	2nd flr.	3rd flr.	4th flr.	5th flr.	6th flr.
2 Bedroom	G2-B1	844	5	10	4,227	0	0	1	1	1	1	1
	G2-B2	844	0	0	0	0	0	0	0	0	0	0
	G2-C1	971	4	8	3,814	0	0	1	1	1	1	0
	G2-D1	941	0	0	0	0	0	0	0	0	0	0
	G2-D2	854	0	0	0	0	0	0	0	0	0	0
TOTAL 2 BEDROOM GARDEN			9	18	8,144	0	0	2	2	2	2	1
3 Bedroom	G3-B1	1333	4	12	5,132	0	1	1	1	1	1	0
TOTAL 3 BEDROOM GARDEN			4	12	5,132	0	1	1	1	1	1	0
4 Bedroom	G4-B1	1,512	0	0	0	0	0	0	0	0	0	0
	G4-B2	1,512	0	0	0	0	0	0	0	0	0	0
	G4-B3	1,455	0	0	0	0	0	0	0	0	0	0
	G4-C1	1,475	32	128	47,207	0	7	7	7	7	7	4
	G4-C2	1,475	0	0	0	0	0	0	0	0	0	0
TOTAL 4 BEDROOM GARDEN			32	128	47,207	0	7	7	7	7	7	4
5 Bedroom	G5-B1	1,685	0	0	0	0	0	0	0	0	0	0
	G5-B2	1,685	5	25	8,323	0	1	1	1	1	1	1
TOTAL 5 BEDROOM GARDEN			5	25	8,323	0	1	1	1	1	1	1
6 Bedroom	G6-B1	1,786	0	0	0	0	0	0	0	0	0	0
	G6-B2	1,786	0	0	0	0	0	0	0	0	0	0
TOTAL 6 BEDROOM TOWNHOUSE			0	0	0	0	0	0	0	0	0	0
BUILDING TOTALS			60	183	68,441	0	11	11	11	11	11	6
Average Unit Net Area					4,378							

Building 1 (MOBILITY)

Bedroom Type	Unit Type	Unit Net Area Sq. Ft.	No. of 2 Bedroom	No. of 3 Bedroom	Total Unit Net Area	1st flr.	2nd flr.	3rd flr.	4th flr.	5th flr.	6th flr.
2 Bedroom	G2-B1	844	1	2	844	0	1	0	0	0	0
	G2-B2	844	1	2	844	0	1	0	0	0	0
TOTAL 2 BEDROOM GARDEN			2	4	1,688	0	2	0	0	0	0
4 Bedroom	G4-B1	1,512	0	0	0	0	0	0	0	0	0
	G4-B2	1,512	0	0	0	0	0	0	0	0	0
	G4-C1	1,475	23	92	33,925	0	3	5	5	5	5
	G4-C2	1,475	8	32	11,800	0	2	2	2	2	2
TOTAL 4 BEDROOM GARDEN			31	124	45,725	0	5	7	7	7	7
5 Bedroom	G5-B1	1,685	15	75	24,975	0	3	3	3	3	3
	G5-B2	1,685	5	25	8,065	0	0	1	0	0	0
	G5-B3	1,617	5	25	8,085	0	1	1	1	1	1
TOTAL 5 BEDROOM GARDEN			20	100	33,045	0	4	4	4	4	4
BUILDING TOTALS			53	228	80,472	0	9	11	11	11	11
Average Unit Net Area					1,518						

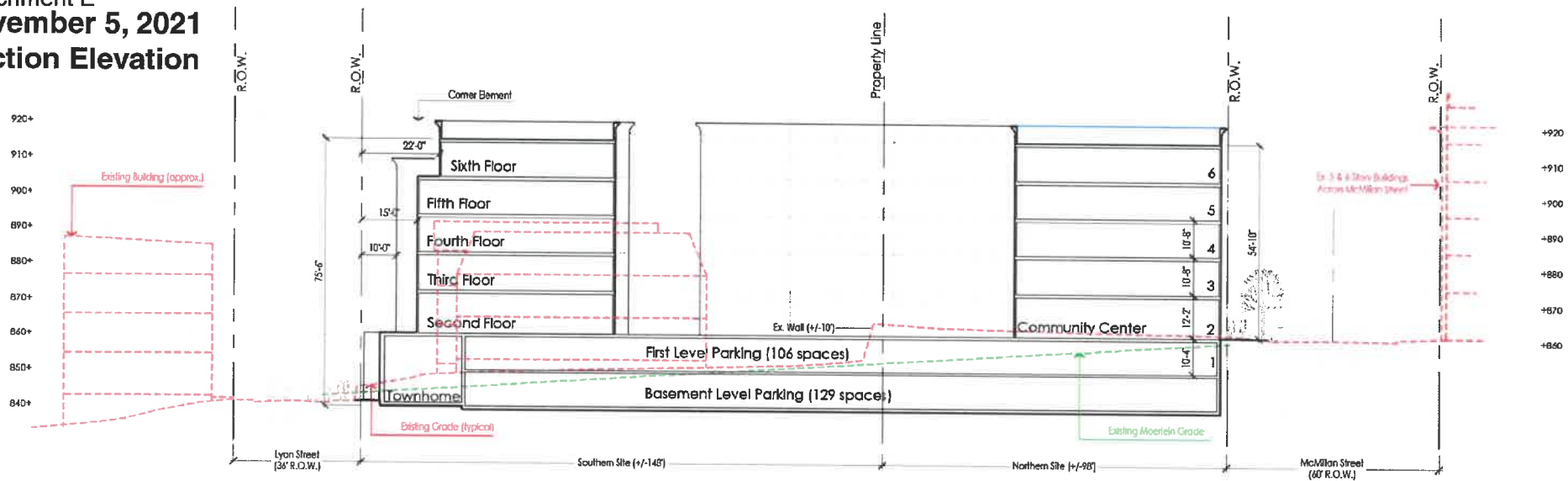
UNIT SUMMARY

Bedroom Type	Unit Type	Unit Net Area	Units/ Site	Percent	Total Unit Net Area
2 Bedroom	G2-B1	844	6	6%	5,064
	G2-B2	844	1	1%	844
	G2-C1	971	4	4%	3,884
	G2-D1	941	0	0%	0
	G2-D2	854	0	0%	0
3 Bedroom	G3-B1	1,333	4	4%	5,332
4 Bedroom	G4-B1	1,512	0	0%	0
	G4-B2	1,512	0	0%	0
	G4-B3	1,455	0	0%	0
	G4-C1	1,475	55	53%	81,125
	G4-C2	1,475	8	8%	11,800
5 Bedroom	G5-B1	1,685	15	15%	24,975
	G5-B2	1,685	5	5%	8,325
	G5-B3	1,617	5	5%	8,085
	TH	1,786	0	0%	0
TOTAL			103	100%	148,434

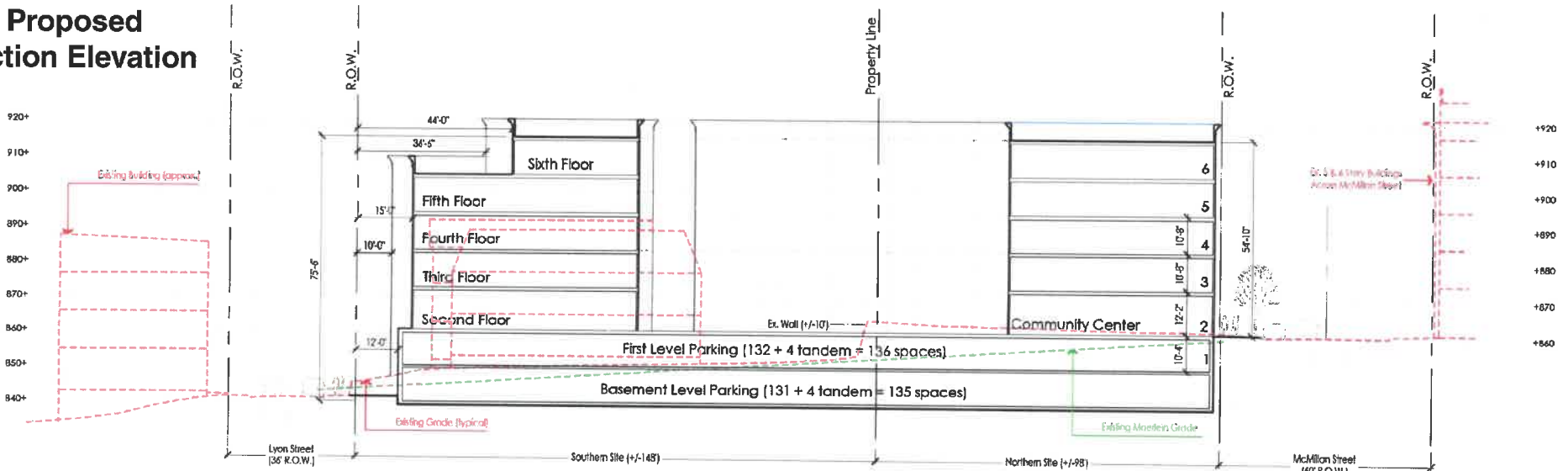
Parking Spaces	134
Basement	128
1st Floor	128
TOTAL	256
Spaces Per Bed	0.64

2% Type A Units	Type A Units- Bldg. A.	2.05
Minimum Units Required		3

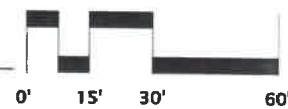
Attachment E
November 5, 2021
Section Elevation



Proposed Section Elevation



CROSS-SECTION THROUGH SITE LOOKING WEST:



Attachment E
November 5, 2021 rendering looking west along Lyon Street



Attachment E
Proposed rendering looking west along Lyon Street



Attachment E
November 5, 2021 rendering looking northwest



Attachment E
Proposed rendering looking northwest



Attachment E
November 5, 2021 rendering looking northeast



Attachment E
Proposed rendering looking northeast





May 20, 2021

Mr. Barrett Tullis
KMK Law
One E. Fourth Street, Suite 1400
Cincinnati, Ohio 45202

Re: 115-125 W. McMillan Street | Gateway Lofts (D) – (CPRE210041) Final Recommendations

Dear Mr. Tullis,

This letter is to inform you that our CSR Advisory-TEAM and CSPRO Committee has reviewed your proposed project at **115-125 W. McMillan Street** in the Community of CUF. The information provided is the recommendations of the City of Cincinnati and must be followed as you move forward with your project. As a reminder, we will have a **WebEx conference call meeting** with you on **May 25, 2021 @ 1:30 pm** to discuss this information. Please see the feedback listed below. Thank you for developing within the City of Cincinnati.

City Planning Department

Immediate Requirements to move the project forward:

1. The project requires a zone change to Planned Development (PD), which was applied for on 5/4/21
 - a. The application is missing a justification statement as to why the PD is less than two acres.

Requirements to obtain permits:

1. Once the zone change, Concept Plan and Development Program Statement is approved, a Final Development Plan is required.

Recommendations:

1. The Department of City Planning recommends sharing these plans with the CUF Neighborhood Association and surrounding property owners. Staff would also recommend stepping the upper floors of the building back on Lyon Street to lessen the impact to surrounding properties, similar to The Verge.

Contact:

- **James Weaver** | City Planning | 513-352-4882 | james.weaver@cincinnati-oh.gov

Buildings & Inspections – Zoning

Immediate Requirements to move the project forward:

1. The proposed work does not meet the requirements of the CC-M and RMX districts for ground-floor commercial use and density. The applicant has applied for rezoning to a Planned Development District.

Requirements to obtain permits:

- None

Recommendations:

- None



Contact:

- **Doug Owen** | ZPE | 513-352-2441 | douglas.owen@cincinnati-oh.gov

Metropolitan Sewer District (MSD)

Immediate Requirements to move the project forward:

- None at this time

Requirements to obtain permits:

1. Your project may change flow to a sewer overflow. Please complete the Request for Availability of Sewer Service Form online. The link to the online form can be found at http://www.msdc.org/customer_care/development_services/index.html
2. An approved site utility plan will be required for each building to receive approved permit.
3. Detention will be reviewed by Jeff Chen at jeff.chen@cincinnati-oh.gov or 513-244-1357 per Section 303 of the MSD Rules and Regulations. For additional site storm water requirements within the City of Cincinnati, contact the Stormwater Management Utility (SMU) at 513.591.5050.

Recommendations

- None at this time

Contact:

- **Jim Wood** | MSD | 513-352-4311 | jim.wood@cincinnati-oh.gov

Stormwater Management Utility (SMU)

Immediate Requirements to move the project forward:

- None

Requirements to obtain permits:

1. Submit grading plan.
2. Submit utility plan.
3. Submit calculations for storm sewer.
4. Submit erosion control plan.

Recommendation:

- None

Contact:

- **Rob Goodpaster** | SMU | 513-581-0893 | robert.goodpaster@cincinnati-oh.gov

Water Works

Immediate Requirements to move the project forward:

- None

Requirements to obtain permits:

1. A stamped and recorded consolidation plat will be required before any new branch(es) or meter(s) sold.
2. The subject development property is receiving water service from the following:

Address	Branch #	Size	Meter #	Size	
140 Lyon St (FOD)	H-30407	3/4"	56399	5/8"	Unknown mat'l private side
124 Lyon St	H-30201	3/4"	48131	5/8"	Lead private side
124 Lyon St	H-30201	3/4"	611	5/8"	Lead private side
126 Lyon St	H-30202	3/4"	48132	5/8"	Lead private side
128 Lyon St	H-24975	3/4"	57080	5/8"	Lead private side
132 Lyon St	H-26343	3/4"	57414	5/8"	Lead private side
136 Lyon St	H-29175	3/4"	56873	5/8"	Lead private side
138 Lyon St	H-30228	3/4"	12710	5/8"	Lead private side
142 Lyon St	H-30408	3/4"	114781	5/8"	Lead private side
119 W McMillan St	H-57520	5/8"	FOD		Lead service line
115 W McMillan St	H-56598	5/8"	129517	3/4"	Lead service line
2540 Moerlein Ave	H-234929	1"	234929	1"	

Note: * Please note that there are known health risk with lead service lines. Greater Cincinnati Water Works records indicate lead to be associated with the above listed water service lines, at this site. In accordance with CMC Chapter 401 Division M, should be replaced with copper service line if it is to remain. Please contact the GCWW Lead Service Line Replacement Coordinator Kathleen Frey at (513) 591-5068. Please call 513-651-5323 and/or refer to <http://www.cincinnati-oh.gov/water/lead-information/>.

- Any existing water service branch not to be used for this development, must be properly disconnected at the owner's / developer's expense. Owner would be required to fill out the online Discontinuance Form (FOD) at <https://www.cincinnati-oh.gov/water/engineering-construction/forms-specifications/fod/> authorizing removal of the existing water service branch before any new water service can be sold. Any questions contact 513-591-7837.

Recommendations:

- It is the responsibility of the owner/developer to abandoned branches which will require a drawing showing which branches are to be physically removed from the main. This requirement may be waived in the event Greater Cincinnati Water Works has an active construction project. Each branch will need to show the branch number. Submit to Shawn Wagner at Shawn.Wagner@gcww.cincinnati-oh.gov
- The Owner(s)/Developer(s) will need to hire a Greater Cincinnati Water Works certified licensed and bonded plumber and fire protection company to perform the private water service branch design work and installation.
- The Owner(s)/Developer(s) must have a licensed plumber that is bonded and certified with GCWW and fill out the Online Branch application <https://www.cincinnati-oh.gov/water/engineering-construction/forms-specifications/> for water service.

Contact:

- Rick Roell** | WaterWorks | 513-591-7858 | richard.roell@gcww.cincinnati-oh.gov

Fire Department

Immediate Requirements to move the project forward:

- Hydrants and FDC placement are not to block fire apparatus access to the structures.
- Confirm that the Fire Department Connection is within 50' of a fire hydrant.
- Post indicator valves cannot be more than 40 feet from the building it services.

4. The connection fitting should be 5-inch Storz type.
5. Fire-Flow: The flow rate of water supply, measures @ 20 pressure/per/square inch (psi) (138Kpa) residual pressure, that is available for firefighting which equal the sum of 2 fire hydrants.
6. The minimum fire flow requirements for Residential structures (1, 2 and 3) multi-family dwelling at 56,000 sq are 2800 gallons/per/minute (GPM) @ 20 pressure/per/square inch (psi) (138Kpa). Based on building having suppression system.
7. The two closest Fire Hydrants are 142 Lyon and 2450 Moerlein Avenue.

Requirements to obtain Permits:

1. The Cincinnati Fire Department requires this project to install Bi-directional Antenna device within the building.
2. Requirements for Emergency Responders Radio Coverage:
 - o New or existing building 20,000 square feet or greater.
 - o New and existing building with lower level extending 2 or more stories below grade plane.
 - o New or existing building with a total basement or parking area 10,000 square feet or greater.
 - o New and existing building 5 or more stories above grade plane.
3. Code Reference for Emergency Responders Radio Coverage is the Ohio Fire Code, (J) Section 510 Emergency responder radio coverage.

Recommendations:

- None

Contact:

- **Kenneth Caldwell** | Fire Dept. | 513-357-7595 | kenneth.caldwell@cincinnati-oh.gov

Office of Environment and Sustainability (OES)

Immediate Requirements to move forward with project:

- None

Requirements to obtain permits:

1. Commercial waste, including construction and demolition debris, generated during the demolition of existing site structures and/or the construction of the new site structures as part of this development project must utilize a City franchised commercial waste collection service per Cincinnati Municipal Code Chapter 730. Current franchise holders include Rumpke of Ohio, Republic Services of Ohio, Best Way of Indiana, and Bavarian Trucking Company.

Recommendations:

1. Due to the age of the existing site structures, asbestos, lead based paint, and other hazardous building materials should be surveyed and, if needed, abatement should be conducted following all applicable regulations prior to their demolition.
2. The development goal should be to earn at a minimum the LEED Certified rating level.
3. Rooftop solar should be considered in the design as a renewable energy source.
4. Site parking should include electric vehicle charging stations.
5. Site areas designated for trash carts should also have at least equal space designated for recycling carts (or dumpsters).

6. The use of trees in the landscape design should be included to enhance urban forestry.
7. The use of pervious surfaces should be maximized to the extent practical in the design.

Contact:

- **Howard Miller** | OES | 513-352-6999 | howard.miller@cincinnati-oh.gov

Parks Department (Urban Forestry)

Immediate Requirements to move the project forward:

- None

Requirements to obtain permits:

1. If working withing 15' of a City street trees, or Project requires its removal Applicant must submit a Public Tree Work Permit (PTWP) application. City must be compensated prior to approval of any removals.

Recommendations:

1. Parks, Urban Forestry asks developer to contact Forestry (Jacob Edwards) to discuss any proposed street tree planting, and to discuss layout of cutouts of street trees.

Contact:

- **Robin Hunt** | Urban Forestry | 513-861-9070 | robin.hunt@cincinnati-oh.gov

Department of Transportation & Engineering (DOTE)

Immediate Requirements to move the project forward:

- None

Requirements to obtain permits:

1. **The in and out of both levels of the garages needs to be flipped, this will also change the direction of the flow within the garages.**
2. **All three sides of the site need 10' sidewalks with tree wells. McMillan needs to match the score pattern on the north side.**
3. The right of way on all three sides of the site needs to be at the back of the 10' walks.
4. The sidewalks need to be at a 2% cross slope. The curb heights should be 6".
5. McMillan needs to match the black streetscape sign and meter poles on north side.
6. Are you proposing any lighting?
7. No door swings are permitted into the right of way.
8. No portion of the foundation is to cross the property line into the right of way.
9. Any encroachments into the right of way require RSP or easement.
10. Driveways to meet City standards.
11. A DOTE permit is needed for all work in the right of way.
12. Contact DTEaddress@cincinnati-oh.gov for assigned addresses prior to submitting permit applications.

Recommendations:

- None

Contact:

- **Morgan Kolks** | DOTE | 513-335-7322 | morgan.kolks@cincinnati-oh.gov

Buildings & Inspections – Buildings

Immediate Requirements to move the project forward:

- None

Requirements to obtain permits:

1. A discussion with a plan's examiner is encouraged.

Recommendations:

- None

Contact:

- **Robert Martin** | B&I Plans Exam | 513-352-2456 | robert.martin@cincinnati-oh.gov

Law Department

Immediate Requirements to move the project forward:

1. No comments at this time.

Requirements to obtain permits:

- None

Recommendations:

- None

Contact:

- **Charles Martinez** | Law | 513-352-3359 | charles.martinez@cincinnati-oh.gov

Department of Community & Economic Development (DCED)

Immediate Requirements to move the project forward:

- None

Requirements to obtain permits:

- None

Recommendations:

- None

Contact:

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

Health Department

Immediate Requirements to move the project forward:

- None

Requirements to obtain permits:

2. No need for Health to review project as proposed.

Recommendations:

- None

Contact:

- **Trisha Blake** | Health Dept. | 513-352-2447 | trisha.blake@cincinnati-oh.gov

Police Department

Immediate Requirements to move the project forward:

- None currently.

Requirements to obtain permits:

- No comments.

Recommendations:

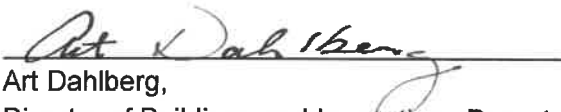
- None

Contact:

- **Katalin Howard** | Police Dept. | 513-352-3298 | katalin.howard@cincinnati-oh.gov
- **Brandon Kyle** | Police Dept. | 513-564-1870 | brandon.kyle@cincinnati-oh.gov

FINAL ACTION: The CSR Advisory-TEAM and CSPRO Committee believes that the proposed project plan **lacks sufficient information** and recommends that the project **not move forward** to City Planning Commission until the requirements from City Planning, Zoning, and DOTE have been addressed.

Sincerely,


Art Dahlberg,

Director of Buildings and Inspections Department
& CSPRO Committee Chair


Rodney D. Ringer,
Development Manager

AD:RDR:hs



NEIGHBORHOOD ASSOCIATION

representing Clifton Heights | University Heights | Fairview

May 13, 2021

Department of City Planning
Two Centennial Plaza
805 Central Avenue, Suite 700
Cincinnati, OH 45202

City Council
City Hall
801 Plum Street
Cincinnati, OH 45202

Re: Gateway Lofts

To All It May Concern:

The CUF Neighborhood Association has recently become aware of yet another proposal for student housing in Clifton Heights. We were informed by the Clifton Heights Community Urban Redevelopment Corporation (CHCURC) who had learned of the proposal after the owners had presented the plan to the city, with a request for a Planned Development zone change. The owners, Hallmark Campus Communities, also built University Edge, another high-density student housing development on Jefferson Avenue.

The current proposal, Gateway Lofts, calls for a solid six-story building on McMillan Avenue wrapping around the corner down Moerlein Avenue and then around onto Lyon Street. McMillan is indeed zoned properly for such development; however, Moerlein and Lyon are zoned for 1-3 dwelling units. Existing detached houses on these streets are two and three stories. The Gateway Lofts concept map shows two parcels: parcel 1 at .4 acres, and parcel 2 at .93 acres, yet city planning and zoning rules require two acres for a Planned Development. This project would result in the demolition of the detached houses and permanent zoning change from residential to commercial.

Our community continues to be faced with oversized developments that are in opposition to our community plan and city zoning. Typically, CUF is provided cursory notification after such projects are for all intents already approved by the city. There are about 15 similar projects in the neighborhoods abutting the University of Cincinnati at various stages of planning/completion.

CUF is a neighborhood of mostly one and two-family detached houses and small apartments with a varied population of homeowners, long-term renters and students. This makeup is a defining, positive quality of the neighborhood. Each time a block of single-family homes and small multi-family homes is demolished and replaced by a huge, student-only housing project, this diverse and valued character of our neighborhood is diminished. Furthermore, these oversized housing projects overwhelm the community's infrastructure, mainly through over-crowding, traffic congestion and lack of parking. Other developments currently under construction will add thousands of additional cars,

with no meaningful resolution of CUF parking issues. This after multiple parking studies/evaluations, the University Impact Area Solutions Study, and promises by City Council with no follow through to date. Meanwhile other neighborhoods in the city are granted residential permit parking programs.

In general, CUF is opposed to zone changes which downgrade residential areas. Citizens should have some assurance that the city will abide by its own zoning ordinances in protecting residential areas from commercial encroachment. We believe that developers should not be given preferential treatment over residents. Developers are routinely granted tax abatements and TIF funding while providing no positive benefit to our residents.

Specifically, CUF is opposed to the use of Planned Development in this proposal. A similar Planned Development at the former Goetz/Lenhardt's property in 2014 prompted CUF to sue the city for not following its own ordinances.

Time and again the city has approved development plans in CUF without considering CUF's community plan, the Clifton Heights/UC Joint Urban Renewal Plan, the Impact Study recommendations and its own ordinances. We are hopeful this pattern will change with Greg Landsman's *Balanced Development Scorecard* and with your careful consideration of the expressed wishes of our organization, representing the approximately 17,000 residents of CUF.

Sincerely,

A handwritten signature in blue ink, appearing to read "Chip Kussmaul".

Chip Kussmaul, President
CUF Neighborhood Association



NEIGHBORHOOD ASSOCIATION

representing Clifton Heights | University Heights | Fairview

19 July 2021

To: James Weaver, Department of City Planning and Engagement

RE: The Gateway Lofts and proposed Re-zoning to Planned Development

Dear James Weaver and the City Planning team,

As currently planned, the Gateway Lofts is a great example of a development project that fails to compliment the needs and opportunities of its location in the CUF neighborhood.

HEIGHT AND SETBACK

- While the current planned height along McMillan is appropriate, the plan for more than 75 feet and 7-stories along Lyon street, with no yard or setback on Lyon, is unacceptable.
- Lyon Street is a residential street of single family and two-family homes – any new build must be respectful of the neighboring homes and complimentary of existing home heights and setbacks.
- Neighboring homes on Lyon are setback from the street at a minimum of 25 feet; this project should be respectful of the neighborhood and provide a similar setback.
- Heights along Lyon should be similar to existing home heights, and can step up gradually toward McMillan.
- The current plan essentially creates a massive wall along Lyon Street, in a residential area of our neighborhood. Not only would this look out of place, but it would also feel very imposing to existing residents.

ZONING

- The project proposes to change the zoning on Moerlein and Lyon Streets, from residential to planned development, which is in opposition to CUF's community plan.
- As mentioned in previous CUF communications, the city's own code requires 2 acres for a planned development; this project has less than that.
- The city should abide by its own zoning ordinances in protecting residential areas from commercial encroachment.
- Citizens should be able to build and own in a residential area with the expectation that whatever is built around them will conform as they have conformed.

STYLE

- The Lofts, in the cold international style of architecture, show no sensitivity to surrounding residential buildings.
- More sensitivity could be achieved through choice of materials and roofline.

DENSITY

- The city must recognize the sheer number of these large apartment projects that have been approved for our relatively small community space without considerate planning.

PARKING

- While it is commendable that, after meeting with the community, the developer added 48 parking spaces to their plan, it simply is not enough to alleviate concerns of CUF residents.
- Parking congestion in CUF is already unacceptably challenging; the residential neighborhood simply cannot absorb overflow parking from another large student housing development.
- Residents are already concerned about pedestrian safety and emergency vehicle access on CUF's streets; this project will make an existing problem worse.

COMMUNITY BENEFITS

- The current plan offers no benefit to the community.
- With frontage along the business district, a hotel directly across McMillan, a major University just one block away, and more than 20,000 people living within walking distance to this site, it would be a shame and a lost opportunity if a development at this location failed to include any retail, restaurant, or other service that benefits the community.
- The Verge, located just one block away at McMillan and Clifton, had similar plans as a student housing-only project. However, in response to community feedback, the Verge revised their plans, and the site now offers 2 restaurants and a bank that are successful and serve the entire neighborhood.
- This project would be much more acceptable to CUF residents if it included plans for space that offered some benefit to the community.

The CUF neighborhood would like to see redevelopment that compliments the needs and opportunities of the community. The current plan for the Gateway Lofts falls short of recognizing the potential that this site deserves.

Sincerely,



Chip Kussmaul, President
CUF Neighborhood Association

Attachment G

Cc: City Council
CHBA
CHCURC

Ryan & Will,

Thanks for taking the time to meet with us and discuss your project. We thought it might be helpful for both parties if we summarized the concerns of the Clifton Heights Business Association (CHBA) in writing so that we could have a clear understanding of expectations as the process progresses.

In 2013 we spent months negotiating and massaging what ended up becoming the Verge. Those discussions involved all of the same stakeholders and while neither CHBA nor CUFNA got 100% of what we wanted, it did result in a financially viable project that didn't adversely impact neighbors or the business district. Given that fact, we feel that using the Verge as a measuring stick is a fair and efficient use of all of our times and energies.

Your Gateway Lofts site is incredibly similar in that it is 1.38 acres versus the Verge's 1.65 acres -- so about a 20% reduction in size. Both sites front on McMillan (a major artery) and back up to Lyon (a residential street). Both require a PD as the zoning is mixed.

Unfortunately, it feels like what's being proposed for the Gateway site is out of whack when compared to the Verge:

- 469 beds (Gateway) vs 495 (Verge) or only 5% less (even though site is 20% smaller)
- 214 Parking Spaces (Gateway) vs 380 (Verge) or over 75% less (even though site is only 20% smaller and has the same number of parking levels... 2)
- Both projects average 5 stories using McMillan as the grade; however, Verge placed the majority of density on McMillan (6 stories) to lessen the burden on Lyon (4 stories).
- The Lyon Street townhomes when compared have 2 very fundamental differences. The Verge has 30 feet of setback from the ROW to the larger overbuild; whereas you are proposing only 15 feet AND no setback relief on the SW and SE corners of the building. This dramatically reduces or even negates the value of the townhomes from a massing standpoint.

We believe that these issues can be remedied with the following modifications and encourage you to review the Verge's massing plans for reference:

- Take a story away on Lyon and add it to McMillan.
- Extend the townhomes to the east and west corners of the site on Lyon.
- Increase the townhome total depth / setback to 30 feet.
- Revisit the parking layout. The Verge was able to fit a lot more parking on a similar site. We know they incorporated tandem parking as one way to increase parking, but would encourage you to explore the ways in which they were able to maximize their counts.
- In conjunction with looking at parking efficiencies, please review your assumptions with regard to your abundance of 4 and 5 bedroom units. The resulting high number of beds is exacerbating your parking problem. The Verge ended up with approximately $\frac{2}{3}$ 1s & 2s and $\frac{1}{3}$ 3s & 4s. The Deacon is $\frac{1}{3}$ 1s and 2s and $\frac{2}{3}$ 3s & 4s. You are 93% 4s & 5s.

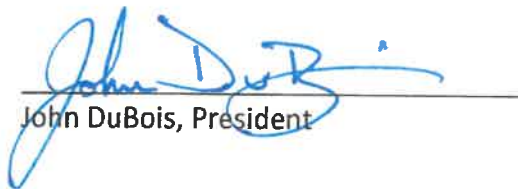
7/21/2021

- Lastly, we would like to see more attention paid to the NW corner to develop some architectural interest.

Given the fact that the Verge was able to make an undeniably financially successful product given these constraints / factors, we see no reason why the same or similar can't be done be with your Gateway project. We welcome the opportunity to work with you to solve for this and commit to doing so expediently.

Thank you,

The Clifton Heights Business Association



John DuBois, President

Weaver, James

From: J.D. DuBois <jd@duboisbooks.net>
Sent: Friday, August 20, 2021 9:34 AM
To: 'Ryan Pearson'; matt.bourgeois@chcurc.org; 'Chip Kussmaul'
Cc: 'Will Kirk'; 'Tullis, Barrett P.'; Weaver, James; Tom Erbeck
Subject: [External Email] RE: Hallmark Gateway - McMillan and Moerlein
Attachments: CHBA Letter to Hallmark.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

External Email Communication

Ryan,

Thanks for sharing the revisions. In reviewing them, I can't help but feel like this rendition of your project is worse than the original. The most notable change was to increase the parking by deleting the townhomes -- which since Day 1, all community stakeholders have said were critical.

I can't speak for the community council obviously, but I can say that the Clifton Heights Business Association, and myself personally, are very pro-development. We desperately want to see that surface parking lot developed; however, we don't believe what you're proposing is reasonable or necessary. From our perspective, the decisions that are being made must be being driven primarily by land acquisition costs. If you're unable to plan and propose a viable development which conforms to the current zoning or something comparable we must assume that only variable that we don't have any familiarity with, the acquisition price, must be out of sync.

The Clifton Heights Business Association does not oppose the concept of Planned Developments and understand its role in facilitating developments even in this case; however, we do not believe that the ability to do a PD should allow for a complete rewrite of the zoning where the only beneficiary is the party selling the land.

In our original letter (reattached for reference), we asked for the following considerations:

- Increase height on McMillan, drop it on Lyon... nothing was done in this regard.
- Pull back the SW and SE corners on Lyon... only the SW corner was pulled back which does not accomplish the objective.
- Reduce abundance of 4-5 bedroom units... nothing was done in this regard.
- Do something architecturally interesting with NW corner at McMillan... nothing was done in this regard.
- Increase the setback from 15 feet to 30 feet where the townhomes transitioned to the overbuild... the way I read it, the setback was actually decreased from 15 feet to 10 feet.
- Look at tandem parking to increase counts... it appears as though this was done.

It is worth noting that the Clifton Heights Business Association has never objected to a development. We have had difficult conversations like this one, but have always been able to find common ground with developers and that is something we value. I am simply the President of the organization and this would be a vote of the membership if we were to decide to support or oppose this development, but I can tell you the lack of progress made between revisions will not sit well with my members as it certainly doesn't with me.

J.D. DuBois
President, Clifton Heights Business Association

Attachment G

From: Ryan Pearson [mailto:rpearson@edgela.com]
Sent: Thursday, August 12, 2021 4:17 PM
To: Matt Bourgeois; JD DuBois; Chip Kussmaul
Cc: Will Kirk; Tullis, Barrett P.; James.Weaver@cincinnati-oh.gov
Subject: Hallmark Gateway - McMillan and Moerlein

<https://app.box.com/s/gum4w4bi36vsozawxzv12wp6sz2xvyr2>

Hello to all,

We have made another round of revisions and updated our zoning docs accordingly. The link above should direct you to a file share site where you can download the information for your review/records.

The revisions are highlighted in the 'summary' pdf. In general, the revisions reduced the overall bed count by 22 (from 469 to 447) and increased the parking in the garage by 21 spaces (from 214 to 235) which resulted in a 0.53 spaces/bed or just over 2 spaces per unit.

Let me know if you have any problems downloading these plans.

Respectfully,

Ryan Pearson, PLA
PRINCIPAL

EDGE

330 W. Spring Street, Suite 350
Columbus, OH 43215

Office: 614.486.3343
Direct: 614.487.3003
Mobile: 614.204.3854



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NEIGHBORHOOD ASSOCIATION

representing Clifton Heights | University Heights | Fairview

August 7, 2021

To: James Weaver, Department of City Planning and Engagement

RE: The Gateway Lofts and proposed Re-zoning to Planned Development

Dear James Weaver and the City Planning team,

The Department of City Planning and Engagement has scheduled a second staff conference [Thursday](#), Sept. 9 to discuss the Gateway Lofts project. At the conclusion of the first staff conference, the developers were to make revisions based on the feedback they received; this has not occurred.

The revised plan includes more parking spaces and - partially - adds a few feet of setback from Lyon Street; however, the revised plan removes the townhomes on Lyon and instead extends parking all the way to Lyon. The building still provides zero setback at the corner of Lyon and Moerlein and further down on Lyon, showing a solid 7 stories at these points. The revised plan still has 7 stories on Lyon and only 5 stories on McMillan. It was suggested at the first staff conference that the developers go higher along McMillan in the business district and step down toward Lyon in the residential zone. This was not done. The revised plan does not incorporate the community's request for retail/restaurant or some other space that benefits the public along McMillan - right in the heart of our business district.

These are the main concerns we have with the original and revised plans:

1. Site does not qualify for zone change to Planned Development, per the city's rules. The developer never addressed this issue, although it was raised in the previous meetings.
2. Parking concerns. The neighborhood cannot absorb overflow parking from this project.
3. Setback along Lyon should uniformly respect the setback of neighboring homes.
4. Height along Lyon is more than 75 feet; neighboring homes on Lyon are 3 story.
5. Community requests townhomes on Lyon, a residential street.
6. New build in the business district does not contribute to the commerce of the business district. This property used to be the location of a restaurant where residents could gather. The proposed project is student-only, providing no benefit to the community, while imposing a massive structure stretching into a residentially zoned area.

Sincerely,

A handwritten signature in blue ink, reading "Chip Kussmaul". The signature is written in a cursive style with a clear, legible font.

Chip Kussmaul, President
CUF Neighborhood Association

Cc: City Council
CHBA
CHCURC

Weaver, James

From: Dan Schimberg
Sent: Friday, September 24, 2021 3:48 PM
To: Tullis, Barrett P.
Cc: Weaver, James; Keough-Jurs, Katherine; Matt Bourgeois
Subject: [External Email] Re: Gateway Lofts meeting with CUFNA and neighbors

External Email Communication

Bear,

Please please please have the developer reach out to me. I will be out of town as I mentioned during their couple of days they offered to come to town. The issues I raised on the staff conference call have remained unchanged. I will vigorously oppose this development as presented because I feel it is inconsistent with the priorities of our neighborhood, stresses other existing infrastructure, creates huge logistical and safety problems and is too tall on Lyon St.

As a reminder the parking, garage stacking, garbage management, zero drop off, pick up or delivery accommodations, height is unprecedented on Lyon St, and finally setbacks are simply unacceptable. I have urged you to have them contact me directly to work thru these issues. I have been an active developer in this direct area for 30 years and have no problem with redevelopment. I in fact welcome it when done well and responsibly. I have a track record of supporting responsible development. This is a far cry from that.

Thanks

Dan

Dan Schimberg
President
Uptown Rental Properties
513-861-9394 ofc

Weaver, James

From: DBarclay
Sent: Tuesday, September 28, 2021 12:18 PM
To: 'Charles Kussmaul'; 'Tullis, Barrett P.'
Cc:

Subject: [External Email] RE: Gateway Lofts meeting with CUFNA and neighbors

Follow Up Flag: Follow up
Flag Status: Flagged

External Email Communication

Hello All,

I can make this meeting, but I am not sure what my presence is for. I have made most of my points on the Zoom calls and will make them here because I don't feel they are totally being addressed.

The developer can continue to make little tweaks to the design, but in my opinion, they are pretty much pointless until the city decides on what they think will work best for the neighborhood. I feel what we are given now in the design changes are what the developer thinks we would like to see to make the other major issues go away. The last concept even decreased the parking and there is still no setback. Yes, it is better than the original proposed design, but it doesn't fix the underlying issues.

I don't really think it is fair to the developer to continue down a path of insufficient parking and no front/side yard setbacks until that part of the development is agreed upon by the effective parties and the city... And to be honest I don't think they are.

I believe all the parties involved (excluding the developer) agree the parking is not sufficient for the project and will be bad for the neighborhood. The parking study that they seem to be refer to was done by a developer during the off season of the university and is from what I hear worthless and not really a good representation of the area. The perfect example is only 500 feet away at The Verge- which is 70% parked and still has a waiting list. The developer refers to their other projects(which have a waiting list), but isn't a block away the best reference? Also, on our last call they referred to the city own parking garages across the street. It is my understanding that those cannot be guaranteed to any one party and should not even be part of this conversation.

The front yard setback issue just seems to be ignored. Yes, the developer makes changes that step the building back, but that doesn't address the setback issue. It just masks it. We have fought in the past for some form of a front yard setback on other projects in the immediate area (The Verge has it on Lyon Street and the Deacon has it on University Court). What makes this project any different?

These two issues will drive the entire project and I don't feel the developer has sufficiently defended their position on how it is good for the neighborhood to go further with the currant design.

Until then, I feel talking about generator placement, garbage collection, Uber drop off locations and activity on the streets is pointless.

Attachment G

I'm not against a development, but it must work for the neighborhood. As designed, I feel this is not a good project for the area.

Doug Barclay

projects the developer refers to that they currently operate are not in the same vicinity don't care what the developers other projects show, they are not in the same vicinity



NEIGHBORHOOD ASSOCIATION

representing Clifton Heights | University Heights | Fairview

14 October 2021

To: James Weaver, Department of City Planning and Engagement

RE: The Gateway Lofts and proposed Re-zoning to Planned Development

Dear James Weaver and the City Planning team,

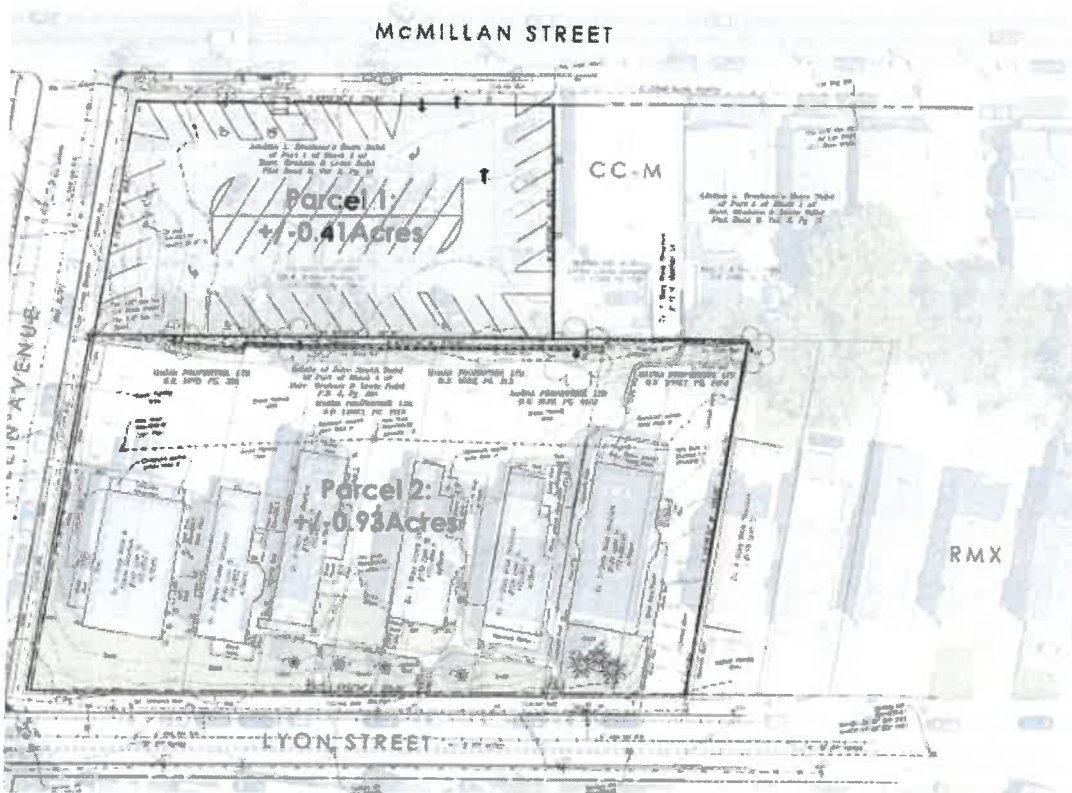
On the evening of Tuesday, October 5, 2021, representatives from Hallmark Campus Communities, Dean Wenz Architects, and KMK Law attended the CUF Neighborhood Association Board of Trustees meeting to discuss revised plans for the Gateway Lofts project. The Board wants to thank you for helping to arrange this meeting. This letter is to document the discussion that occurred Tuesday evening and the continued concerns of CUF residents regarding this proposed Planned Development.

HEIGHT

CUF has consistently shared with the developers that the height along Lyon is not acceptable. A massive 7-story building on a residential street of mostly 2-3 story single family and 2-family homes is not appropriate. Notably, the current height of this project along McMillan (part of the business district) is only 5-stories. CUF has repeatedly suggested that it would be more acceptable to add stories along McMillan and step down to a more appropriate height along Lyon; however, these suggestions have not been incorporated into the revised plans. The most recently revised plan maintains seven stories along Lyon, with a small setback on floors 3-6 and an additional setback on floor seven. Setback will be addressed separately; however, please note the 7-stories and massive height will be very present along Lyon as the 7th floor is still only approximately 15 feet beyond the sidewalk on Lyon. This height is not appropriate for Lyon and must be more significantly reduced in future revisions to complement the existing height of neighboring homes.

SETBACK

Previous plans offered zero setback on Lyon. The most recently revised plan maintains zero setback at the two corner sections of the building along Lyon and adds a small, varying setback from the sidewalk of up to five feet in some areas. The developers noted that the existing properties on Lyon have retaining walls that encroach on the right-of-way and suggested that the revised plan would be an improvement with regards to setback. However, the existing retaining walls are only several feet high, and the existing homes on Lyon are setback 25 feet from the sidewalk, providing a much more open setback and sightline than the plans for Gateway Lofts offer. An aerial view of the plans illustrates the stark difference in the setback of existing homes versus the planned tower along Lyon (see below). Note sections of zero setback at the corner sections and how all 7-stories are set closer to the street than existing homes.

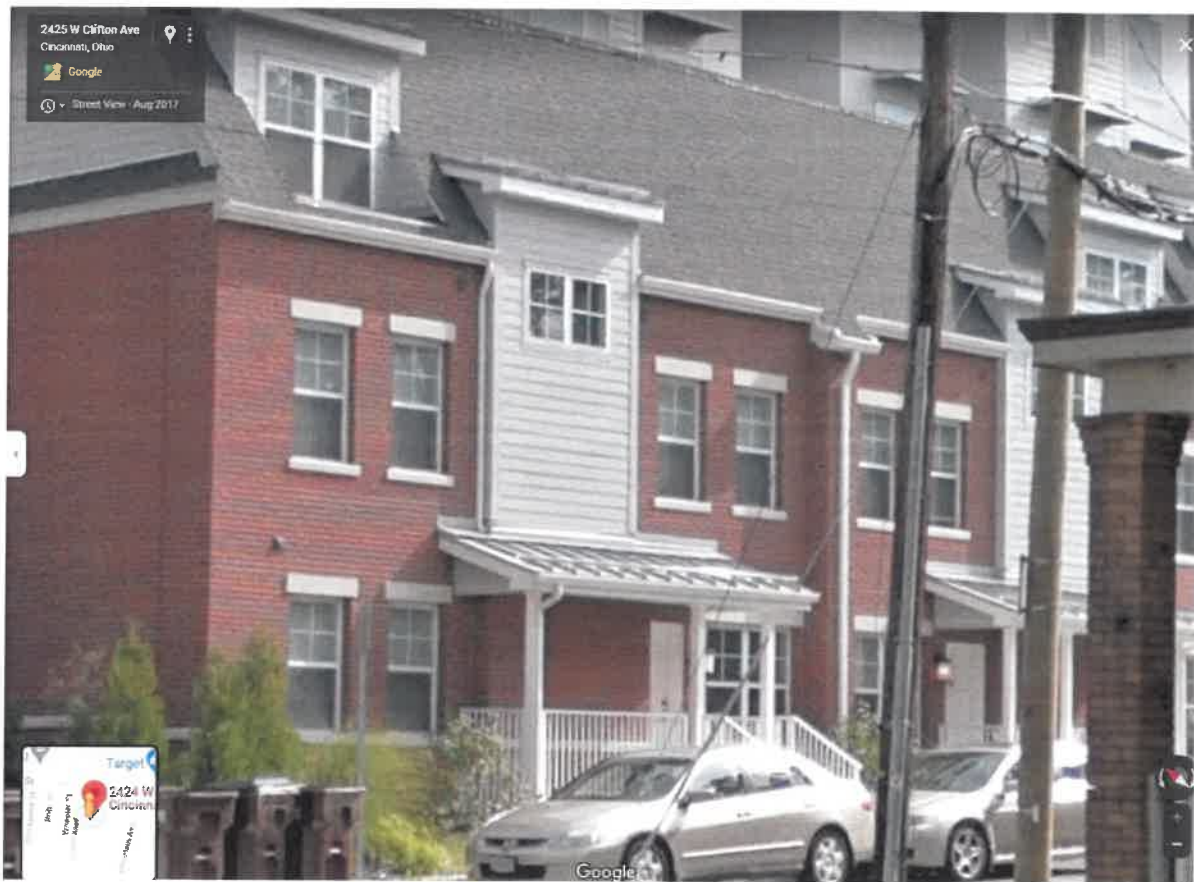


We acknowledge that not all homes on Lyon are setback 25 feet, and we are able to be flexible in this regard; however, zero setback at the corners is not acceptable. Setback and sightlines can be further improved with a more appropriate height and design of the building along Lyon.

TOWNHOMES

In a previous staff conference, CUF explained that incorporating townhomes along Lyon is important to the community, as it allows for interaction and connection that is valued as part of the culture of our neighborhood. Townhomes will activate Lyon and promote a greater sense of safety and community on Lyon. We appreciate that the developers are open to the inclusion of townhomes along Lyon; however, the most recent plan is not impressive. The plan includes only three townhomes, replacing the six existing homes, and the current design gives the appearance of a few doors along an enormous brick wall. Below are examples of townhomes within a few blocks of this location. We believe something similar in design to these would be more appropriate.

232 Lyon Street (Verge):



118 East McMillan Street:



2633 Jefferson Avenue:



PARKING

A major concern of CUF residents are the additional cars that large new developments bring to our neighborhood. It is imperative that any new housing development in CUF provide enough parking in their plans to accommodate the parking demand of their residents. The University of Cincinnati is different from other universities in that many UC students participate in co-op

programs, and most students bring cars with them. Residents of CUF are concerned that the current parking-to-bed ratio for this project is inadequate, and our residential streets do not have the capacity to absorb overflow parking/demand. The development team claimed that they had secured a commitment for 75 additional parking spaces for Gateway Loft residents in the U Square garages. This appears to have been either a misunderstanding or miscommunication, as our follow up with the U Square management verified that these are public garages with no ability to reserve or provide preferential treatment to any group. Monthly passes are sold on a first come first serve basis. We have suggested the developer consider including Zipcars or similar car share offerings in their plans to help encourage fewer cars.

Finally, residents of CUF have consistently asked that the frontage along McMillan include some restaurant/retail or other offering to benefit all neighborhood residents. This project on McMillan is at a prime location in the center of the neighborhood business district. We believe the long-term demand for restaurant/retail in this location will be strong. Even amid the pandemic slowdown, there are new stores opening across the street at U Square. A similar student housing project less than a block away ultimately decided to add two restaurants and a bank to their frontage along McMillan, all of which appear to be successful. Hallmark stated in a previous meeting that they do not include retail in their student housing projects. It is not clear to us if their hesitancy to add it into these plans has more to do with market trends or their lack of experience in mixed-use development. Either way, we continue to advocate strongly for something at this former Pomodori's Pizza location, in our business district, that serves the larger community.

CUF is part of a vibrant, university community where change is inevitable. Our organization is focused on the interests of CUF residents, and we are constantly engaging with various neighborhood stakeholders. The above concerns and suggestions are strongly supported among our community partners. The CUF neighborhood would like to see redevelopment that complements the needs and opportunities of the community. The current revised plan for the Gateway Lofts continues to fall short of recognizing the potential that this site deserves.

CUF is a long-established residential community. Zoning is quite restrictive in this regard and does not permit large commercial projects. This is for the protection of homeowners and long-term residents. Redevelopment along McMillan is in keeping with the needs of the community; but bringing such developments down to Lyon encroaches on the residential basis of our community.

We of CUF are understandably alarmed that development continues a southward course from the business district into our neighborhood. Other developers have indicated that they will follow suit with similar projects to the south of Lyon if the Gateway project is allowed to proceed. Homeowners and other long-term residents are rightfully concerned with where this all ends. We would like assurance from the planning department and city council that current zoning will be followed to prevent further encroachment into our residentially zoned areas.

According to the City zoning code, a Planned Development is supposed to include no less than two acres. This project falls short of that requirement, at only 1.34 acres. The developer has not reduced the scale of this project. Would there be more flexibility on their part, and willingness

to incorporate community feedback, if they had a full 2+ acres to work with? Perhaps the '2-acre minimum' guideline has some merit.

Sincerely,

A handwritten signature in blue ink, appearing to read "Chip Kussmaul".

Chip Kussmaul, President
CUF Neighborhood Association

Cc: City Council
CHBA
CHCURC



Clifton Heights Business Association

October 26, 2021

Mr. James Weaver
Department of City Planning
City of Cincinnati
via email

Dear Mr. Weaver:

We write this letter to oppose the Gateway Development being proposed by Hallmark in its current form. We have communicated with the developer at length and very clearly stated our concerns over the entirety of the summer. Since the beginning we have made it clear that we viewed the 2013 Verge development as the comparable project that represents the scale we would be open to supporting.

The rationale for this is fairly obvious as both projects share a myriad of similarities:

- **Location** - within a block of one another and fronting on both West McMillan (commercial) and Lyon Streets (residential) ;
- **Zoning** - mix of residential and commercial ; under the minimum 2 acres stipulated for a Planned Development ;
- **Size** - Verge is 1.65 acres ; Gateway is 1.38 acres ; and
- **Use** - both student housing.

We spent many months with the developer of the Verge and the other community stakeholders to refine a development plan that worked for the developer AND the resident and business communities. In our view, the PD process worked as it should to help find compromise between the limitations of the mixed zoning, the financial feasibility of the development, and the concerns of the area stakeholders.

Due to the similarities between the Hallmark proposal and the Verge development, our comments were consistently to mirror what the Verge did in scale. Despite that feedback, the only modifications made were largely cosmetic and did not address the core of our issues.

For reference, I have attached our letter from July 21, 2021 letter which summarized our position. At this time, we still have the following concerns:

- **Density** (# of Beds) - the Verge had 495 beds vs 442 at Gateway... that represents only 12% fewer beds even though the site is only 20% smaller.
- **Parking** - The Verge had 380 parking spaces vs 223 at Gateway... that represents 40% fewer spaces even though the site is 20% smaller. The argument has been made that the parking isn't necessary and yet all of the Verge's parking is sold out at \$100 / month.

- **Massing** – Both projects average 5 stories using West McMillan as grade ; however, the Verge placed the majority of density on West McMillan (6 stories) to lessen the burden on Lyon (4 stories) ; and
- **Setbacks** – The Verge has 30 feet of setback from the Lyon ROW to the larger overbuild vs Gateway which has only 15 feet of setback from the Lyon ROW to its larger overbuild.

As we stated several months ago to the developer, we believe all of these issues can be addressed just as the Verge development was able to, by doing the following:

- Take a story off of Lyon Street and put it on West McMillan ;
- Increase the townhome total depth / setback to 30 feet ;
- Review the concentration of 4 & 5 bedroom units that are exacerbating the parking issue. The Verge had 2/3 of their units as 1 & 2 bedrooms and 1/3 3 & 4 bedrooms units. The most recent area development, the Deacon, is 1/3 1 & 2 bedrooms and 2/3 3 & 4 bedroom units. The Gateway by Hallmark is proposed to **be 95% 4 & 5 Bedrooms**.

Thank you for your time throughout this process.

Sincerely,

JD DuBois, President

Attach: CHBA Letter to Hallmark dated 7/21/21

7/21/2021

Ryan & Will,

Thanks for taking the time to meet with us and discuss your project. We thought it might be helpful for both parties if we summarized the concerns of the Clifton Heights Business Association (CHBA) in writing so that we could have a clear understanding of expectations as the process progresses.

In 2013 we spent months negotiating and massaging what ended up becoming the Verge. Those discussions involved all of the same stakeholders and while neither CHBA nor CUFNA got 100% of what we wanted, it did result in a financially viable project that didn't adversely impact neighbors or the business district. Given that fact, we feel that using the Verge as a measuring stick is a fair and efficient use of all of our times and energies.

Your Gateway Lofts site is incredibly similar in that it is 1.38 acres versus the Verge's 1.65 acres -- so about a 20% reduction in size. Both sites front on McMillan (a major artery) and back up to Lyon (a residential street). Both require a PD as the zoning is mixed.

Unfortunately, it feels like what's being proposed for the Gateway site is out of whack when compared to the Verge:

- 469 beds (Gateway) vs 495 (Verge) or only 5% less (even though site is 20% smaller)
- 214 Parking Spaces (Gateway) vs 380 (Verge) or over 75% less (even though site is only 20% smaller and has the same number of parking levels... 2)
- Both projects average 5 stories using McMillan as the grade; however, Verge placed the majority of density on McMillan (6 stories) to lessen the burden on Lyon (4 stories).
- The Lyon Street townhomes when compared have 2 very fundamental differences. The Verge has 30 feet of setback from the ROW to the larger overbuild; whereas you are proposing only 15 feet AND no setback relief on the SW and SE corners of the building. This dramatically reduces or even negates the value of the townhomes from a massing standpoint.

We believe that these issues can be remedied with the following modifications and encourage you to review the Verge's massing plans for reference:

- Take a story away on Lyon and add it to McMillan.
- Extend the townhomes to the east and west corners of the site on Lyon.
- Increase the townhome total depth / setback to 30 feet.
- Revisit the parking layout. The Verge was able to fit a lot more parking on a similar site. We know they incorporated tandem parking as one way to increase parking, but would encourage you to explore the ways in which they were able to maximize their counts.
- In conjunction with looking at parking efficiencies, please review your assumptions with regard to your abundance of 4 and 5 bedroom units. The resulting high number of beds is exacerbating your parking problem. The Verge ended up with approximately $\frac{2}{3}$ 1s & 2s and $\frac{1}{3}$ 3s & 4s. The Deacon is $\frac{1}{2}$ 1s and 2s and $\frac{1}{2}$ 3s & 4s. You are 93% 4s & 5s.


7/21/2021

- Lastly, we would like to see more attention paid to the NW corner to develop some architectural interest.

Given the fact that the Verge was able to make an undeniably financially successful product given these constraints / factors, we see no reason why the same or similar can't be done be with your Gateway project. We welcome the opportunity to work with you to solve for this and commit to doing so expediently.

Thank you,

The Clifton Heights Business Association



John DuBois, President

Attachment H



December 3, 2021

James Weaver, Senior City Planner
Department of City Planning & Engagement
City of Cincinnati
james.weaver@cincinnati-oh.gov

Mr. Weaver,

This letter is intended to summarize the shared concerns of the CUF Neighborhood Association, Clifton Heights Business Association, and Clifton Heights Community Urban Redevelopment Corporation. Before we do so, we would like to express our appreciation for how you have shepherded this process.

Our organizations do not always agree on everything, but we communicate openly and from the outset of discussions regarding this site, we have ALL collectively made several things clear to the developer and the City:

- Lyon Street is a residential street that needs to be treated as such from a massing and use standpoint ;
- Adequately parking a development of this scale (goal of 70% ratio of parking spaces to beds) is critically important to avoid making a bad parking situation worse ;
- The Verge development is a recent project with MANY overlapping aspects that should be replicated and used as a guide when developing the project (location, PD, mixed residential/commercial zoning, student housing, underground parking, etc) ; AND
- We want to see the surface parking lot in our business district developed.

There have been other issues that are important to our individual groups such as a retail presence on McMillan or lower overall density, but those aforementioned perspectives are UNEQUIVOCALLY supported by ALL of us.

We were greatly encouraged by your staff report that echoed these issues as you recommended holding the Planned Development request until the parking ratio could be increased to 0.7 : 1 AND until appropriate setbacks and massing could be addressed on Lyon Street.

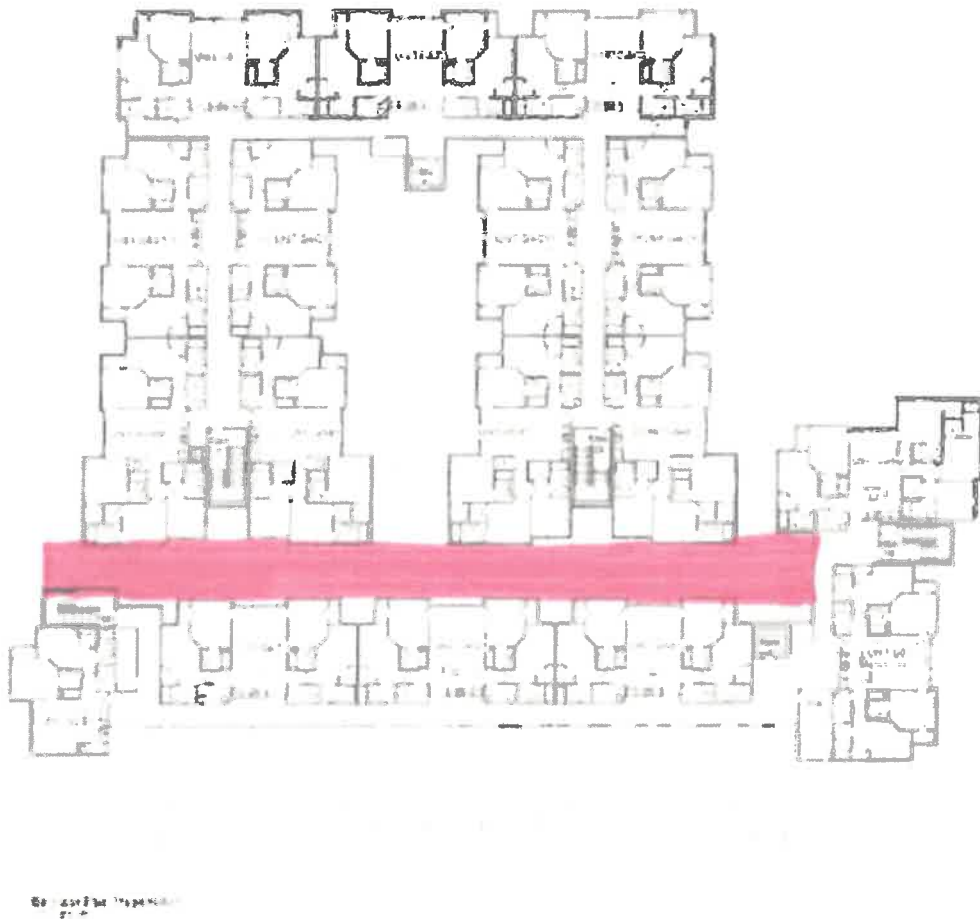
We found your recommendations to be reasonable and felt they provided ample detail on how to achieve those recommendations. Furthermore, we were pleased that Planning Commission supported your recommendations and instructed us all to meet and find common ground.

At our meeting on November 23rd, we were disappointed to learn that the developer's only effort to meet your recommendations, and our long stated wishes, was to remove the townhomes on Lyon

Attachment H

Street that we had always advocated for. The developer also did not remove a level off of Lyon as was suggested, but rather moved it back slightly. These changes did not represent the compromise the Planning Commission had asked for at the end of their meeting. It was a “take it or leave it” approach that was forcing our organizations to choose between appropriately parking their development OR sacrificing any semblance of a residential street that the townhomes would provide.

In the interest of finding common ground / compromise, the suggestion was made to keep their bed count the same while further pulling back the top floor from Lyon Street (see shaded area below). This would have required their 2 different buildings (1 U-shaped and 1 L-shaped) to be combined into one donut shaped building. They said that was not possible because those bedrooms that faced the existing windows would not comply with code as there would be no windows anymore once the buildings were pushed together.



In discussing this matter with an architect, they assured us that it was absolutely possible to do it, it would simply require a reorganizing of a bay of rooms so that bedrooms were oriented differently.

Given all of this feedback, we were surprised and disappointed to learn that the developer is presenting to Planning Commission “Alternate B” for approval. As we stated in the November 23rd meeting, we believe this alternate is actually worse than what was presented to Planning Commission

Attachment H

initially and does not even remotely meet the intent of the directives they've been given by the community stakeholders, City Planning Staff, or Planning Commission.

In summary, we still stand by your recommendations and believe that Planning Commission should as well. We assert that the following changes should be made before the Planning Commission should consider approving the PD:


- Remove the entire upper level of rooms on Lyon Street. This would reduce the bed count by around 20 beds thereby improving the parking ratio. It would also improve the massing on Lyon Street.
- Combine the "U" and "L" shaped buildings into a donut. That would allow the development to achieve the 30 ft setback on the upper floors on Lyon as you recommended and not negatively impact their density / bed count.
- Add back the townhomes on Lyon Street. This would add back in 23 beds (more than what was lost by removing the uppermost floor on Lyon St). It would also retain some of the residential feel of Lyon St.
- Design townhomes to look aesthetically different from the overbuild / upper floors so that they stand out and appear to be entirely different from street level.
- Pickup / Dropoff – questions of how deliveries will be handled still have not been adequately addressed. Proper planning will ensure neighboring businesses and residents aren't negatively impacted by 400+ students' daily deliveries.
- Construction Staging – This site has zero lay down area for construction. We think it is imperative that any approval require a suitable staging plan. Construction will take a minimum of 18 months so there will be a substantial impact on adjacent streets and property owners.

Since 2004, there have been 6,300 beds of large scale, new construction, student housing developed in the Corryville & CUF communities (not including on campus). There is a LOT of precedent and a LOT of lessons learned. Those projects have all been overwhelmingly financially successful and found a way to be supported by the communities they impacted. The proposed development is simply too much on too small a site and represents excess relative to its peer projects.

We can only assume that the developer is either unwilling to make changes to bring them in line with their own projects (University Edge) and peer projects OR they are unable due to inflated land costs. Either way, that is no excuse to place the burden on the community and its stakeholders.

We remain committed to seeing a project happen at this site, we simply must oppose this project in its current form. If you have any questions, please feel free to discuss with any of us.

Sincerely,


Chip Kussmaul, President
CUF Neighborhood Assoc.


JD DuBois, President
Clifton Heights Business Assoc.


Matt Bourgeois, Director
Clifton Heights CURC

116 LYON STREET LLC
2570 MADISON RD # 22
CINCINNATI OH 45208

125 W MCMILLAN PARKING LLC
30 W 3RD STREET 4TH FL
CINCINNATI OH 45202

136 DETZEL LLC
2718 VINE ST
CINCINNATI OH 45219

227 LYON STREET LLC
3852 LINCOLN RD
CINCINNATI OH 45247

2423 OHIO LLC
5169 GRANTS GREDRICK
SOUTH LEBANON OH 45065

77 CORNERSTONE LLC
3322 BISHOP ST
CINCINNATI OH 45231

AHMAD MUHAMMAD & NABILA T
118 LYON ST
CINCINNATI OH 45219

ATKINSON APARTMENTS LLC
3449 MICHIGAN AVE LL #2
CINCINNATI OH 45208

BARCLAY REAL ESTATE PROPERTIES LLC
139 LYON ST SUITE 200
CINCINNATI OH 45219-1511

BATSCH PHILLIP M
9580 BLUEWING TER
CINCINNATI OH 45241

BATSCH STEVE T
227 LYON ST APT A
CINCINNATI OH 45219

CABS LLC
9442 OLD VILLAGE DR
LOVELAND OH 45140

CALHOUN PARTNERS LLC
1220 EDWARDS RD
CINCINNATI OH 45208

CALLAHAN CLARE & SYLVIA J PLYLER
219 LYON ST
CINCINNATI OH 45219-1303

CHATAUQUA PROPERTIES LLC
11752 GRANDSTONE LN
CINCINNATI OH 45249

CHIN JAMES
2855 WEST 24TH AVE
DENVER CO 80211

CHOLLEY JEFFREY J
8845 CUPSTONE DR
GALENA OH 43021

CHCURC
2510 OHIO AV, SUITE C
CINCINNATI OH 45219

DEERING PROPERTIES I LLC
3427 MANOR HILL DR
CINCINNATI OH 45220

DETTINGER LLC
2938 VERNON PL
CINCINNATI OH 45219

DETZEL PROPERTIES LLC
6022 MONTICELLO AVE
CINCINNATI OH 45224

DISSINGER MELISSA A & ROBERT L
105 FETTERBUSH RD
ELGIN SC 29045

DODD ALBERT S IV & ALBERT SIDNEY
DODD IV
229 LYON ST
CINCINNATI OH 45219-1303

DQSWO LLC
4138 SPANISH BAY DR
MASON OH 45040

EDENU LLC
359 RESOR AVE
CINCINNATI OH 45220

ELLERBE WALTER G & TERI R
12009 KILBRIDE DR
CINCINNATI OH 45251

ESM RESIDENTIAL LLC
5065 SHATTUC AVE
CINCINNATI OH 45208

FRANCIOSE WILLIAM J & MADONNA W
207 LYON ST
CINCINNATI OH 45219-1303

GRIGGS JOAN M
124 DETZEL PL
CINCINNATI OH 45219-1510

HUBBARD JASON J
9044 ZOELLNER DR
CINCINNATI OH 45251

KELLEY MARY S
3435 GOLDEN AVE #402
CINCINNATI OH 45226

LYON STREET RENTALS LLC
210 LYON ST
CINCINNATI OH 45219

MCMILLAN APARTMENTS LLC
7 JACKSON WALKWAY C/O GILBANE
DEV CO
PROVIDENCE RI 02903

MCMILLAN LLC
2985 GRANDIN RD
CINCINNATI OH 45208

MDB REAL ESTATE FIVE LLC
1564 GEORGETOWN RD
LOVELAND OH 45140

MITCHELL BRENDAN J
652 EDINBURGH CT
FT MITCHELL KY 41017

MOERLEIN PROPERTIES LLC
150 EAST BROAD ST
COLUMBUS OH 43215

OHIO-MCMILLAN APARTMENTS LLC
210 W MCMILLAN ST
CINCINNATI OH 45219

PAPPAS DOROTHY
2435 MOERLEIN AVE
CINCINNATI OH 45219-1531

RANZ KARYN M
112 DETZEL PL
CINCINNATI OH 45219-1510

ROQUE ALFREDO & MARIA
7913 KIRKLAND DR
CINCINNATI OH 45224

SCHMIDT PHILIP ERIC & PAMELE LYNN
7733 TEMPLIN RD
BLANCHESTER OH 45107

SMITH THERESA E & VINCENT DEPAUL
SMITH
4901 PICONE ST
METAIRIE LA 70006

STALLO ANDREW
4324 HUTCHINSON RD
CINCINNATI OH 45248

STATE OF OHIO
505 S STATE ROUTE 741
LEBANON OH 45036

CUF NEIGHBORHOOD ASSOCIATION
2364 W. MCMICKEN AV
CINCINNATI OH 45214

STAVALE FRANCESCO
116 DETZEL PL
CINCINNATI OH 45219

STRAIGHT STREET PROPERTIES LLC
10480 STABLEHAND DR
CINCINNATI OH 45242

TEPPERBERG BENJAMIN E TR
P O BOX 20163
CINCINNATI OH 45220

TJ PROPERTIES PLUS LLC
5699 ROSECLIFF DR
HILLIARD OH 43026

TURNER PAMELA A & TIMOTHY
140 DETZEL PL
CINCINNATI OH 45219-1510

U SQUARE LLC
1055 ST PAUL PL
CINCINNATI OH 45202

UC ELLIE LLC
1890 NORTHWEST BLVD SUITE 320
COLUMBUS OH 43212

UNIVERSITY BIBLE FELLOWSHIP
2441 MOERLEIN AVE
CINCINNATI OH 45219

UNIVERSITY HOUSING GROUP LLC
2616 SHORT VINE
CINCINNATI OH 45219

UNIVERSITY OF CINCINNATI
650 UNIVERSITY PAVILION OFFICE OF
GENERAL COUNSEL
CINCINNATI OH 45219

USQUARE HOTEL LLC
125 W SPRING ST
OXFORD OH 45056

WARNER STREET LLC
105 COURT ST # 1091
HAMILTON OH 45012

WELLS ROGER & JENNIFER
8404 GUSTIN RIDER RD
BLANCHESTER OH 45107

WILLIAMS NORMAN L
4806 COUNTRY WOODS LN
GREENSBORO NC 27410

January 20, 2022

To: Mayor and Members of City Council 202200092
From: Paula Boggs Muething, City Manager
Subject: Notwithstanding Ordinance – 932 McPherson Avenue

Transmitted is an Ordinance captioned:

AUTHORIZING the real property located at 932 McPherson Avenue in the East Price Hill neighborhood to be developed and used as a two-family dwelling NOTWITHSTANDING the use limitations in Chapter 1403, “Single Family Districts,” of the Cincinnati Municipal Code and any other applicable zoning regulations that would prevent the property’s development and use as a two-family dwelling.

The City Planning Commission recommended approval of the Notwithstanding Ordinance at its December 17, 2021 meeting.

Summary:

The petitioner, Vice Mayor Smitherman, requests a Notwithstanding Ordinance to permit the development of a two-family dwelling at 932 McPherson Avenue in East Price Hill. The property owner, BLOC Ministries (BLOC), purchased the property and the existing vacant building on the property in 2019 from the Hamilton County Land Reutilization Corporation. BLOC proposes to renovate the interior of the existing building into a two-family dwelling to serve graduates of BLOC’s recovery program. The existing building footprint is not proposed to be changed. Since the property is located in a SF-2 zoning district which does not permit two-family dwellings, a Notwithstanding Ordinance is requested to permit the renovation of the existing building into a two-family dwelling. The requested permission is notwithstanding the use limitations in Chapter 1403, “Single-Family Districts,” and any other applicable zoning regulations that would prevent the property’s development and use as a two-family dwelling, including, but not limited to, the off-street parking requirements set forth in Section 1425-19, “Off-Street Parking and Loading Requirements,” of the Cincinnati Zoning Code.

The City Planning Commission recommended the following on December 17, 2021, to City Council:

APPROVE the proposed Notwithstanding Ordinance to permit the development of a two-family dwelling at 932 McPherson Avenue in East Price Hill subject to the following conditions:

- 1) The development and use of 932 McPherson Avenue as a two-family dwelling must be developed as per the plans on file with the Department of Buildings and Inspections under permit no. 2021P07766.
- 2) The Notwithstanding Ordinance does not provide a variance from any other laws of the City of Cincinnati, and the properties shall remain subject to all other provisions of the Cincinnati Municipal Code, SF-2, “Single-family,” zoning district.

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

City of Cincinnati

MEH

BWB

An Ordinance No. _____

- 2022

AUTHORIZING the real property located at 932 McPherson Avenue in the East Price Hill neighborhood to be developed and used as a two-family dwelling NOTWITHSTANDING the use limitations contained in Chapter 1403, "Single-Family Districts," of the Cincinnati Municipal Code and any other applicable zoning regulations that would prevent the property's development and use as a two-family dwelling.

WHEREAS, BLOC Ministries, Inc. ("BLOC") owns the real property located at 932 McPherson Avenue in the East Price Hill neighborhood ("Property"), which it purchased from the Hamilton County Land Reutilization Corporation in 2019; and

WHEREAS, the Property is located in the SF-2, "Single-Family," zoning district, and it consists of a single parcel containing a vacant residential structure; and

WHEREAS, BLOC wishes to develop the Property for use as a two-family dwelling to serve graduates of its recovery program ("Project"), but two-family dwellings are not permitted in the SF-2, "Single-Family," zoning district; and

WHEREAS, the Project is compatible with the surrounding land uses in the vicinity of the Property, which land uses include other two-family dwellings, multi-family dwellings, and institutional and commercial uses; and

WHEREAS, reasonable deviations from zoning code provisions that would otherwise prevent the Property's use as a two-family dwelling will benefit the surrounding area by returning a vacant property to productive use and by providing safe and attractive housing to support graduates of BLOC's recovery program; and

WHEREAS, the City Planning Commission, at its regularly scheduled meeting on December 17, 2021, upon considering the factors set forth in Cincinnati Municipal Code ("CMC") Section 111-5, recommended the adoption of a notwithstanding ordinance authorizing the Project subject to certain conditions; and

WHEREAS, a legislative variance authorizing the Project is consistent with *Plan Cincinnati* (2012), specifically its Sustain and Live Initiative Areas that respectively seek to "[b]ecome a healthier Cincinnati" (page 81) and to "provide quality healthy housing for all income levels" (page 165); and

WHEREAS, the Council finds that the Project will enhance the quality and character of the area by rehabilitating an existing vacant building that will fit within the context of McPherson Avenue and the East Price Hill neighborhood; and

WHEREAS, the Council additionally finds that permitting the Project will not have an adverse effect on the character of the area or the public health, safety, and welfare, and the Project is in the best interests of the City and the public's health, safety, morals, and general welfare; now, therefore,

BE IT ORDAINED by the Council of the City of Cincinnati, State of Ohio:

Section 1. That, following its own independent review and consideration, the City Council incorporates the foregoing recitals as if fully rewritten herein, and it hereby confirms that the legislative variance criteria set forth in Section 111-5 of the Cincinnati Municipal Code are satisfied in all respects.

Section 2. That the Council specifically finds that a legislative variance authorizing the development and use of the property located at 932 McPherson Avenue ("Property") in the East Price Hill neighborhood as a two-family dwelling, which Property is depicted on the map attached hereto as Exhibit A and incorporated herein by reference, will not have an adverse effect on the character of the surrounding area or the public's health, safety, and general welfare, and that it is consistent with the purposes of the Cincinnati Municipal Code and the zoning district within which the Property is located.

Section 3. That the Council authorizes the Property's development and use as a two-family dwelling, subject to the terms and conditions set forth in this ordinance. This authorization is granted notwithstanding the use limitations contained in Chapter 1403, "Single-Family Districts," of the Cincinnati Municipal Code, and any other applicable zoning regulations that would prevent the Property's development and use as a two-family dwelling, including, but not limited to, the off-street parking requirements set forth in Section 1425-19, "Off-Street Parking and Loading Requirements," of the Cincinnati Municipal Code.

Section 4. That the Council authorizes the Property's development and use as a two-family dwelling on the condition that the Property is developed as per the plans on file with the Department of Buildings and Inspections under permit no. 2021P07766.

Section 5. That this ordinance does not provide a variance from any other laws of the City of Cincinnati, and the Property shall remain subject to all other provisions of the Cincinnati Municipal Code and the SF-2, "Single-Family," zoning district.

Section 6. That the City Manager and the appropriate City officials are authorized to take all necessary and proper actions to implement this ordinance, including by issuing building permits and related approvals provided they conform to applicable building codes, housing codes, accessibility laws, and other applicable laws, rules, and regulations.

Section 7. That this ordinance shall take effect and be in force from and after the earliest period allowed by law.

Passed: _____, 2022

Aftab Pureval Mayor

Attest: _____
Clerk

EXHIBIT A

Location Map of 932 McPherson Ave in East Price Hill

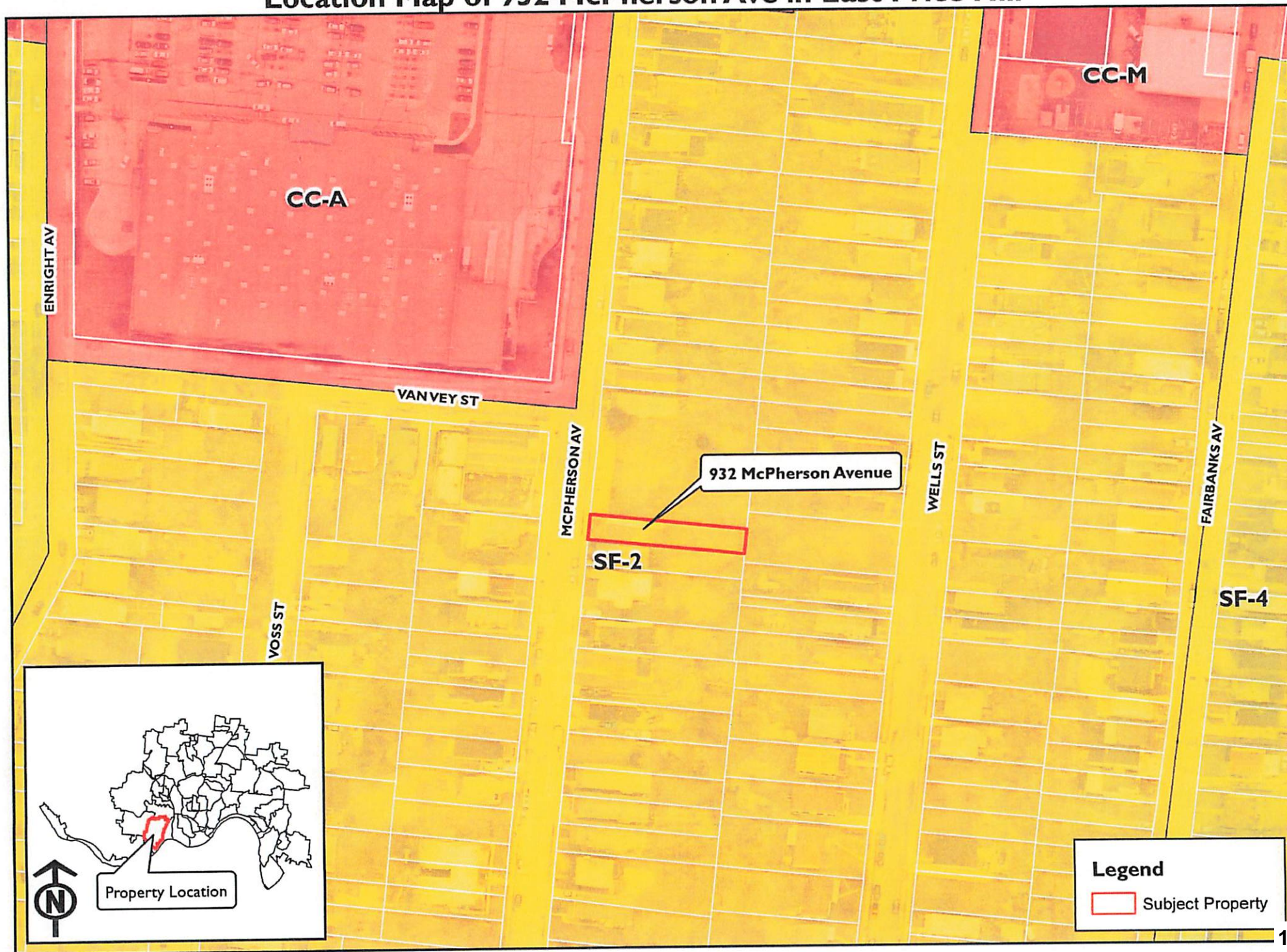
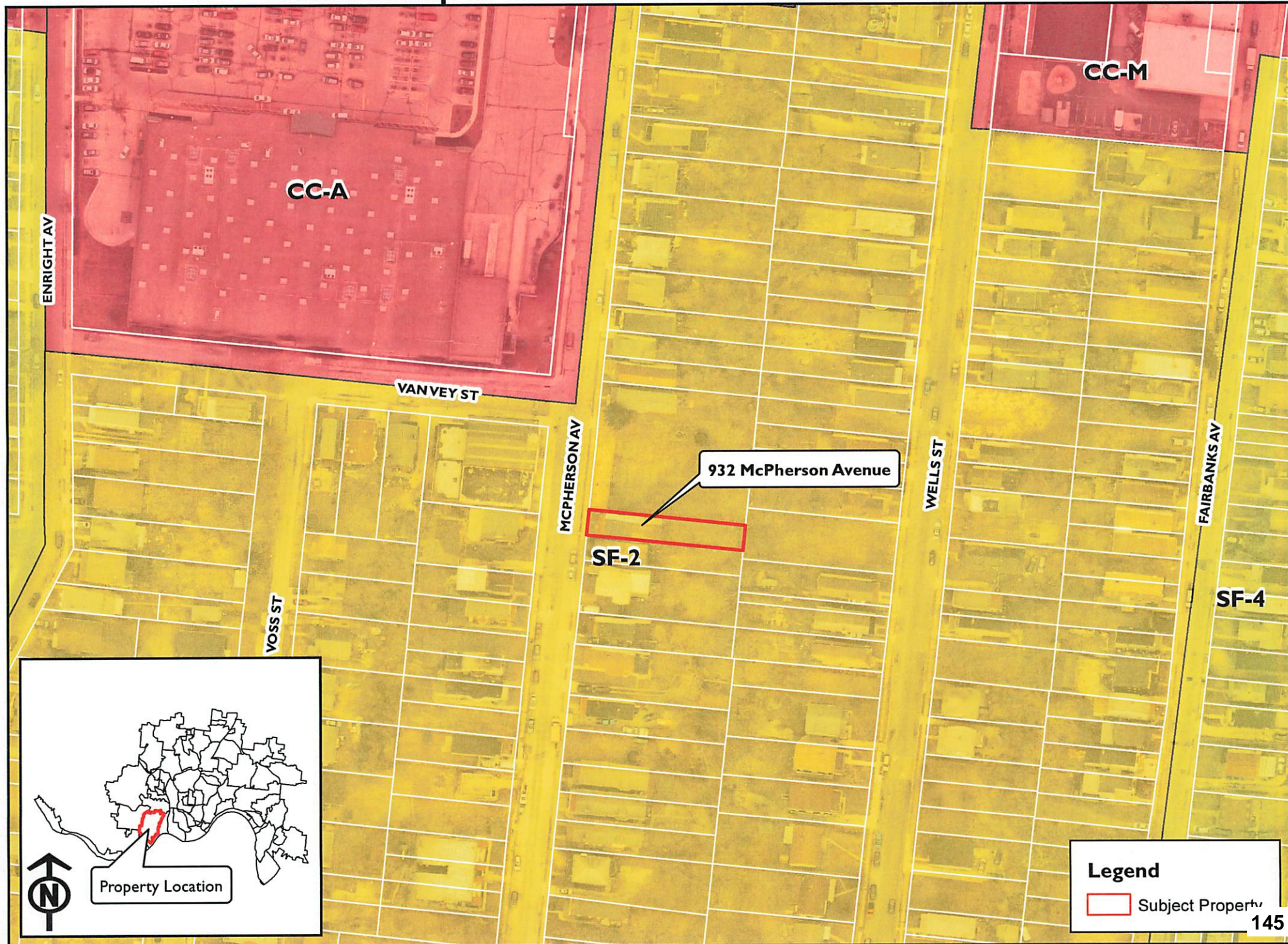


EXHIBIT A

Location Map of 932 McPherson Ave in East Price Hill



SUBJECT: A report and recommendation on a proposed Notwithstanding Ordinance to permit the development of a two-family dwelling at 932 McPherson Avenue in East Price Hill.

GENERAL INFORMATION:

Location: 932 McPherson Avenue, Cincinnati, OH 45205

Petitioner: Vice Mayor Christopher Smitherman
801 Plum Street, Cincinnati 45202

Owner: BLOC Ministries
911 West 8th Street, Cincinnati 45203

EXHIBITS:

Provided in addition to this report are the following exhibits:

- Exhibit A Location Map
- Exhibit B Proposed Notwithstanding Ordinance
- Exhibit C Renovation Plans

BACKGROUND & PROPOSED NOTWITHSTANDING ORDINANCE:

The petitioner, Vice Mayor Christopher Smitherman, requests a Notwithstanding Ordinance to permit the development of a two-family dwelling at 932 McPherson Avenue in East Price Hill. The subject property is zoned Single-family (SF-2) and located a block south of the East Price Hill Neighborhood Business District along Warsaw Avenue. The property owner, BLOC Ministries (BLOC), purchased the property and the existing vacant building on the property in 2019 from the Hamilton County Land Reutilization Corporation. BLOC Ministries is a faith-based non-profit organization that focuses on healthy personal relationships and activities that help to build hope, purpose, and virtual life skills for students, families, and adults to thrive and succeed despite difficult circumstances. The organization has been active in the neighborhood for over 24 years.

BLOC proposes to renovate the interior of the existing building into a two-family dwelling to serve seven graduates of BLOC's recovery program. The existing building footprint is not proposed to be changed. Since the property is located in a SF-2 zoning district which does not permit two-family dwellings, a Notwithstanding Ordinance is requested to permit the renovation of the existing building into a two-family dwelling. The requested permission is notwithstanding the use limitations in Chapter 1403, "Single-Family Districts," and any other applicable zoning regulations that would prevent the property's development and use as a two-family dwelling, including, but not limited to, the off-street parking requirements set forth in Section 1425-19, "Off-Street Parking and Loading Requirements," of the Cincinnati Zoning Code.

ANALYSIS:

The Department of City Planning and Engagement has generally taken a position to not support Notwithstanding Ordinances for land use decisions because they do not comply with the Cincinnati Zoning Code that the department is charged with developing and enforcing. However, Cincinnati Municipal Code Section 111-5 establishes a list of factors by which a City Council committee may

consider a notwithstanding ordinance application. As such, the City Planning Commission shall consider the following when making a recommendation on notwithstanding ordinances to City Council:

- 1) Whether the proposed application will not have an adverse effect on the character of the area or the public health, safety and welfare;

The proposed use and rehabilitation of the building at 932 McPherson Avenue will not have an adverse effect on the area. There are no proposed changes to the existing building footprint and the use will remain residential which is consistent with the surrounding neighborhood.

- 2) Whether the proposed application is consistent with the purposes of this code and the zoning district where the subject property is located including but not limited to:

- (a) Providing a guide for the physical development of the city.

Not applicable to this application.

- (b) Preserving the character and quality of residential neighborhoods.

The proposed Notwithstanding Ordinance would permit the renovation of an existing single-family dwelling into a two-family dwelling which is consistent with the surrounding neighborhood. The proposed renovation will be an interior renovation and the existing structure will not be changed substantially. Additionally, the proposed renovation will return a currently vacant property to a productive, residential use.

- (c) Fostering convenient, harmonious and workable relationships among land uses.

The land uses surrounding the subject property are predominantly residential, including single-, two-, and multi-family dwellings, and commercial uses. The proposed two-family dwelling is consistent with this land use pattern.

- (d) Achieving the arrangement of land uses described in the comprehensive plan for the development of the city as may have been adopted by council.

The proposed Notwithstanding Ordinance is consistent with Plan Cincinnati (2012) (see "Consistency with Plans" for further analysis).

- (e) Promoting the economic stability of existing land uses and protecting them from intrusions by inharmonious or harmful land uses.

The proposed two-family dwelling is consistent with the residential land uses in the area and will support the nearby commercial uses in the East Price Hill Neighborhood Business District along Warsaw Avenue which is one block north of the subject property.

- (f) Providing opportunities for economic development and new housing for all segments of the community.

The proposed two-family dwelling will provide safe and quality housing for seven graduates of BLOC's recovery program.

- (g) Creating pedestrian-friendly environments to reduce reliance on the automobile for travel.
The subject property is located within 0.12 miles walking distance of the East Price Hill Neighborhood Business District along Warsaw Avenue. The Route 33 bus runs along Warsaw Avenue with bus stops located at the intersection of McPherson Avenue and Warsaw Avenue. Additionally, the subject property is less than 500 feet from a full-service grocery store.
- (h) Preventing excessive population densities and overcrowding of land or buildings.
The proposed Notwithstanding Ordinance would permit a two-family dwelling to house seven individuals. Section 1401-01-F2 states that up to four persons unrelated to each other by blood, marriage, or legal adoption, may live together as a single housekeeping unit.
- (i) Ensuring the provision of adequate open space for light, air and fire safety.
The proposed Notwithstanding Ordinance does not provide a variance from any other laws of the City of Cincinnati. The owner would need to abide by the building code and fire regulations outlined in the Cincinnati Municipal Code.
- (j) Ensuring that development is compatible with the environment, particularly on the hillsides and along the riverfront.
Not applicable to this application.
- (k) Promoting the conservation, protection, restoration and enhancement of the historic resources of the city.
The subject property is not located within a historic district. The proposed Notwithstanding Ordinance would permit the rehabilitation of an existing building, preserving the built character on the street.
- (l) Lessening congestion in the public streets by providing for off-street parking and loading areas for commercial vehicles.
Section 1425-19, Off-Street Parking and Loading Requirements, requires one off-street parking space per unit in a SF-2 zoning district. The proposal does not provide any off-street parking, and thus seeks relief through the Notwithstanding Ordinance. The subject property one block away from the Route 33 bus which connects East Price Hill with Downtown to the east and Westwood to the northwest.
- (m) Providing effective signage that is compatible with the surrounding urban environment.
Proposed signage for the building was not submitted as part of the application. However, a condition of the proposed Notwithstanding Ordinance is that the property shall remain subject to all other provisions of the Cincinnati Municipal Code, including the SF-2, "Single-family," zoning district, including any signage regulations.
- (n) Setting standards by which a nonconforming use may continue to function and to provide for the adaptive reuse of nonconforming buildings.

Not applicable to this application.

PUBLIC COMMENT AND NOTIFICATION:

Notice of the December 17, 2021 City Planning Commission was sent to property owners within a 400-foot radius of the subject property, as well as the East Price Hill Improvement Association and Price Hill Will, on December 2, 2021. BLOC Ministries, an organization that has been active in the neighborhood for over 24 years, has discussed the proposed project with neighbors. They have not received any concerns. Staff has not received any additional correspondence to-date.

CONSISTENCY WITH PLANS:

Plan Cincinnati (2012)

The proposed Notwithstanding Ordinance is consistent with *Plan Cincinnati* in the Live Initiative Area, specifically the Goal to “Provide a full spectrum of housing options and improve housing quality and affordability” (p. 164). Within that Goal, the proposal is consistent with two of the Strategies: “Provide quality healthy housing for all income levels” (p. 165) and “Offer housing options of varied sizes and types for residents at all stages of life” (p. 169). The proposed renovation will provide housing for graduates of BLOC’s recovery program. Additionally, it is consistent with the Guiding Geographic Principle to “Focus revitalization on existing centers of activity” (p. 86). The subject property is located within the compact walkable quarter mile of the East Price Hill Neighborhood Business District.

Price Hill Plan (2014)

The proposed Notwithstanding Ordinance is consistent with the Future Land Use map (p. 16) in the *Price Hill Plan* (2015), which calls for residential uses with a transition to mixed-use along McPherson Avenue. It is also consistent with an Action Step within the Housing section of the plan which states, “Create desirable new and rehabbed homes that provide an attractive housing stock to meet a range of market demands” (p. 21).

CONCLUSIONS:

The proposed Notwithstanding Ordinance would permit a two-family dwelling use in a SF-2 zoning district at 932 McPherson Avenue and waive all associated parking requirements. The requested relief through the Notwithstanding Ordinance has been found to be reasonable since the proposed Notwithstanding Ordinance:

- Complements surrounding land uses
- Enhances the quality and character of the area by rehabilitating an existing vacant building that will fit within the neighborhood context
- Provides safe and quality housing for seven individuals within proximity of a bus route and Neighborhood Business District
- Is consistent with *Plan Cincinnati* (2012) and the *Price Hill Plan* (2014)

However, the Department of City Planning and Engagement has generally taken the position to not support Notwithstanding Ordinances for land use decisions because they do not comply with the zoning laws that the department is charged with developing and enforcing.

RECOMMENDATION:

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

DENY the proposed Notwithstanding Ordinance to permit the development of a two-family dwelling at 932 McPherson Avenue in East Price Hill.

- 1) The Department of City Planning and Engagement cannot support any Notwithstanding Ordinances for land use decisions because the ordinances do not comply with the zoning laws that the Department of City Planning and Engagement is charged with developing and enforcing.

If the City Planning Commission decides to recommend approval of the Notwithstanding Ordinance, the City Planning Commission should consider the following conditions:

- 1) The development and use of 932 McPherson Avenue as a two-family dwelling must be developed as per the plans on file with the Department of Buildings and Inspections under permit no. 2021P07766.
- 2) The Notwithstanding Ordinance does not provide a variance from any other laws of the City of Cincinnati, and the properties shall remain subject to all other provisions of the Cincinnati Municipal Code, SF-2, "Single-family," zoning district.

Respectfully submitted:



Samantha McLean, AICP, Senior City Planner
Department of City Planning and Engagement

Approved:



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

Proposed Notwithstanding Ordinance at 932 McPherson Ave in East Price Hill

EXHIBIT A

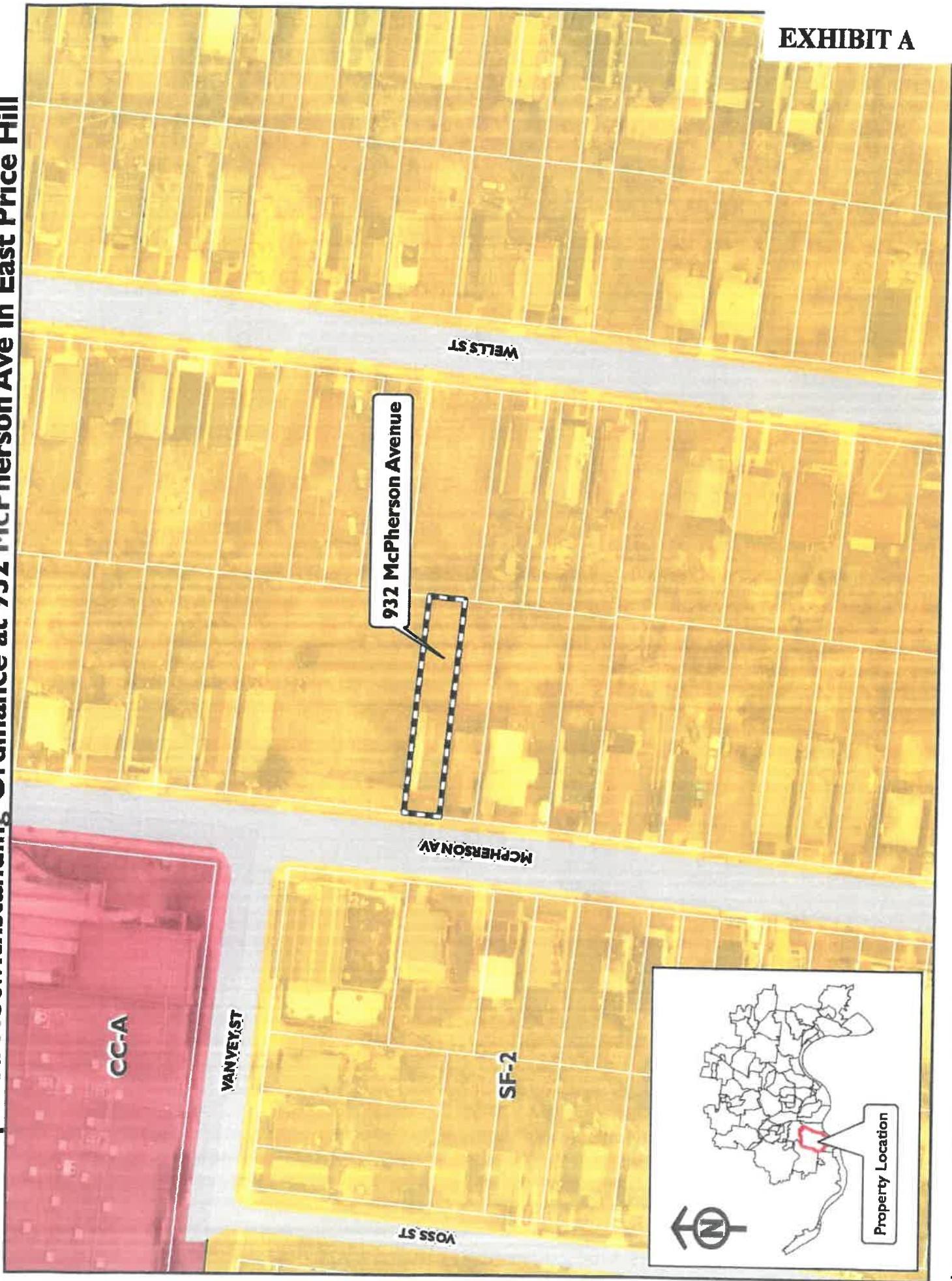


EXHIBIT B



Date: November 23, 2021

AWG/EESW

To: Vice Mayor Christopher Smitherman
From: Andrew Garth, City Solicitor
Subject: Ordinance – 932 McPherson Avenue

Transmitted herewith is an ordinance captioned as follows:

AUTHORIZING the real property located at 932 McPherson Avenue in the East Price Hill neighborhood to be developed and used as a two-family dwelling **NOTWITHSTANDING** the use limitations contained in Chapter 1403, "Single-Family Districts," of the Cincinnati Municipal Code and any other applicable zoning regulations that would prevent the property's development and use as a two-family dwelling.

AWG/MEH/(lnk)
Attachment
35360

AWG/ESW

MEH

- 2021

City of Cincinnati
An Ordinance No. _____

AUTHORIZING the real property located at 932 McPherson Avenue in the East Price Hill neighborhood to be developed and used as a two-family dwelling **NOTWITHSTANDING** the use limitations contained in Chapter 1403, "Single-Family Districts," of the Cincinnati Municipal Code and any other applicable zoning regulations that would prevent the property's development and use as a two-family dwelling.

WHEREAS, BLOC Ministries, Inc. ("BLOC") owns the real property located at 932 McPherson Avenue in the East Price Hill neighborhood ("Property"), which it purchased from the Hamilton County Land Reutilization Corporation in 2019; and

WHEREAS, the Property is located in the SF-2, "Single-Family," zoning district, and it consists of a single parcel containing a vacant residential structure; and

WHEREAS, BLOC wishes to develop the Property for use as a two-family dwelling to serve graduates of its recovery program ("Project"), but two-family dwellings are not permitted in the SF-2, "Single-Family," zoning district; and

WHEREAS, the Project is compatible with the surrounding land uses in the vicinity of the Property, which land uses include other two-family dwellings, multi-family dwellings, and institutional and commercial uses; and

WHEREAS, reasonable deviations from zoning code provisions that would otherwise prevent the Property's use as a two-family dwelling will benefit the surrounding area by returning a vacant property to productive use and by providing safe and attractive housing to support graduates of BLOC's recovery program; and

WHEREAS, the City Planning Commission, at its regularly scheduled meeting on December 17, 2021, upon considering the factors set forth in Cincinnati Municipal Code ("CMC") Section 111-5, recommended the adoption of a notwithstanding ordinance authorizing the Project subject to certain conditions; and

WHEREAS, a legislative variance authorizing the Project is consistent with *Plan Cincinnati* (2012), specifically its Sustain and Live Initiative Areas that respectively seek to "[b]ecome a healthier Cincinnati" (page 81) and to "provide quality healthy housing for all income levels" (page 165); and

WHEREAS, the Council finds that the Project will enhance the quality and character of the area by rehabilitating an existing vacant building that will fit within the context of McPherson Avenue and the East Price Hill neighborhood; and

WHEREAS, the Council additionally finds that permitting the Project will not have an adverse effect on the character of the area or the public health, safety, and welfare, and the Project is in the best interests of the City and the public's health, safety, morals, and general welfare; now, therefore,

BE IT ORDAINED by the Council of the City of Cincinnati, State of Ohio:

Section 1. That, following its own independent review and consideration, the City Council incorporates the foregoing recitals as if fully rewritten herein, and it hereby confirms that the legislative variance criteria set forth in Section 111-5 of the Cincinnati Municipal Code are satisfied in all respects.

Section 2. That the Council specifically finds that a legislative variance authorizing the development and use of the property located at 932 McPherson Avenue ("Property") in the East Price Hill neighborhood as a two-family dwelling, which Property is depicted on the map attached hereto as Exhibit A and incorporated herein by reference, will not have an adverse effect on the character of the surrounding area or the public's health, safety, and general welfare, and that it is consistent with the purposes of the Cincinnati Municipal Code and the zoning district within which the Property is located.

Section 3. That the Council authorizes the Property's development and use as a two-family dwelling, subject to the terms and conditions set forth in this ordinance. This authorization is granted notwithstanding the use limitations contained in Chapter 1403, "Single-Family Districts," of the Cincinnati Municipal Code, and any other applicable zoning regulations that would prevent the Property's development and use as a two-family dwelling, including, but not limited to, the off-street parking requirements set forth in Section 1425-19, "Off-Street Parking and Loading Requirements," of the Cincinnati Municipal Code.

Section 4. That the Council authorizes the Property's development and use as a two-family dwelling on the condition that the Property is developed as per the plans on file with the Department of Buildings and Inspections under permit no. 2021P07766.

Section 5. That this ordinance does not provide a variance from any other laws of the City of Cincinnati, and the Property shall remain subject to all other provisions of the Cincinnati Municipal Code and the SF-2, "Single-Family," zoning district.

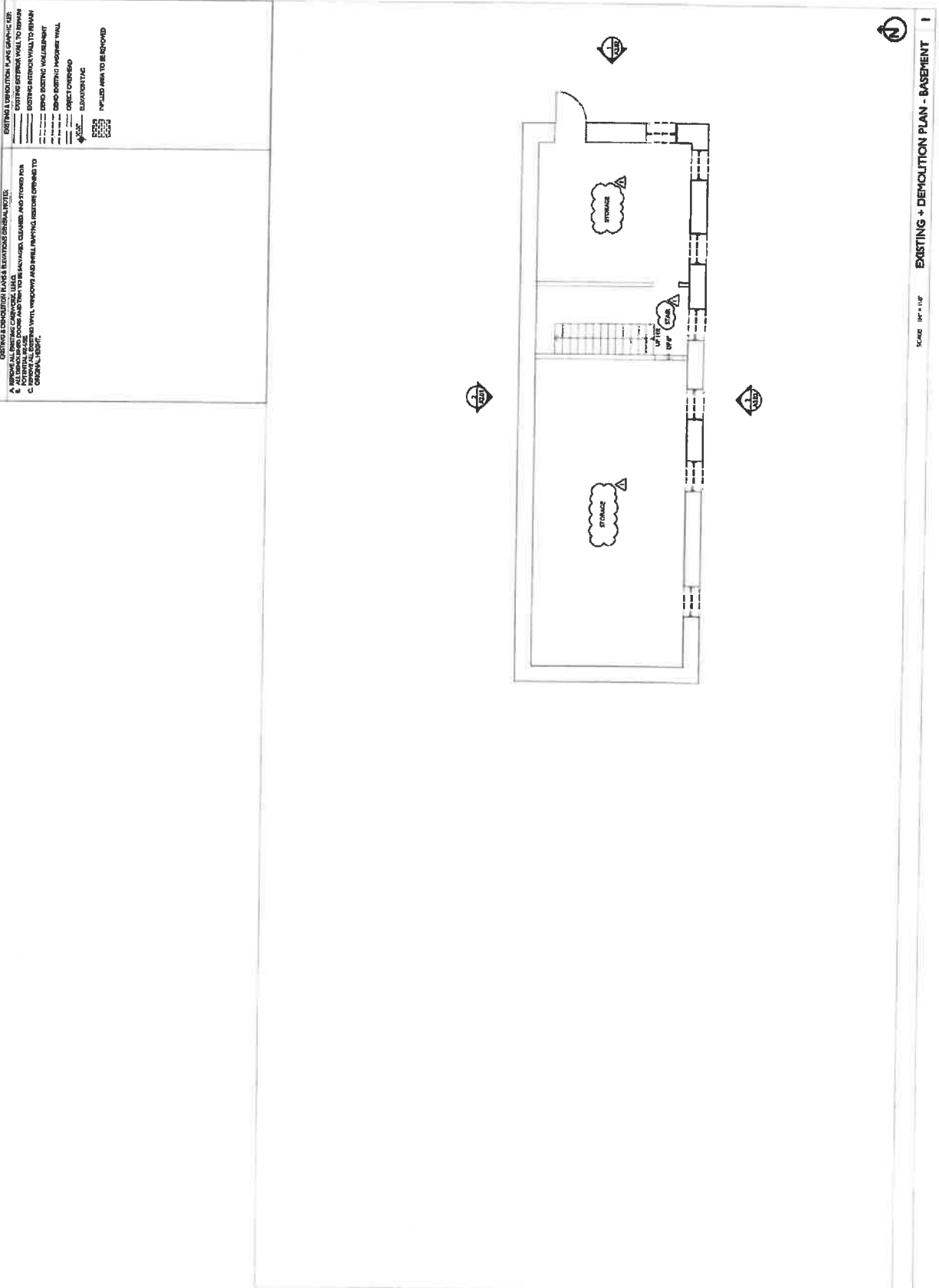
Section 6. That the City Manager and the appropriate City officials are authorized to take all necessary and proper actions to implement this ordinance, including by issuing building permits and related approvals provided they conform to applicable building codes, housing codes, accessibility laws, and other applicable laws, rules, and regulations.

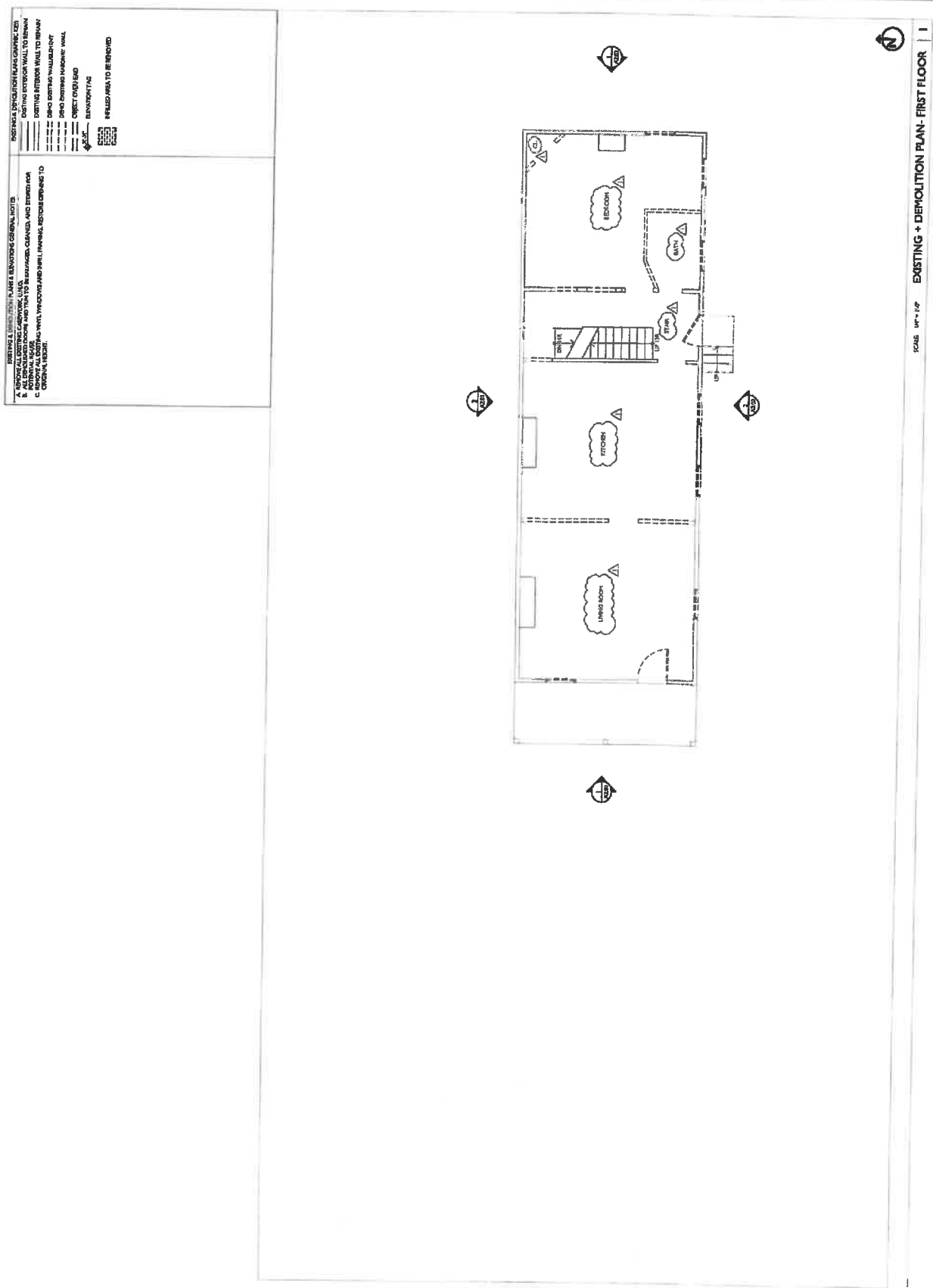
Section 7. That this ordinance shall take effect and be in force from and after the earliest period allowed by law.

Passed: _____, 2021

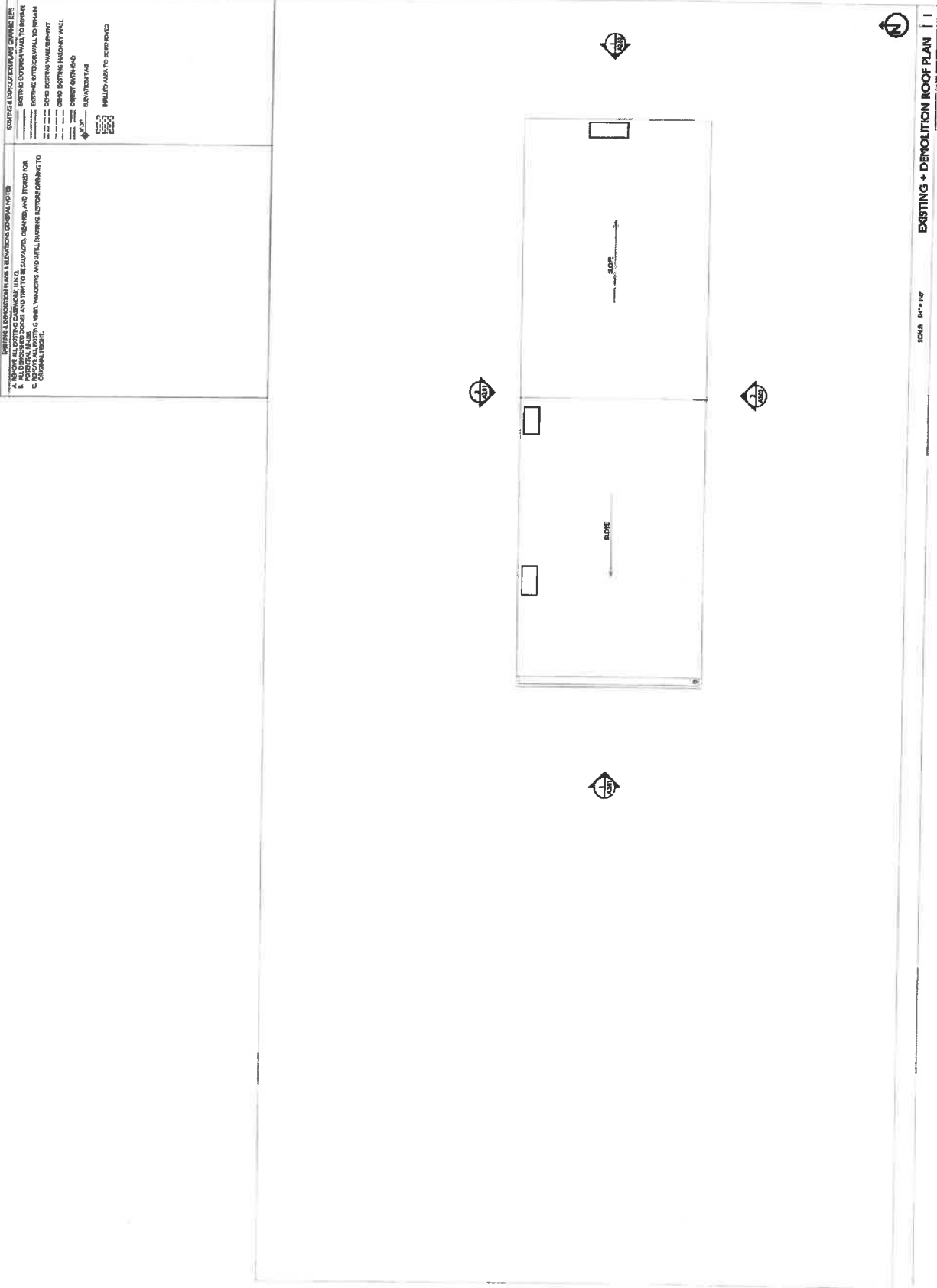
John Cranley, Mayor

Attest: _____
Clerk

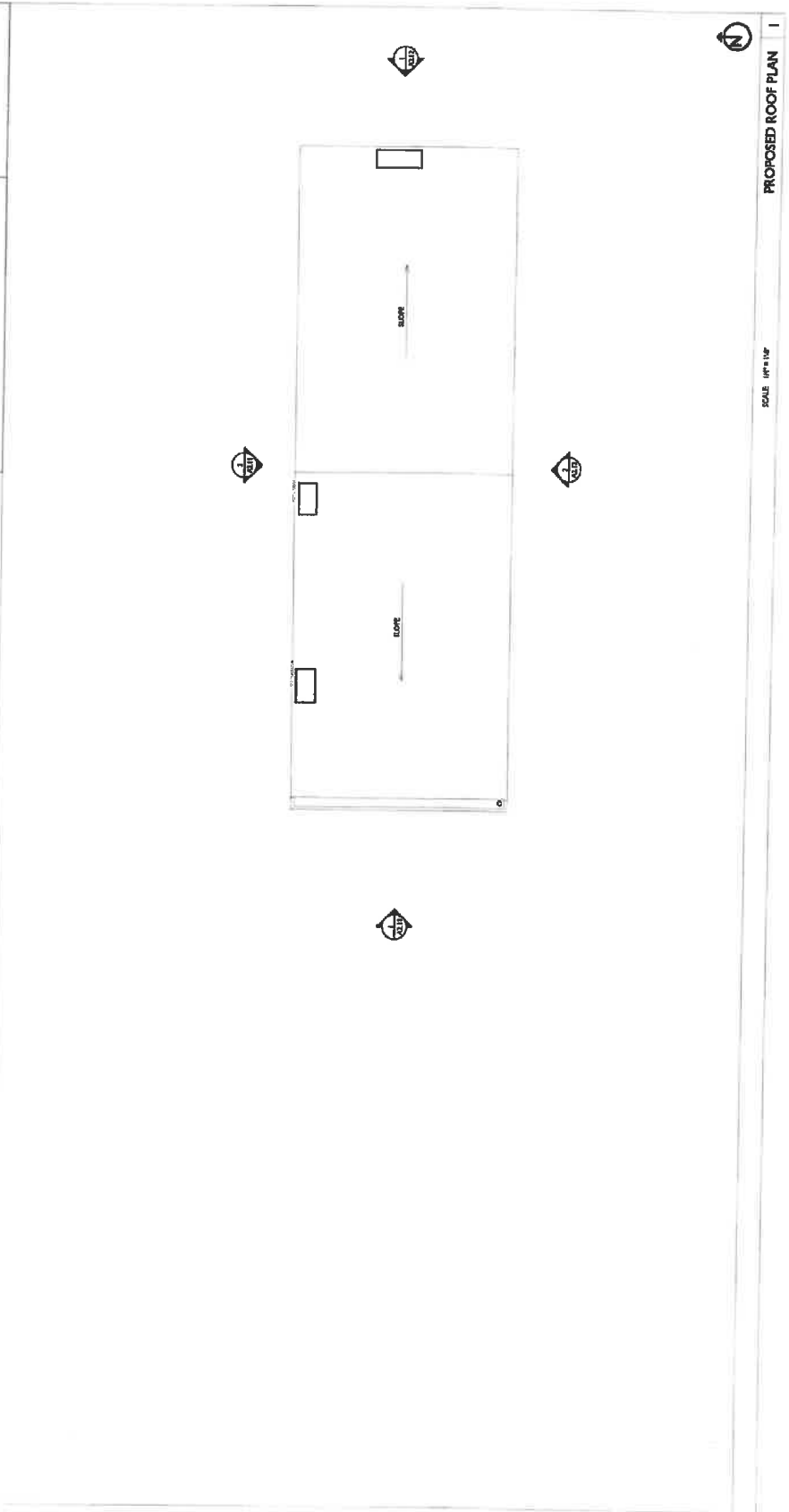






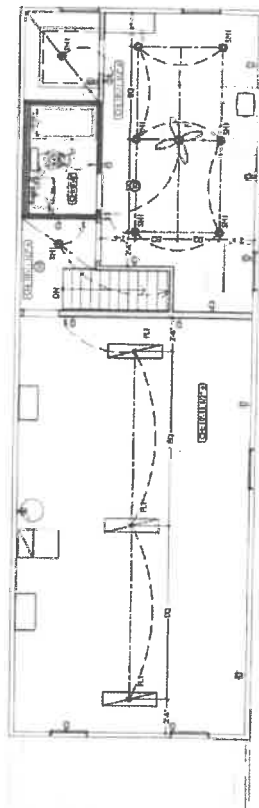


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REFLECTED CEILING PLAN - THIRD FLOOR

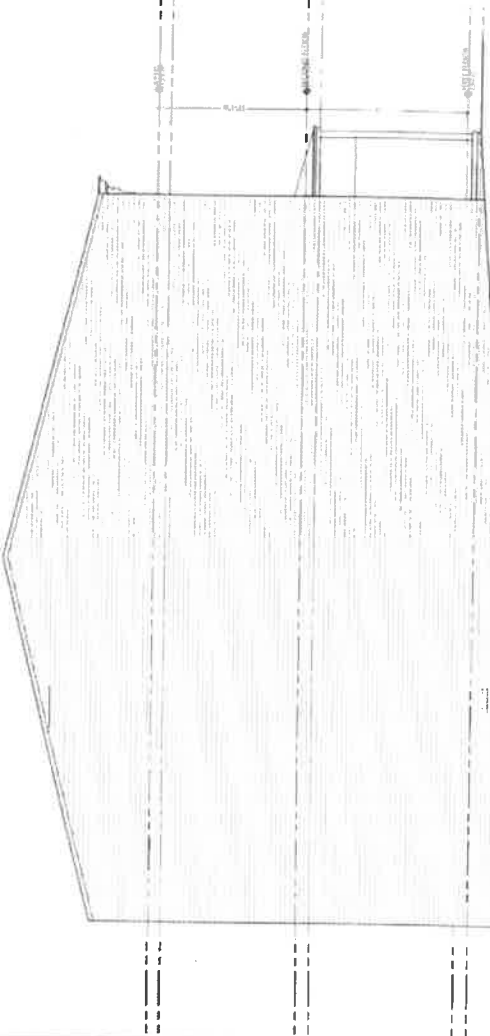
SCALE 1/8" = 1'-0"



GENERAL NOTES:

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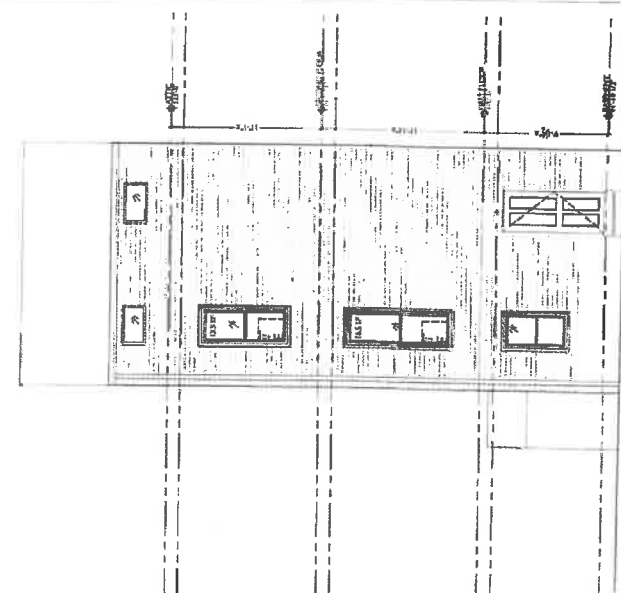
EXISTING + DEMOLITION ELEVATION - NORTH



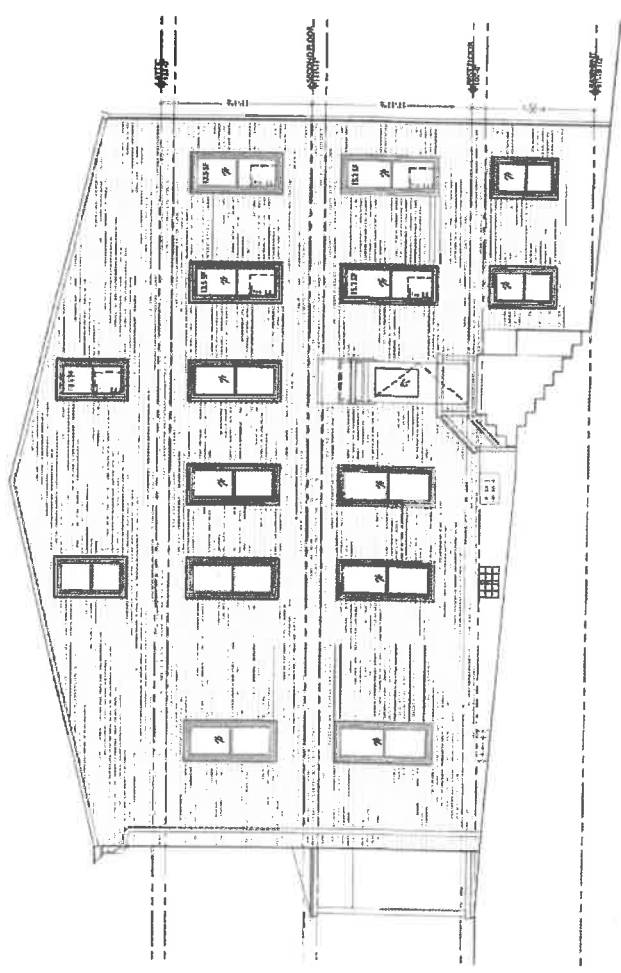
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PROPOSED ELEVATION - NORTH	SCALE 1/4" = 1'-0"	PROPOSED ELEVATION - WEST
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PROPOSED ELEVATION - EAST	1
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PROPOSED ELEVATION - SOUTH	2
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ITEM #5 - Additional Correspondence

December 13, 2021

City of Cincinnati
City Planning Commission
805 Central Avenue
Cincinnati, OH 45202
Attn: Samantha McClean

To Samantha McClean and the members of the Planning Commission,

On behalf of Price Hill Will, I am writing to advocate for the change of the one family residence at 932 McPherson Avenue to a two family residence by BLOC Ministries. The home will support women in our neighborhood by providing housing for women who are graduates of BLOC's long term recovery program. Each unit will be occupied by one woman. They each have full time employment and will be paying their way forward. Price Hill Will fully encourages and supports this much needed program that improves quality of life and provides further housing stability to our Price Hill communities.

Price Hill Will is a community development corporation dedicated to creating systemic change in Price Hill through equitable physical, civic, social, economic, and creative development that improves the quality of life for all families in our community. We help residents build on their assets and gain skills as we connect them with resources to improve their quality of life. We achieve this via community leadership development, community gardens, neighborhood business district planning and revitalization, residential and commercial real estate development, our MYCincinnati 120-member youth orchestra, arts and cultural events, and many other programs.

Thank you for your consideration. Please feel free to reach out to me if you have any questions – I can be reached at jay@pricehillwill.org.

Thank you,



Jay Kratz, RA
Director of Real Estate Development
Price Hill Will



513-251-3800
3301 Price Avenue
Cincinnati, OH 45205

www.pricehillwill.org
www.arcoincincinnati.org
www.mycincinnatiorchestra.org

1562 RUTH AVE LLC
8595 BEECHMONT AVE
103
CINCINNATI OH 45255

2 AI LLC
P O BOX 389220
CINCINNATI OH 45238

2B GUMMY LLC
855 VILLAGE CENTER DR
STE 262
NORTH OAKS MN 55127

903 AVE MCPHEARSON HOLDINGS LLC
24 E UNIVERSITY AVE
#OFC
CINCINNATI OH 45219

905 WELLS LLC
PO BOX 11276
CINCINNATI OH 45211

923 FAIRBANKS AVE LLC
4270 IVY POINTE BLVD
#225
CINCINNATI OH 45245

935 WELLS LLC
1317 HOPPLE ST
CINCINNATI OH 45225

950 MCPHERSON LLC
P O BOX 9422
CINCINNATI OH 45209

AAA FAMILY 2 LLC
3987 EBENEZER RD
CINCINNATI OH 45248

AFFORDABLE HOUSING CORPORATION
2902 GRANDIN RD
CINCINNATI OH 45208

ALFREY CAROLINE A
919 WELLS ST
CINCINNATI OH 45205

ALVAREZ EUGENE & JOAN
947 FAIRBANKS AVE
CINCINNATI OH 45205

AMIDOU IBRAHIM & PADILATOU
3054 WEST TOWER AVE
CINCINNATI OH 45238

ASH VANISE
931 FAIRBANKS AVE
CINCINNATI OH 45205

AVRAHAM EITAN & ORIT
4204 CARRIAGELITE DR
CINCINNATI OH 45241

BARTLETT PHYLLIS L
917 VOSS ST
CINCINNATI OH 45205

BATTISTONI NELLO ROBERTO
846 MCPHERSON AVE
CINCINNATI OH 45205

BLOC MINISTRIES INC
911 W 8TH ST
CINCINNATI OH 45203

BLOC MINISTRIES INC
911 W 9TH ST
CINCINNATI OH 45203

BRITTON RONALD J & OPHALENA
BRITTON
6820 BRAGG LANE
HARRISON OH 45030

BUELTERMAN MARK E & JOHN J
920 WELLS ST
CINCINNATI OH 45205-1827

BUSCH DONALD D SR & JOAN
904 WELLS ST
CINCINNATI OH 45205-1827

CARNES ROSEMARY A
930 MCPHERSON AVE
CINCINNATI OH 45205-1815

CARTHAGE CONTRACTORS LLC
6809 VINE ST
CINCINNATI OH 45216

C-DEVELOPMENT COMPANY LLC
903 FAIRBANKS AVE
CINCINNATI OH 45205

CHILDRESS SHANAY L
909 MCPHERSON AVE
CINCINNATI OH 45205

CINCY HOUSE LLC
PO BOX 14148
CINCINNATI OH 45250

CINVESTMENTS GROUP LLC
6457 GLENWAY AVE
SUITE 112
CINCINNATI OH 45211

DENSFORD WAYNE F & MELISA SUE
939 VOSS ST
CINCINNATI OH 45205-1719

DGTH LLC
P O BOX 32261
CINCINNATI OH 45232

DIEM PHILANA
P O BOX 610713
MIAMI FL 33161

ESCOBEDO JULIAN
2131 LINCOLN AVE
CINCINNATI OH 45224

FAIRBANKS-SUNSET LLC
PO BOX 23316
CINCINNATI OH 45223

FAIRBANKS-SUNSET LLC
P O BOX 9731
CINCINNATI OH 45209

FOLEY DALON I
941 FAIRBANKS AVE
CINCINNATI OH 45205

FOREVER REDEEMED PROPERTIES LLC
PO BOX 24433
CINCINNATI OH 45229

FRYE MARJORIE
939 WELLS ST
CINCINNATI OH 45205

GALACTIC UNION GROUP LLC
201 N 46TH AVE
HOLLYWOOD FL 33021

GREY FOREST DEVELOPMENT LLC
4047 CEDARWOOD LN
CINCINNATI OH 45245

HABITAT FOR HUMANITY OF GREATER
CINCINNATI
4910 PARA DR
CINCINNATI OH 45237

HAMILTON COUNTY LAND
REUTILIZATION CORPORATION
3 EAST FOURTH ST
STE 300
CINCINNATI OH 45202
JONES LAQUEA
925 VOSS ST
CINCINNATI OH 45205

HARMON JAQUNNA PATRICE
917 FAIRBANKS
CINCINNATI OH 45205
KROGER LIMITED PARTNERSHIP I
1014 VINE ST
CINCINNATI OH 45202

LASWELL JOHNNIE M
909 WELLS ST
CINCINNATI OH 45205-1826

LEE CATHY LUCILLE
932 WELLS AVE
CINCINNATI OH 45205

LOREN REAL ESTATE LLC
7184 GREGORY CREEK LN
WEST CHESTER OH 45069

LUCERNE PROPERTIES LLC
P O BOX 1812
WEST CHESTER OH 45071

MATEO ROSA MARTINEZ
1604 ROSE AVE
CINCINNATI OH 45205

MCCLURE JAMES P
1702 QUEBEC RD
CINCINNATI OH 45205

MCGUANE FRANCIS
924 MCPHERSON AVE
CINCINNATI OH 45205-1815

MELLON VINCENT & SHAAKIRA
SARGENT
930 ENRIGHT AVE
CINCINNATI OH 45205

METCALF IGNACIO A
11211 BUCKHEAD CT
MIDLOTHIAN VA 23113

MEYER MANAGEMENT INC
P O BOX 5486
CINCINNATI OH 45205

MS TEES PROPERTY GROUP
1123 FRONT ST
HAMILTON OH 45011

MUNOZ LUIS & SHANNON G
910 VOSS ST
CINCINNATI OH 45205

NASTOLD MARY M
947 WELLS ST
CINCINNATI OH 45205-1826

NGENDAKUMANA VANANCIA
911 VOSS ST
CINCINNATI OH 45205

NIXON ROBERT H JR
10950 CAROLINA TRACE
HARRISON OH 45030

PACKER JAMES P JR
5764 GLENWAY AVE
CINCINNATI OH 45238

PALACIO OSCAR
8340 RIDGEVALLEY CT
CINCINNATI OH 45247

PHELPS BETTY A
958 MCPHERSON AVE
CINCINNATI OH 45205-1863

PRICE HILL WILL
3301 PRICE AVE
CINCINNATI OH 45205

REAL HANDYMAN SERVICE LLC
963 WELLS ST
CINCINNATI OH 45205

REDEEMED INVESTMENTS LLC
2343 PARK ROSE AVE
DUARTE CA 91010

RISING PHOENIX PROPERTIES LLC
11970 STREAMSIDE DR
LOVELAND OH 45140

ROBERTS RICHARD P & WILMA I
940 WELLS ST
CINCINNATI OH 45205

RUTLAND NAKIA N
937 FAIRBANKS AVE
CINCINNATI OH 45205

SCHLOSS MARGARET
4508 HECTOR AVENUE
CINCINNATI OH 45227

SCHOLL JEFFREY W & ALISON M
4666 GLENWAY AVE
CINCINNATI OH 45238

SFR3 AIC LLC
500 WESTOVER DR
#14104
SANFORD NC 27330

SFR3-020 LLC
228 PARK AVE S
STE 73833
NEW YORK NY 10003

SIMS GREGORY P
927 FAIRBANKS AVE
CINCINNATI OH 45205-1807

SKIMORE JOSEPH & ROBERTA E
949 WELLS ST
CINCINNATI OH 45205

SMITH LEROY
950 WELLS ST
CINCINNATI OH 45205

ST LEON MANAGEMENT LLC
8214 JORDAN RIDGE DR
CLEVES OH 45002

STASER CHRISTOPHER J & KELSIE O
942 MCPHERSON
CINCINNATI OH 45205

STEPHENS HEATHER
911 MCPHERSON AVE
CINCINNATI OH 45205

STOWELL PHILIP A & BARBARA J
928 MCPHERSON AVE
CINCINNATI OH 45205

STRAUGHN PAULA & FREDRICK
835 MCPHERSON AVE
CINCINNATI OH 45205

STRAYHORN VICTOR & CHAUNA
1380 MEREDITH DR
CINCINNATI OH 45231

TAYLOR RONALD F JR & ELIZABETH A
924 ENRIGHT AVE
CINCINNATI OH 45205

VANDENBOSCH MARY
2338 KENTON ST
CINCINNATI OH 45206

VINA REAL-ESTATE INVESTMENT
GROUP LLC
P O BOX 32183
CINCINNATI OH 45232

WALLS REAL ESTATE INVESTMENTS III
LLC
10 GREEN ST
CINCINNATI OH 45202

WEBER NANCY A
6885 WESSELMAN RD
CLEVES OH 45002

WEINGARTNER JEFFREY T
3030 JESSUP RD
CINCINNATI OH 45239

WIGLE MICHAEL J
922 ENRIGHT AVE
CINCINNATI OH 45205-1704

WOLF EMILIE
971 WELLS AVE
CINCINNATI OH 45205

WYOMING DDL LLC
901 MCPHERSON AVE
CINCINNATI OH 45205

YOUNG DWIGHT & STEPHANIE
3952 NORTHBEND RD
CINCINNATI OH 45211

YOUNG STEPHANIE MOORE
831 ROSEMONT AVE
CINCINNATI OH 45205

EAST PRICE HILL IMPROVEMENT
ASSOCIATION
PO BOX 5420
CINCINNATI OH 45205

January 20, 2022

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

Dear Members of Council:

We are transmitting herewith an Ordinance captioned as follows:

AUTHORIZING the real property located at 932 McPherson Avenue in the East Price Hill neighborhood to be developed and used as a two-family dwelling **NOTWITHSTANDING** the use limitations in Chapter 1403, "Single Family Districts," of the Cincinnati Municipal Code and any other applicable zoning regulations that would prevent the property's development and use as a two-family dwelling.

Summary:

The petitioner, Vice Mayor Smitherman, requests a Notwithstanding Ordinance to permit the development of a two-family dwelling at 932 McPherson Avenue in East Price Hill. The property owner, BLOC Ministries (BLOC), purchased the property and the existing vacant building on the property in 2019 from the Hamilton County Land Reutilization Corporation. BLOC proposes to renovate the interior of the existing building into a two-family dwelling to serve graduates of BLOC's recovery program. The existing building footprint is not proposed to be changed. Since the property is located in a SF-2 zoning district which does not permit two-family dwellings, a Notwithstanding Ordinance is requested to permit the renovation of the existing building into a two-family dwelling. The requested permission is notwithstanding the use limitations in Chapter 1403, "Single-Family Districts," and any other applicable zoning regulations that would prevent the property's development and use as a two-family dwelling, including, but not limited to, the off-street parking requirements set forth in Section 1425-19, "Off-Street Parking and Loading Requirements," of the Cincinnati Zoning Code.

The City Planning Commission recommended the following on December 17, 2021, to City Council:

APPROVE the proposed Notwithstanding Ordinance to permit the development of a two-family dwelling at 932 McPherson Avenue in East Price Hill subject to the following conditions:

- 1) The development and use of 932 McPherson Avenue as a two-family dwelling must be developed as per the plans on file with the Department of Buildings and Inspections under permit no. 2021P07766.
- 2) The Notwithstanding Ordinance does not provide a variance from any other laws of the City of Cincinnati, and the properties shall remain subject to all other provisions of the Cincinnati Municipal Code, SF-2, "Single-family," zoning district.

Motion to Approve: Mr. Smitherman

Seconded: Mr. Juech

Ayes:

Mr. Eby
Mr. Juech
Ms. McKinney
Mr. Samad
Ms. Sesler
Mr. Smitherman
Mr. Stallworth

THE CITY PLANNING COMMISSION

A handwritten signature in dark ink, appearing to read 'K. Keough-Jurs', written over a horizontal line.

FOR KATHERINE KEOUGH-JURS

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

January 20, 2022

To: Office of the Clerk of Council

From: Katherine Keough-Jurs, AICP, Director, Department of City Planning and Engagement ^{KKS}

Copies to: Samantha McLean, City Planner, Department of City Planning and Engagement

Subject: Scheduling of Notwithstanding Ordinance – 932 McPherson Avenue

The above referenced Ordinance is to be scheduled for a Committee of Council. This item has been requested to be placed on the next Committee meeting following the required two-week notification period.

Included in this submission are the following items:

- 1) The transmittal letter to the Mayor and City Council;
- 2) A copy of the City Planning Commission staff report dated December 17, 2021;
- 3) Additional Attachments
- 4) The Notwithstanding Ordinance;
- 5) Mailing labels for the notice of the public hearing at Committee; and
- 6) A copy of the mailing labels for your file.

January 20, 2022

To: Mayor and Members of City Council 202200114
From: Paula Boggs Muething, City Manager
Subject: Ordinance – Local Landmark designation – 4122 Glenway Avenue

Transmitted is a Resolution captioned:

DESIGNATING the existing building located on the real property commonly known as 4122 Glenway Avenue in the West Price Hill neighborhood as a local historic landmark.

Summary

The property at 4122 Glenway Avenue is located at the northwest corner of Glenway and Dewey avenues 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 demolish the building and build a new facility.

The West Price Hill Community Council 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. The Historic Conservation Board 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. On December 3, 2021, the City Planning Commission voted to disapprove the Local Landmark designation of 4122 Glenway Avenue.

The City Planning Commission recommends Denial of this Ordinance. The Administration also recommends Denial of this Ordinance.

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



EMERGENCY

City of Cincinnati

DBS

AWB

An Ordinance No. _____

- 2022

DESIGNATING the existing building located on the real property commonly known as 4122 Glenway Avenue in the West Price Hill neighborhood as a local historic landmark.

WHEREAS, the West Price Hill Community Council, the recognized community council for the West Price Hill neighborhood, has applied to designate the existing building located on the real property commonly known as 4122 Glenway Avenue as a local historic landmark to be known as the Schulte House ("Schulte House"); and

WHEREAS, the Schulte House was constructed in 1892 and is the only surviving 19th century Queen Anne-style residential building in the West Price Hill neighborhood business district; and

WHEREAS, the Schulte House is an architecturally significant example of a Queen Anne-style residential building, and its later modifications incorporate equally distinctive and significant characteristics of the Tudor/English Revival style; and

WHEREAS, some of the Schulte House's distinctive features include asymmetrical massing, patterned masonry, stepped gable Flemish parapets, half-timbering, and a porte-cochere; and

WHEREAS, the Schulte House was designed by architect Theodore A. Richter, who studied and worked under James W. McLaughlin, one of Cincinnati's most prolific architects during the late 19th century; and

WHEREAS, following a public staff conference, the Historic Conservation Board, at its regularly scheduled meeting on October 25, 2021, recommended against designation of the Schulte House as a local historic landmark, finding that the Schulte House does not satisfy the standards for historic significance set forth in Cincinnati Municipal Code ("CMC") Section 1435-07-1; and

WHEREAS, upon receipt of the recommendation of the Historic Conservation Board, the City Planning Commission, at its regularly scheduled meeting on December 3, 2021, recommended against the designation of the Schulte House as a local historic landmark following its consideration of the factors set forth in CMC 1435-07-2-B(c); and

WHEREAS, following due and proper notice pursuant to Cincinnati Municipal Code Section 111-1, a committee of the Council held a public hearing on the proposed rezoning of the Property and considered the recommendations of the Historic Conservation Board and the City Planning Commission and the standards for historic significance set forth in CMC 1437-07-1; and

of a type, period, and method of construction, namely the Queen Anne architectural style as well as certain distinctive characteristics of the Tudor/English Revival architectural style; and

WHEREAS, accordingly, the Council, by a vote of at least two-thirds of its members, resolves to overrule the City Planning Commission's failure to approve the designation of the Schulte Building as a local historic landmark; and

WHEREAS, the Council finds that the historic designation of the Schulte House conforms to the following goal of Plan Cincinnati (2012): the "Sustain" goal to preserve the City's built history (p. 197); and

WHEREAS, the Council considers the designation of the Schulte House as a historic landmark and the adoption of related conservation guidelines to be in the best interest of the City and the public's health, safety, and general welfare; now, therefore,

BE IT ORDAINED by the Council of the City of Cincinnati, State of Ohio, by a vote of at least two-thirds of its members:

Section 1. That the Council approves the Designation Report for the building located at 4122 Glenway Avenue ("Schulte House"), which report is attached hereto as "Exhibit A," and adopts as its own independent findings that the Schulte House, depicted on the attached "Exhibit B" and located on the real property more particularly described on the attached "Exhibit C," has historic significance and qualifies in all respects for designation as a historic landmark under Chapter 1435 of the Zoning Code of the City of Cincinnati ("Zoning Code"); specifically, Council designates the Schulte House as a local historic landmark under Zoning Code Section 1435-07-1-(a)(3). By reference, Exhibits A, B, and C are incorporated herein and made a part hereof.

Section 2. That the Zoning Map of the City of Cincinnati is amended to superimpose over the existing underlying zoning district the designation of the Schulte House as a local historic landmark.

Section 3. That, pursuant to Zoning Code Chapter 1435, Council hereby adopts the "Schulte House Design Guidelines," attached hereto as "Exhibit D" and made a part hereof, which guidelines shall govern the preservation, rehabilitation, and alteration of the Schulte House.

Section 4. That the Clerk of Council is directed to promptly notify the Historic Conservation Board, the City Planning Commission, the Director of City Planning and Engagement, the Director of Buildings and Inspections, and the City Solicitor of the Schulte House historic landmark designation.

Section 5. That this ordinance shall be an emergency measure necessary for the preservation of the public peace, health, safety, and general welfare and shall, subject to the terms of Article II, Section 6 of the Charter, be effective immediately. The reason for the emergency is the immediate need to ensure that any alterations or demolitions of the Schulte House are reviewed by the Historic Conservation Board pursuant to Cincinnati Municipal Code Chapter 1435, "Historic Preservation," which is immediately necessary to preserve and protect the landmark's historic significance.

Passed: _____, 2022

Aftab Pureval, Mayor

Attest: _____
Clerk

EXHIBIT A

**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

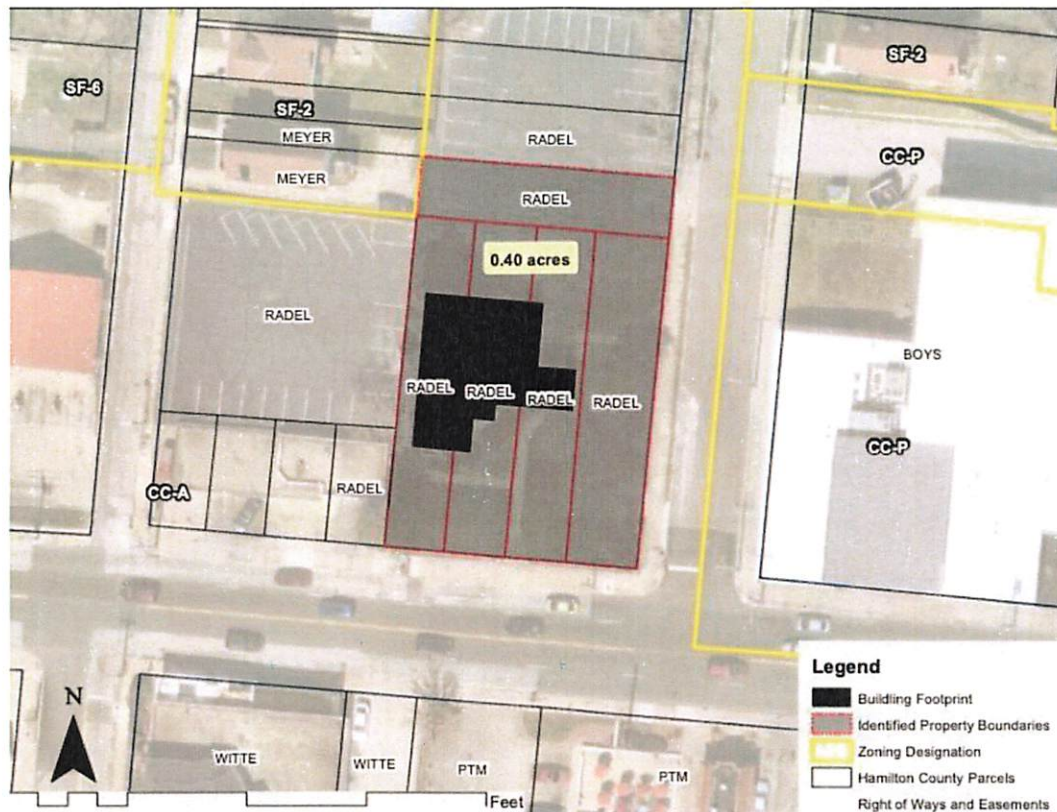
Research was conducted using the resources of the Ohio History Connection, a National Register Preliminary Questionnaire form prepared for the Ohio Historic Preservation Office by Carrie Rhodus, and various online and in-person repositories including the Hamilton County Recorder's Office, Public Library 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 complements 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 gradiocity 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

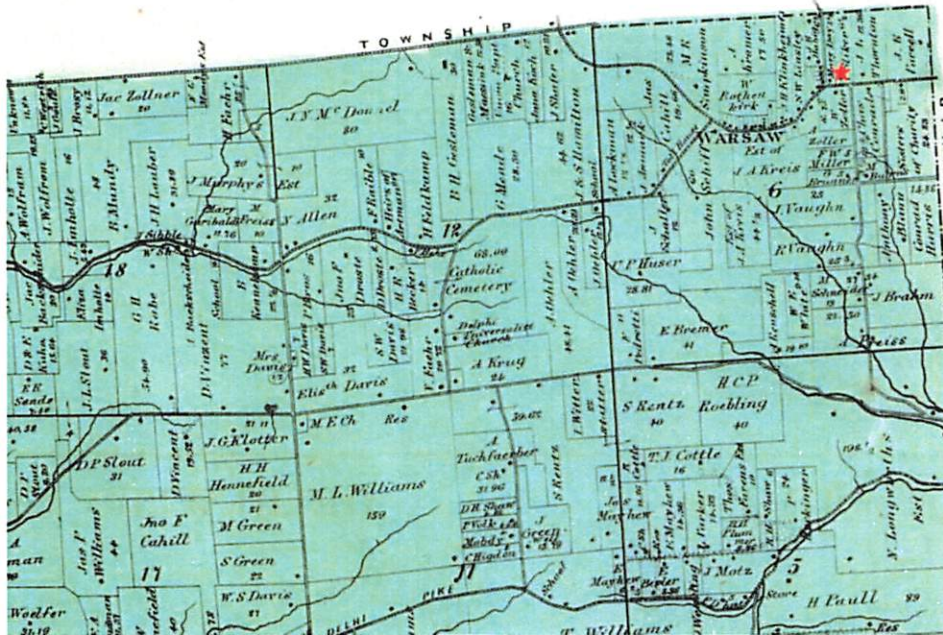


Figure 1: Delhi Township, C.O. Titus Atlas, c. 1869; property shown by red star.

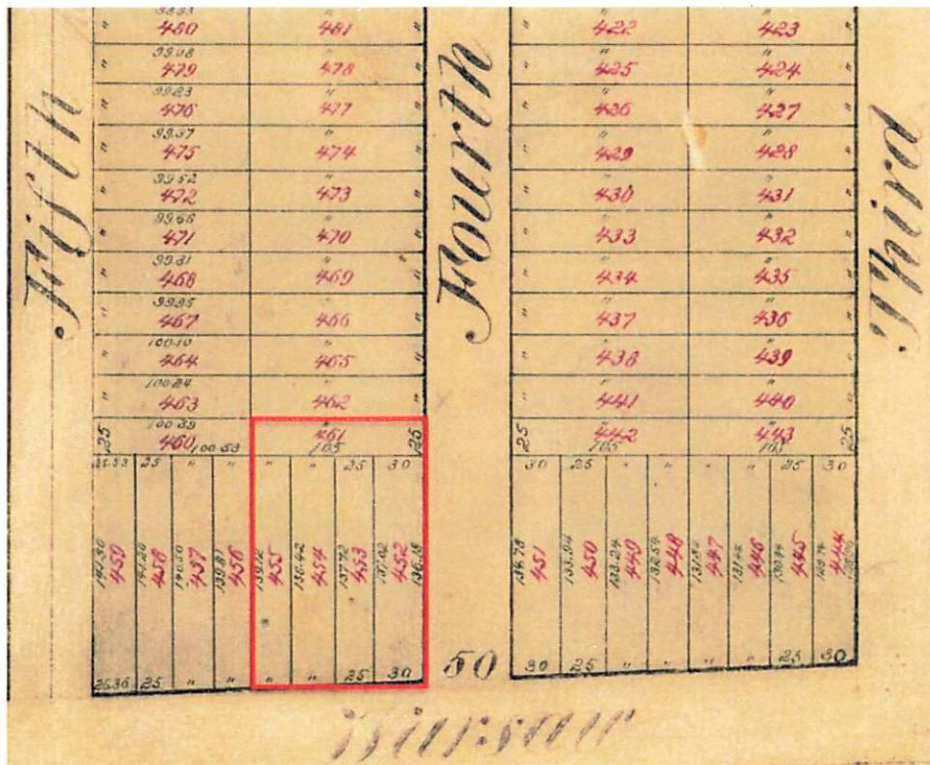


Figure 2: Cedar Grove Land and Building Subdivision Plat Map, Lots 452, 453, 454, 455, and 461 shown in red; c. 1874.

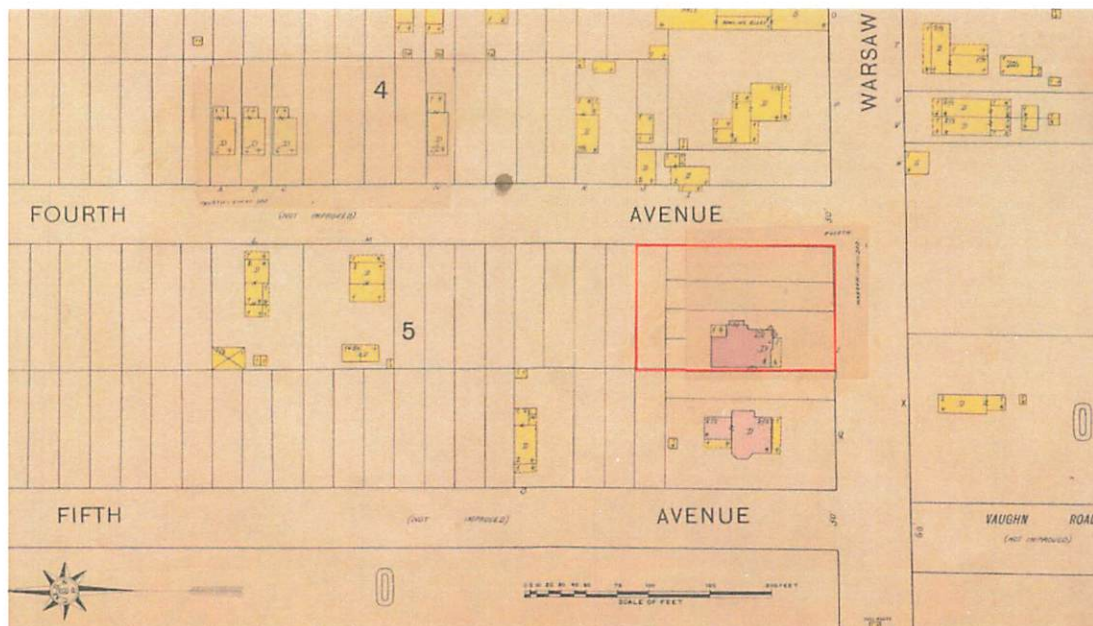


Figure 3: Sanborn Insurance Company Map, c. 1891; property shown in red.

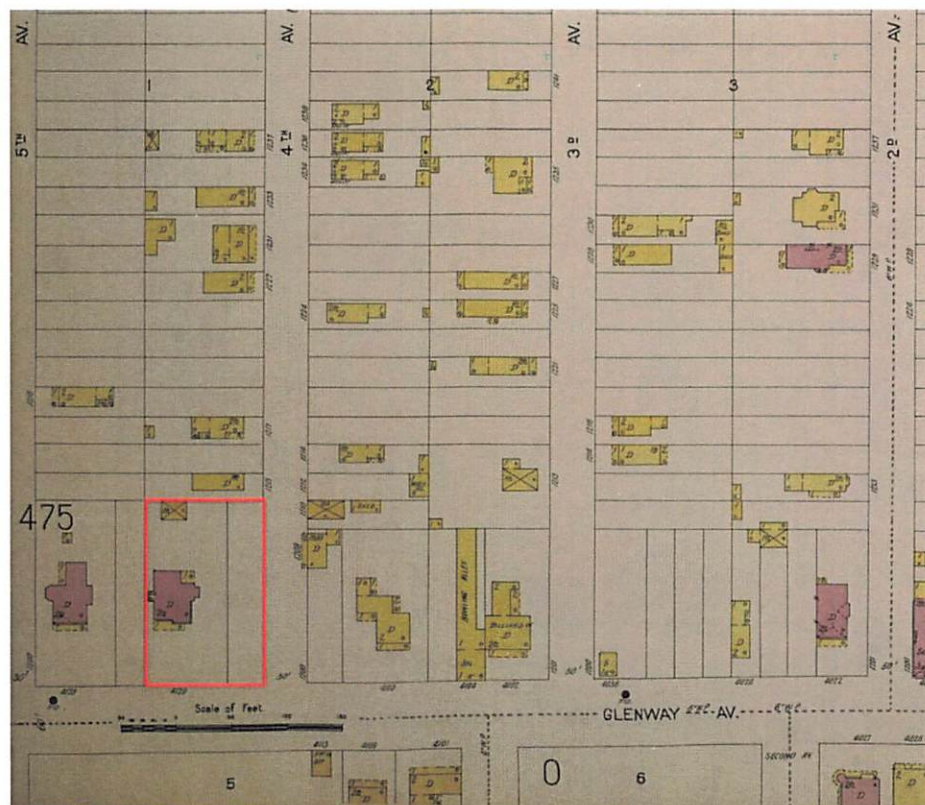


Figure 4: Sanborn Insurance Company Map, c. 1904; property shown in red.

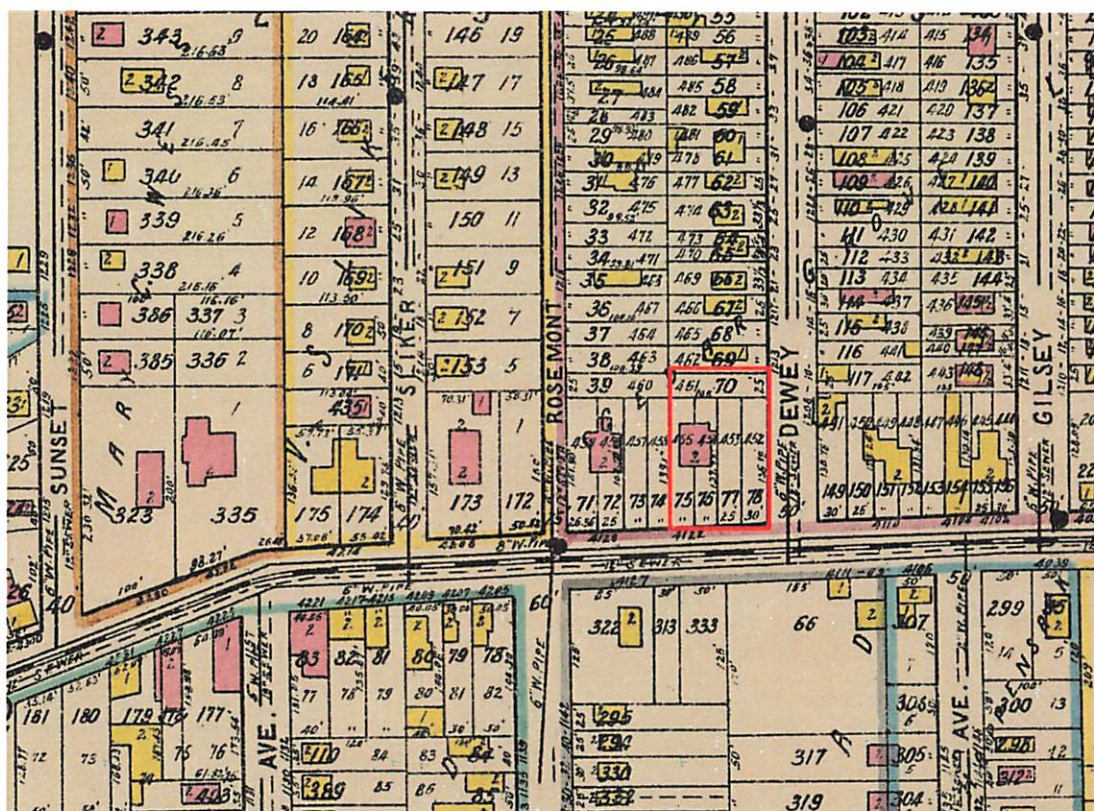


Figure 5: Sanborn Insurance Company Map, c. 1922; property shown in red.



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, Win. Schumacher the iron, Lawrence Grace the plastering, Jos. Kleusner the painting, and Jas. Attlesey the plumbing and gas fitting.

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

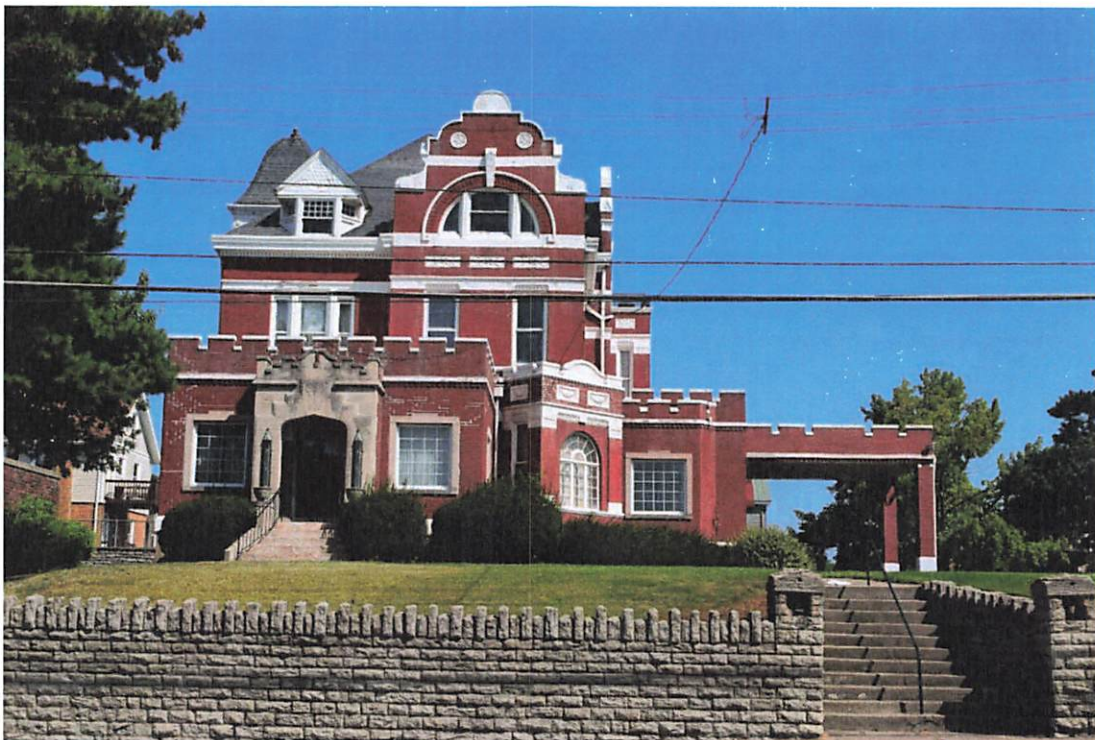


Figure 8: View of primary (south) facade, August 23, 2021.



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.

EXHIBIT B

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

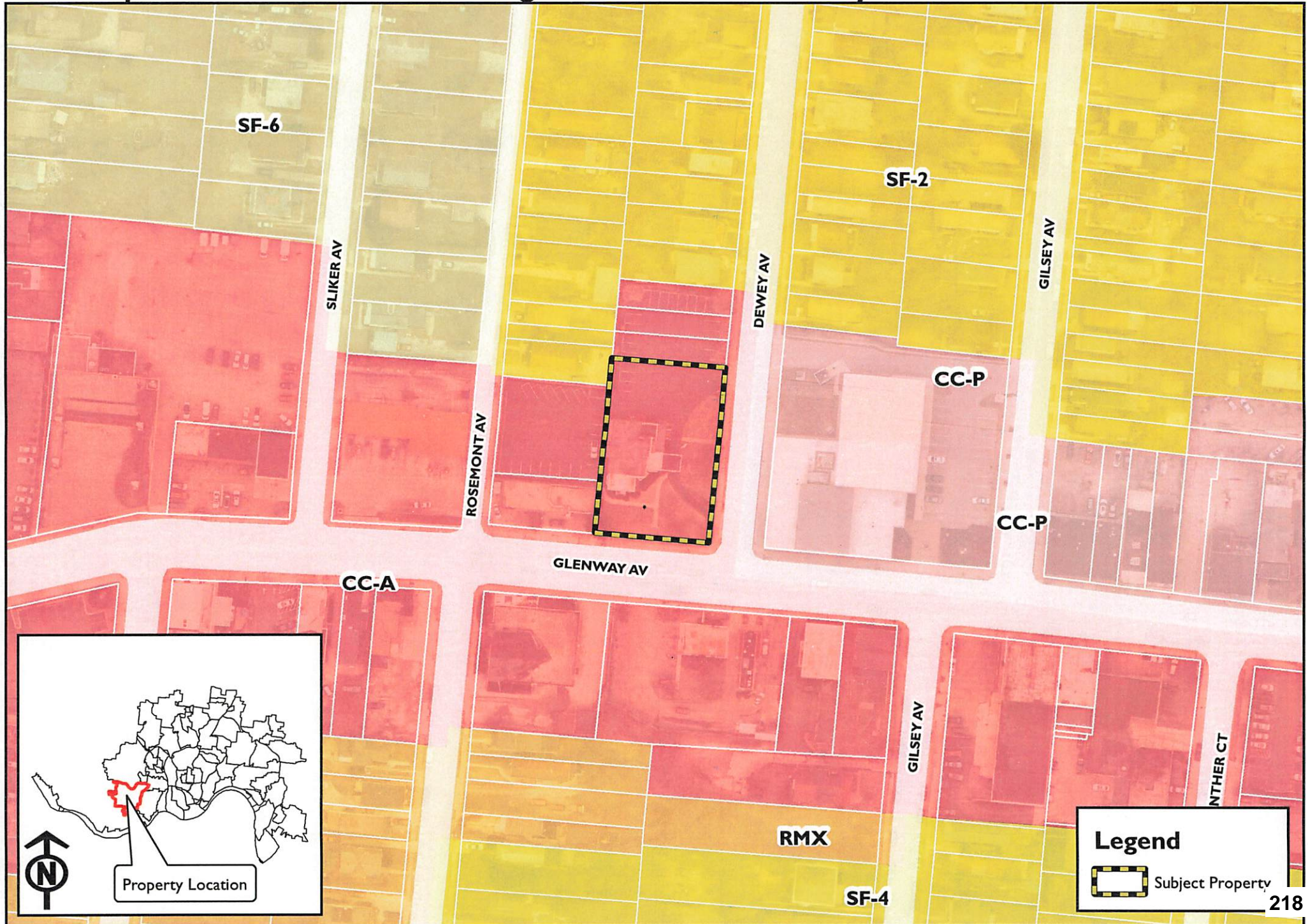


EXHIBIT C

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.

Beginning at the intersection of the centerlines of Glenway Avenue and Dewey Avenue, thence north 30 feet along the centerline of Dewey Avenue, thence west 25 feet, leaving the centerline of Dewey Avenue to the southeast corner of Hamilton County Auditor's Parcel 179-74-78, the POINT OF BEGINNING, thence north 161.18 feet to the to the northeast corner of Hamilton County Auditor's Parcel 179-74-70, thence west 105 feet along the northern property lines of Hamilton County Auditor's Parcel 179-74-70 to its northwest corner, thence south 164.12 feet to the southwest corner of Hamilton County Auditor's Parcel 179-74-75, thence east 105 feet along the southern property lines of the parcels fronting along Glenway Avenue to the southeast corner of Hamilton County Auditor's Parcel 179-74-78, the POINT OF BEGINNING, containing Hamilton County Auditor's Parcels 179-74-70, 179-74-75, 179-74-76, 179-74-77, and 179-74-78, merged as Hamilton County Auditor's Parent Parcel 179-74-70.

EXHIBIT D

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.

**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

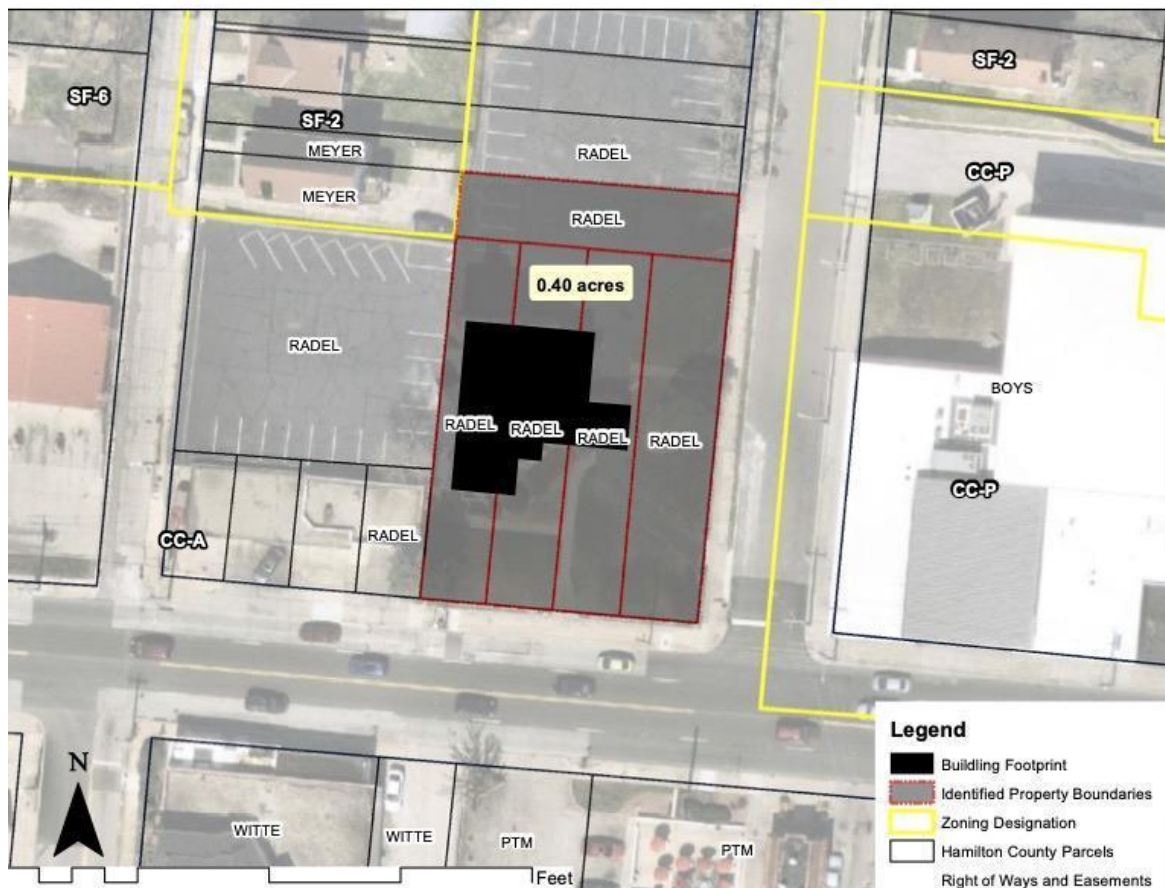
Research was conducted using the resources of the Ohio History Connection, a National Register Preliminary Questionnaire form prepared for the Ohio Historic Preservation Office by Carrie Rhodus, and various online and in-person repositories including the Hamilton County Recorder's Office, Public Library 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 complements 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

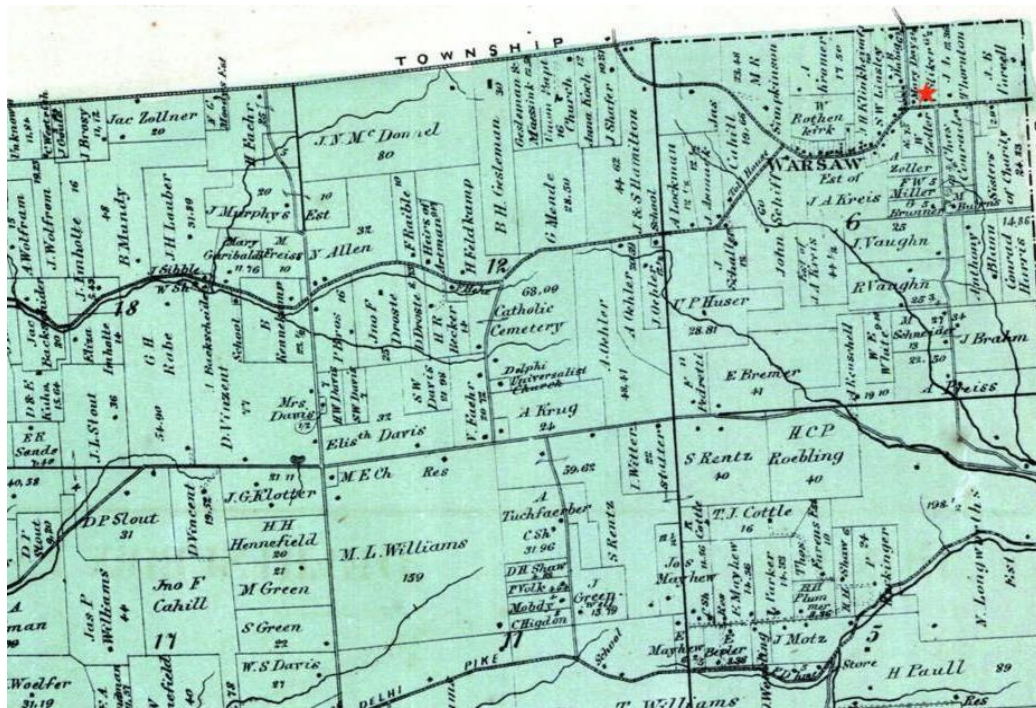


Figure 1: Delhi Township, C.O. Titus Atlas, c. 1869; property shown by red star.

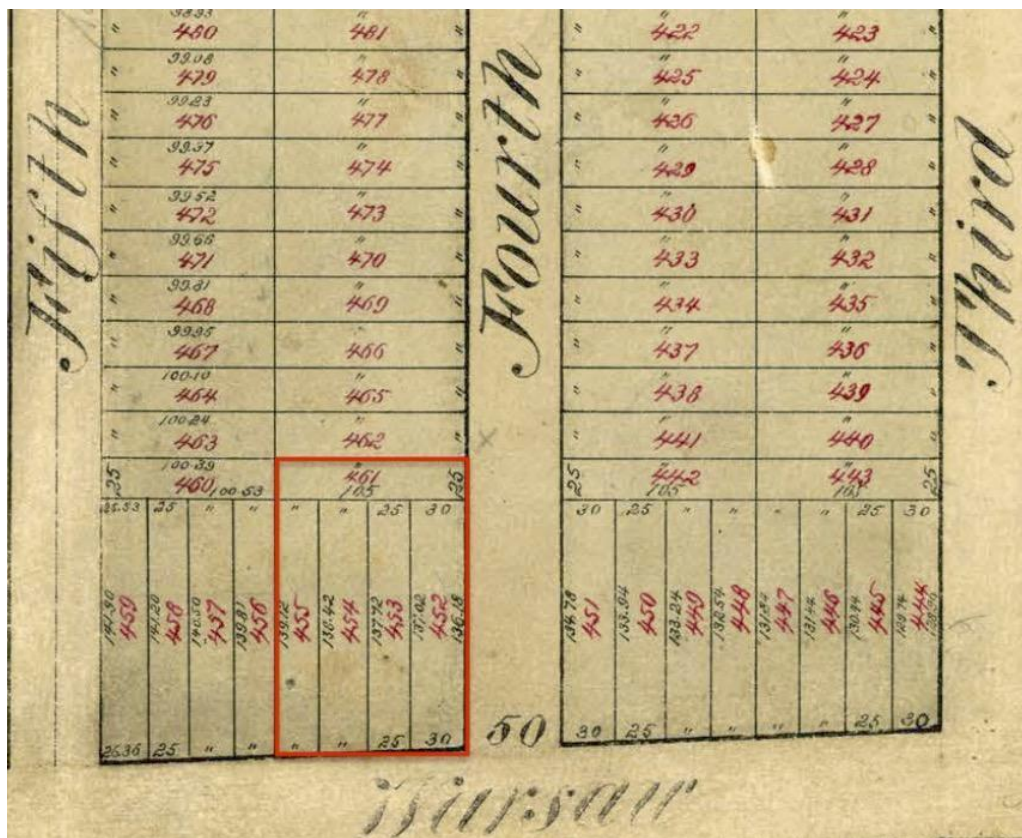


Figure 2: Cedar Grove Land and Building Subdivision Plat Map, Lots 452, 453, 454, 455, and 461 shown in red; c. 1874.

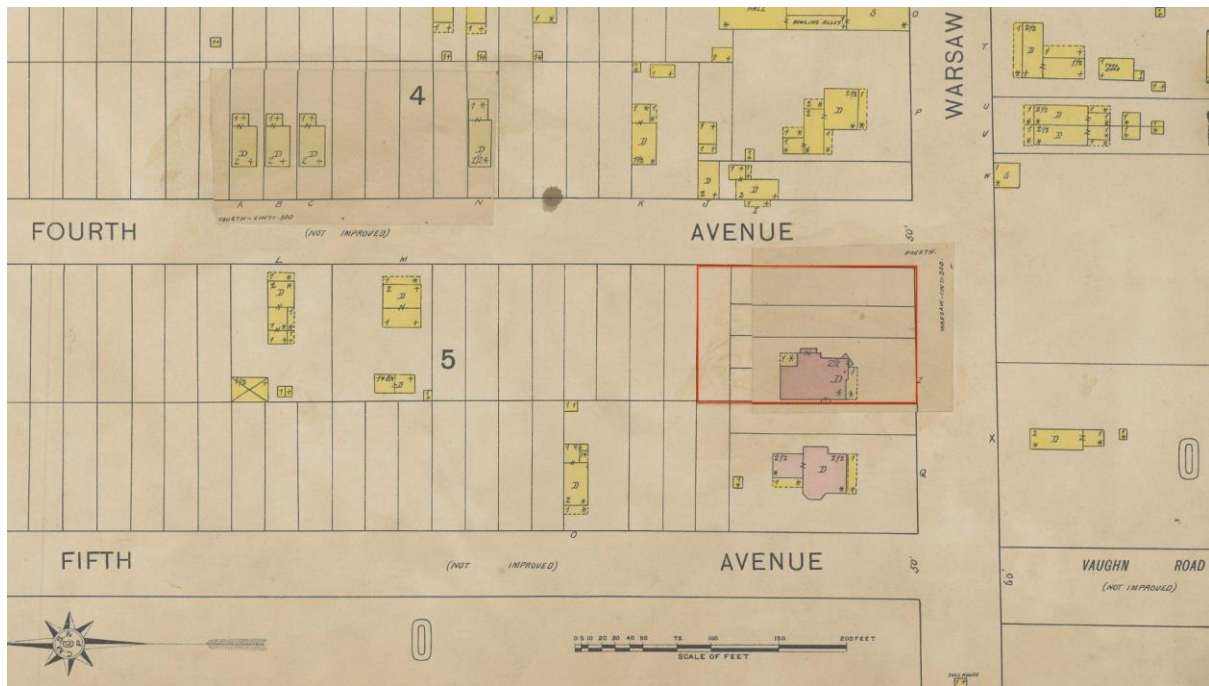


Figure 3: Sanborn Insurance Company Map, c. 1891; property shown in red.

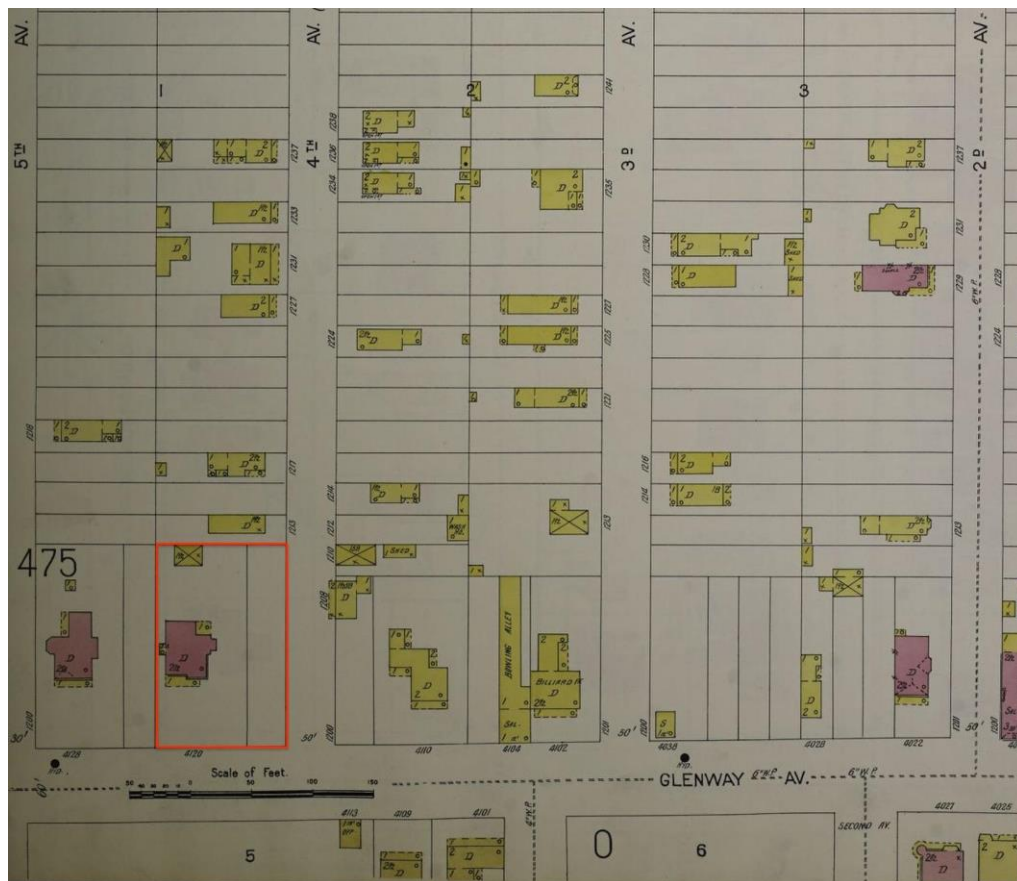


Figure 4: Sanborn Insurance Company Map, c. 1904; property shown in red.

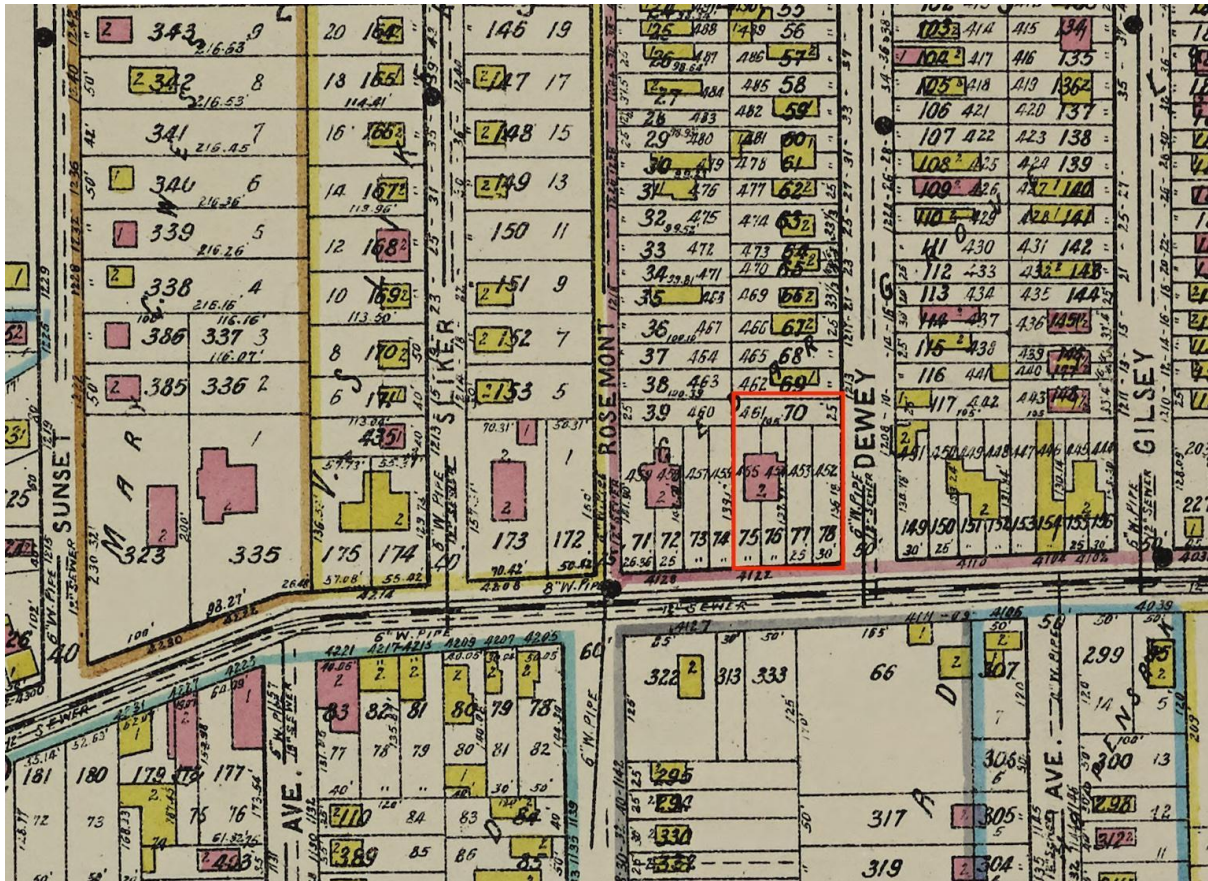


Figure 5: Sanborn Insurance Company Map, c. 1922; property shown in red.



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.

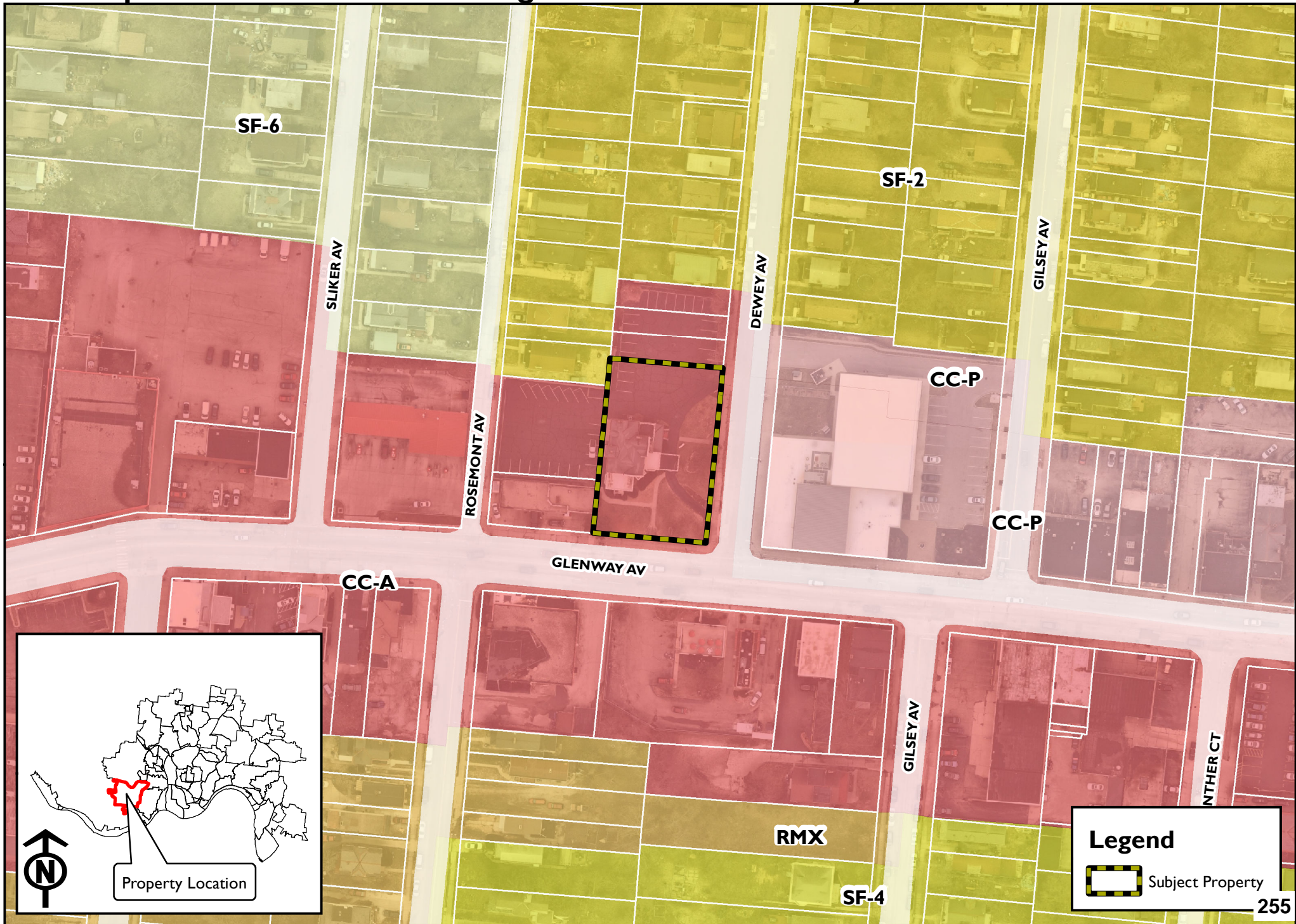


Photo 13: Detail of primary entrance, August 28, 2021.



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

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



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.

Beginning at the intersection of the centerlines of Glenway Avenue and Dewey Avenue, thence north 30 feet along the centerline of Dewey Avenue, thence west 25 feet, leaving the centerline of Dewey Avenue to the southeast corner of Hamilton County Auditor's Parcel 179-74-78, the POINT OF BEGINNING, thence north 161.18 feet to the to the northeast corner of Hamilton County Auditor's Parcel 179-74-70, thence west 105 feet along the northern property lines of Hamilton County Auditor's Parcel 179-74-70 to its northwest corner, thence south 164.12 feet to the southwest corner of Hamilton County Auditor's Parcel 179-74-75, thence east 105 feet along the southern property lines of the parcels fronting along Glenway Avenue to the southeast corner of Hamilton County Auditor's Parcel 179-74-78, the POINT OF BEGINNING, containing Hamilton County Auditor's Parcels 179-74-70, 179-74-75, 179-74-76, 179-74-77, and 179-74-78, merged as Hamilton County Auditor's Parent Parcel 179-74-70.

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

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.

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.

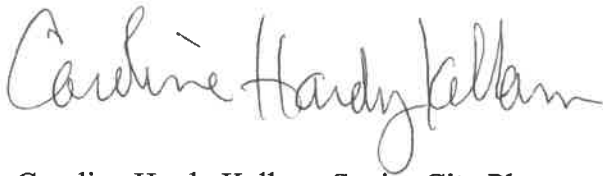
RECOMMENDATION:

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:

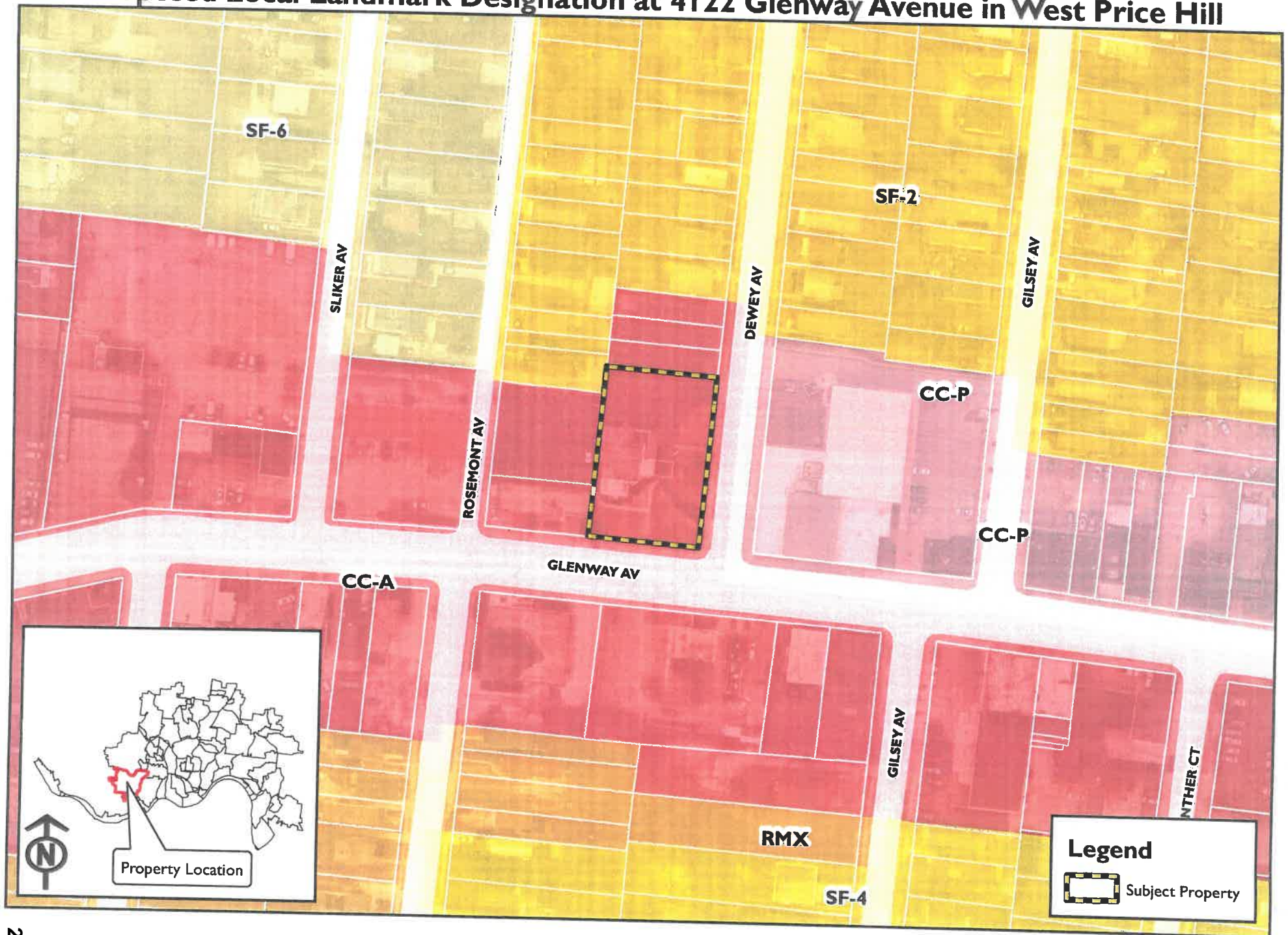


Caroline Hardy Kellam, Senior City Planner
Department of City Planning and Engagement



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

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



**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

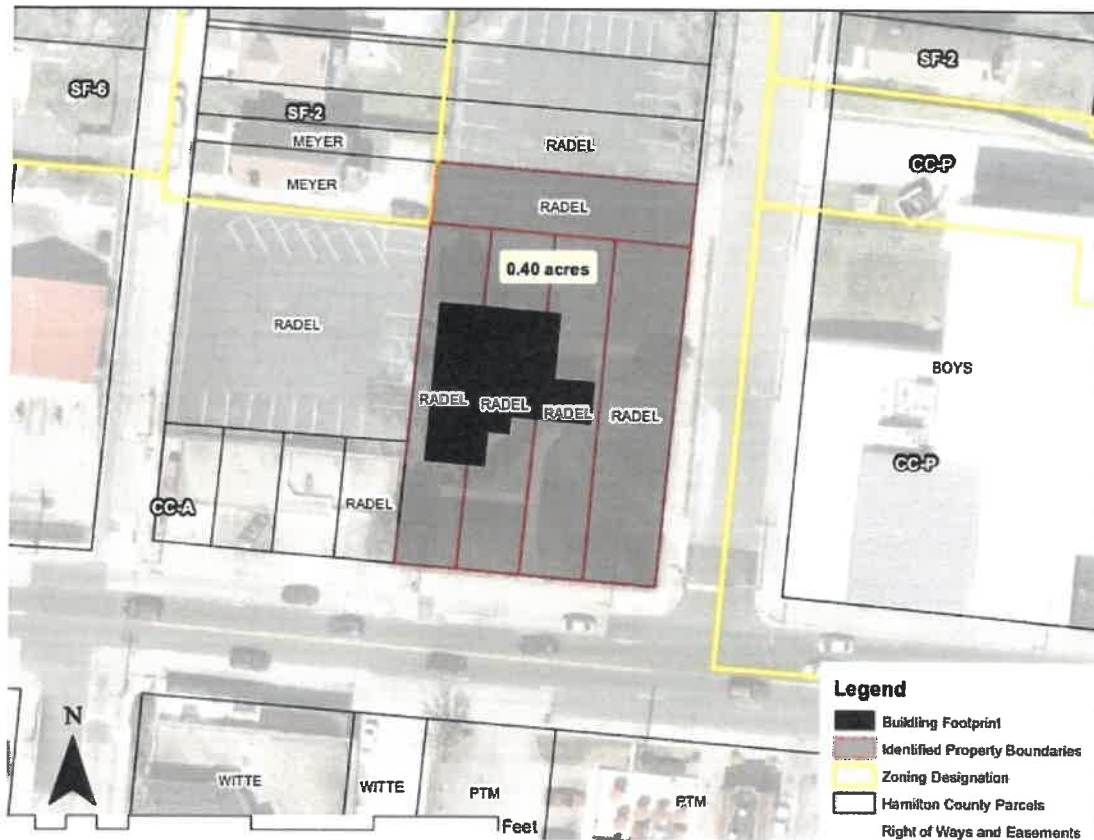
Research was conducted using the resources of the Ohio History Connection, a National Register Preliminary Questionnaire form prepared for the Ohio Historic Preservation Office by Carrie Rhodus, and various online and in-person repositories including the Hamilton County Recorder's Office, Public Library 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 complements 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 gradiosity 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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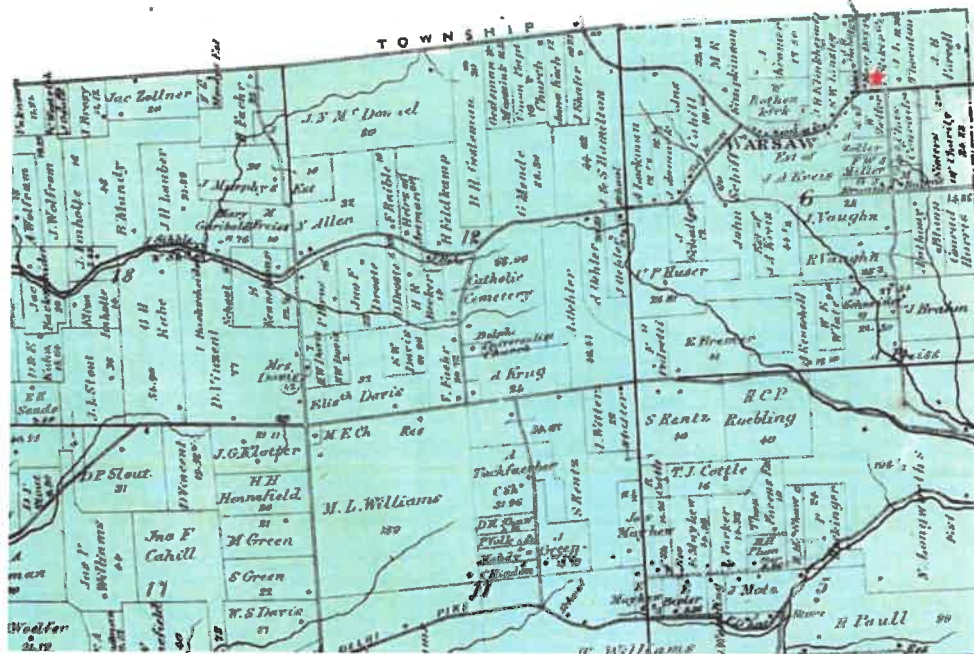


Figure 1: Delhi Township, C.O. Titus Atlas, c. 1869; property shown by red star.

Fifth				Fourth				Third			
480	481	482	483	480	481	482	483	480	481	482	483
38.08	478	479	480	478	479	480	481	478	479	480	481
92.83	476	477	478	476	477	478	479	476	477	478	479
93.37	475	476	477	475	476	477	478	475	476	477	478
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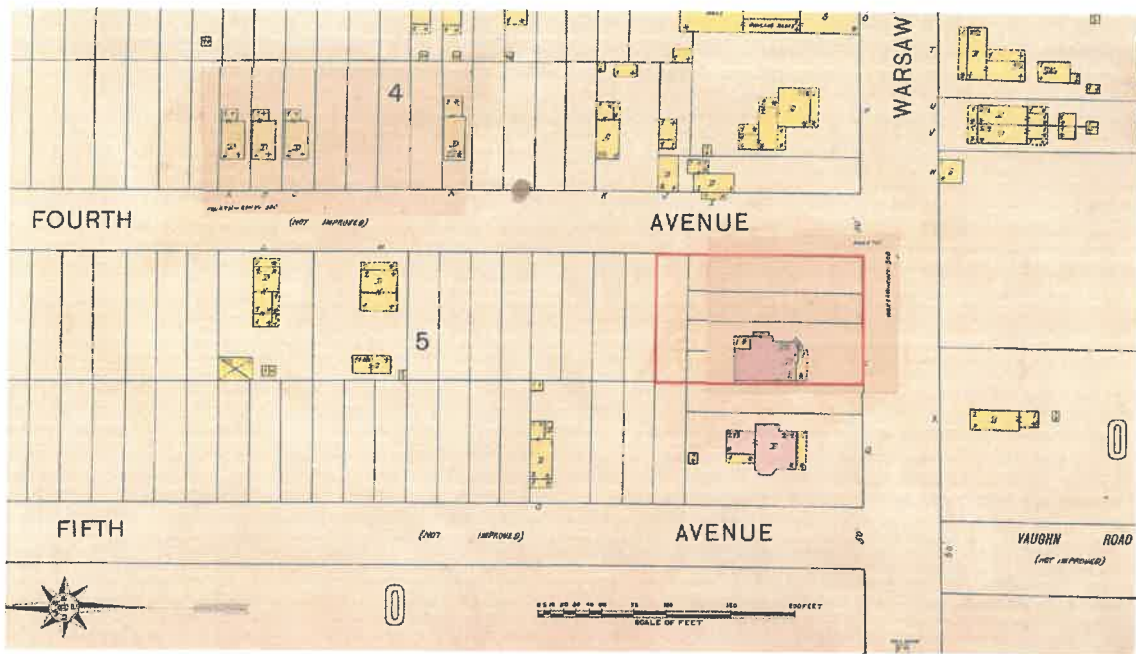


Figure 3: Sanborn Insurance Company Map, c. 1891; property shown in red.



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

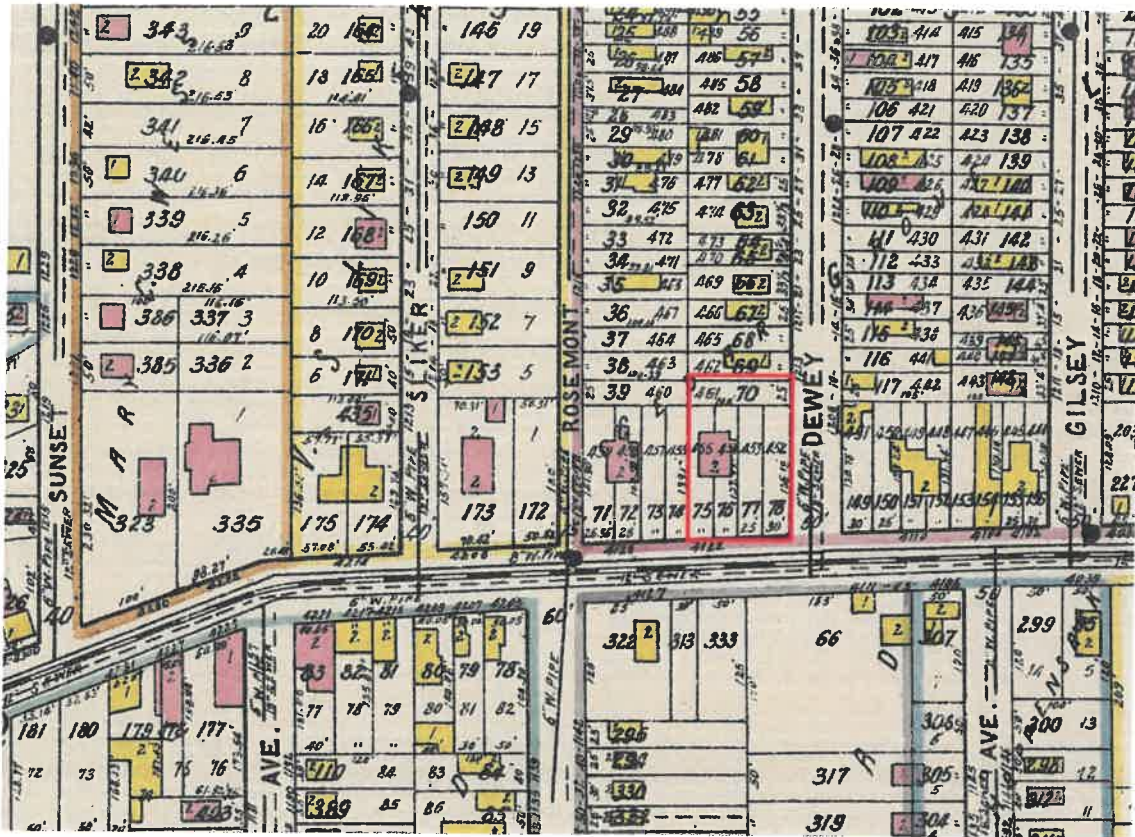


Figure 5: Sanborn Insurance Company Map, c. 1922; property shown in red.



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 as @\$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

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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,

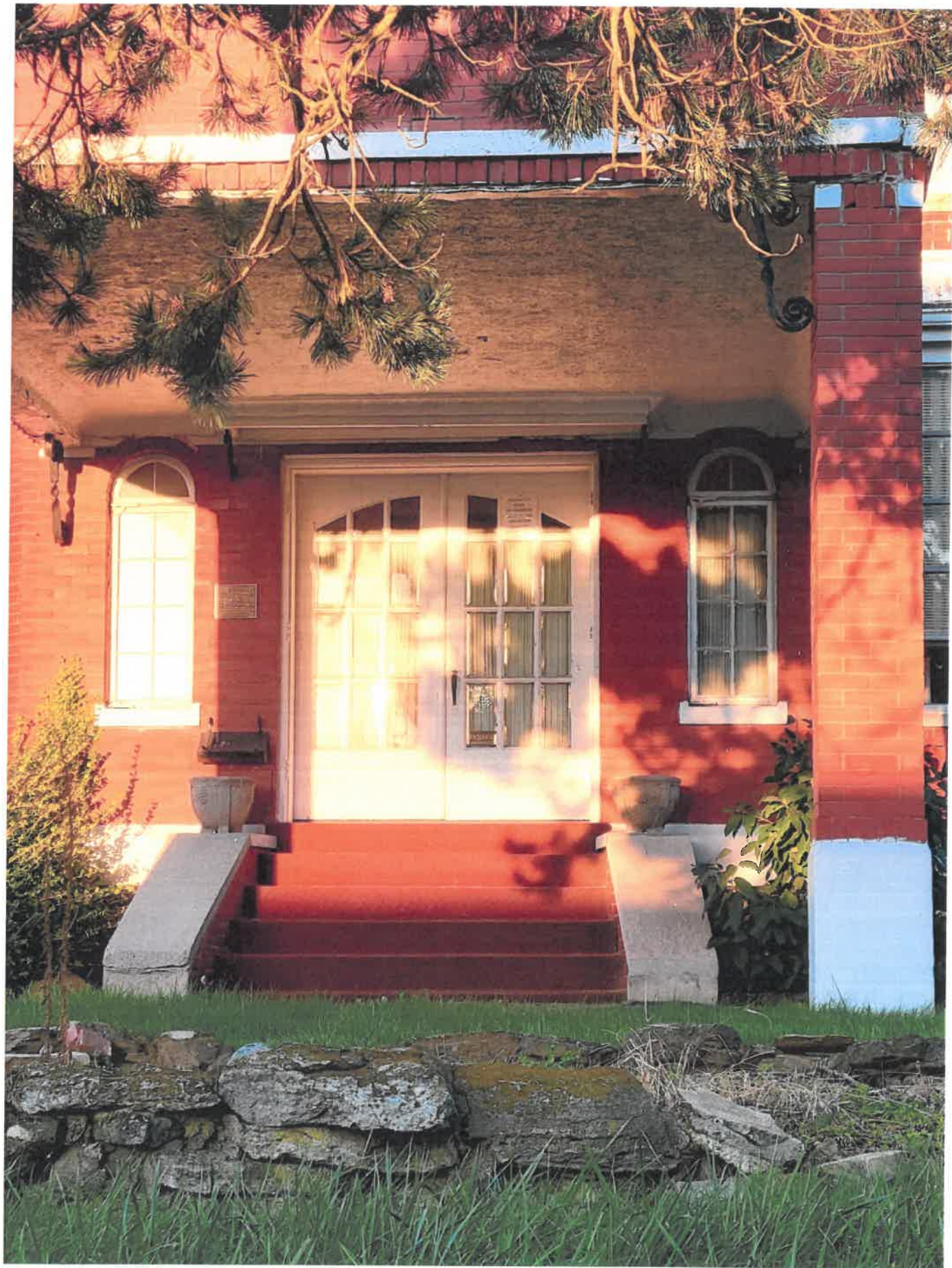
I'm writing to express my personal support for designation of the Schulte Mansion as a Cincinnati Historic Landmark. You may be unaware but the Schulte is already an "Official Price Hill Landmark". There's a bronze plaque that says so right on the building near the entrance. That plaque was awarded back 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

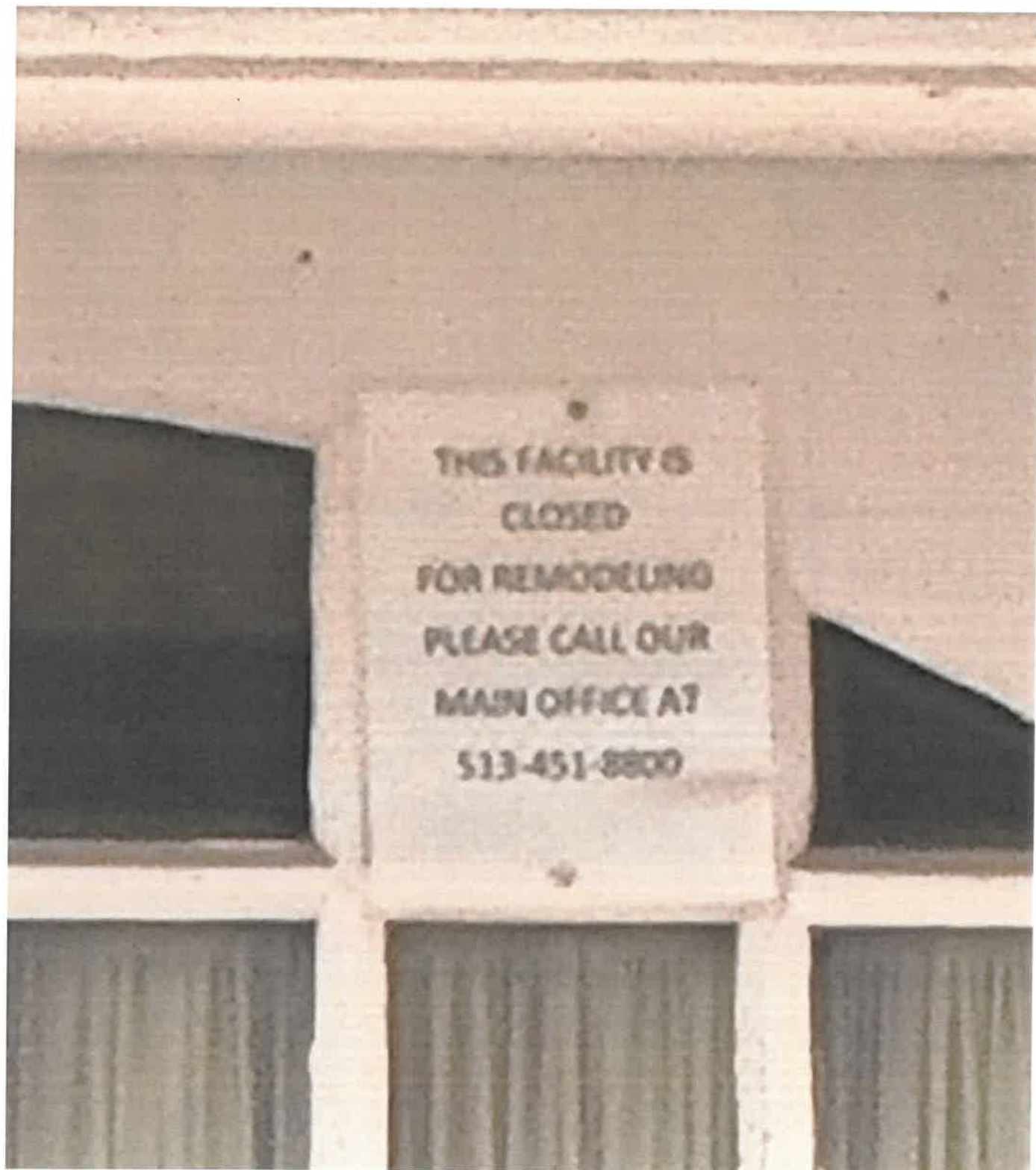




*Official
Price Hill Landmark*

**Radel
Funeral Services**

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







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



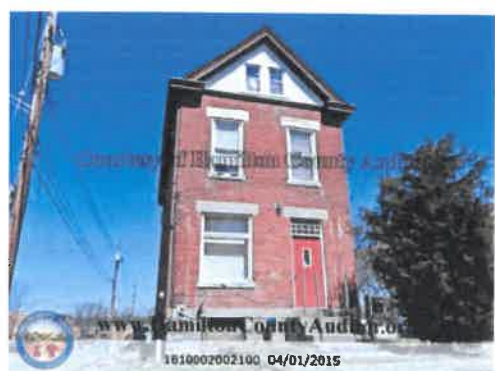
Harris Ave



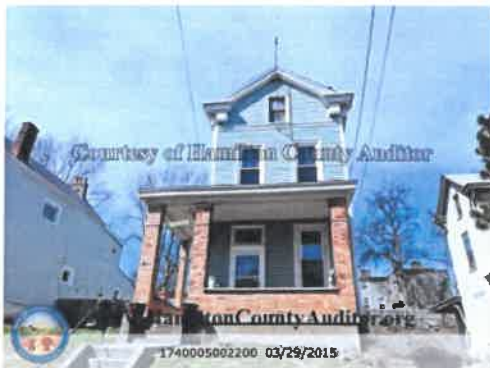
Gellenbeck St



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

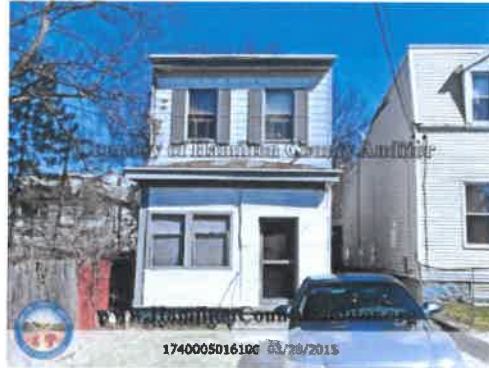
Rapid Run Rd



1800080012600 03/29/2015



Quebec Ave



Regina Ave



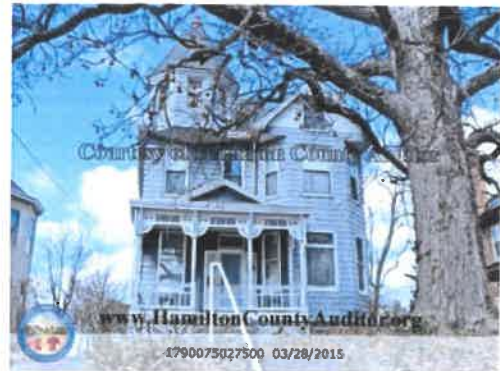
Rosemont Ave



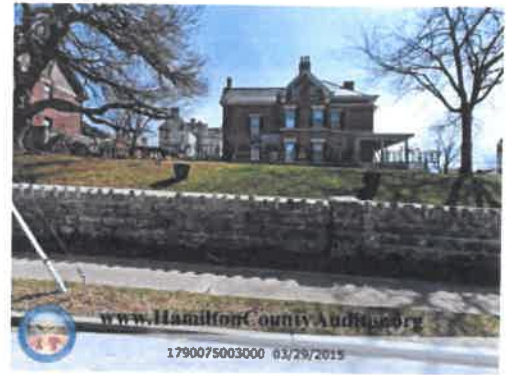
Seton Ave



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



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Built Environment

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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.



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,

A handwritten signature in blue ink, appearing to read 'SSS', with a long horizontal line extending to the right.

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 I ether

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	clevs	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	Glenview	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	Clevs	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-Boatwright	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 Oleary	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 Leopol	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	<p>"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."</p>
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The Schulte is in imminent danger: EMERGENCY UPDATE

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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,

Paul Muller, AIA, Executive Director

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Christopher A. Cain
Bruce Goetzman
Margaret E. Hammelrath
Cornelius W. Hauck
Ken Jones
Peter E. Koenig
Stewart S. Maxwell
Fred Mitchell
H. C. Buck Niehoff
Patrick Snadon
James Tarbell
Margaret H. Wyant

430 Reading Road, Suite 300 | Cincinnati, OH 45202-1460

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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 choicest positions in the dry goods center, a six story

charge of James Hardley, the framework was done by J. B. & J. M. O'Neill; the steam-heating by Baker, Smith & Co., the plumbing by Tinsley Bros., the gas fitting by Messrs. George H. Kilham & Co., and the elevator by Otis Bros. The building was designed and superintended by W. Wheeler Brook 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 25 feet. The walls are a combination of iron and brick, constituting as far as possible an absolute permanency. The exterior is very imposing and may be described as a bold and formal architectural treatment, especially

practical in the consideration of the aspects of structure, light and utility. The entire structure from the extreme bottom to the roof has been laid in pure cement. The framework 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 cut rounded by a substantial wall, and the lavatory and the water-closet system are

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

the hardware basement. It is furnished with a floor of concrete 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

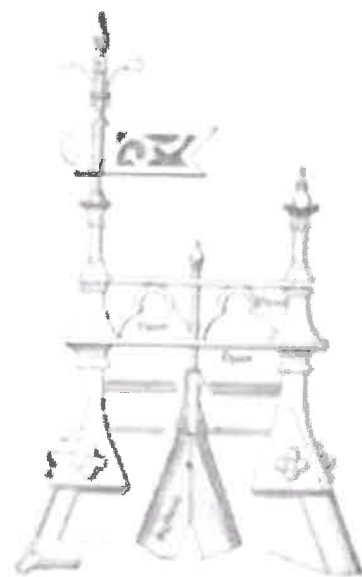


FIG. 15.—Detail of Tower Finial and Crest.
—Scale, 1/4 inch to the foot.

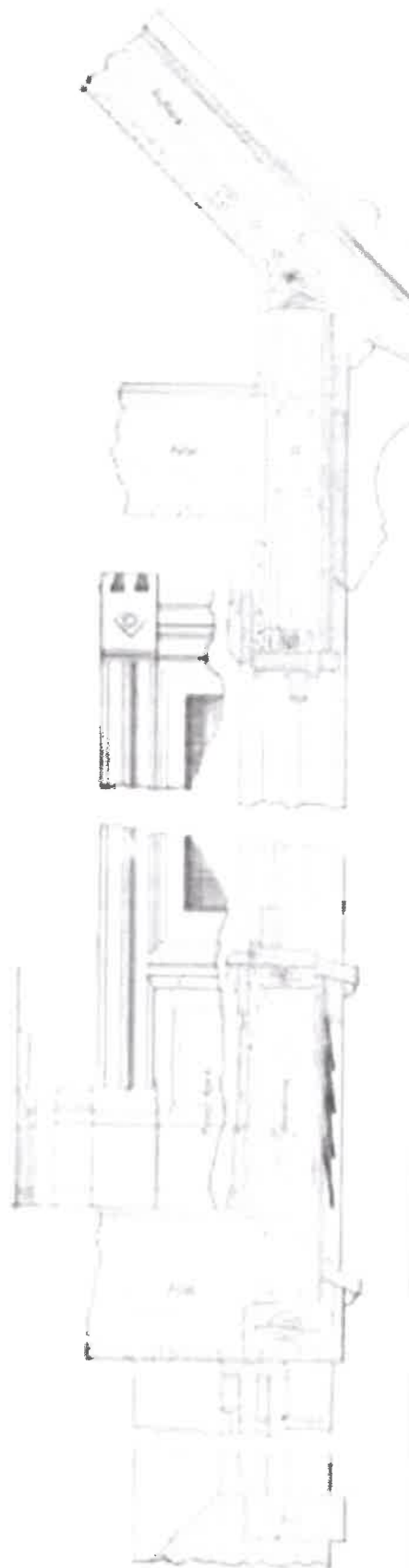


FIG. 16.—Section showing Main Corridor from the Warehouse, facing Broadway, Outside Finish. —Scale, 1/4 inch to the foot.

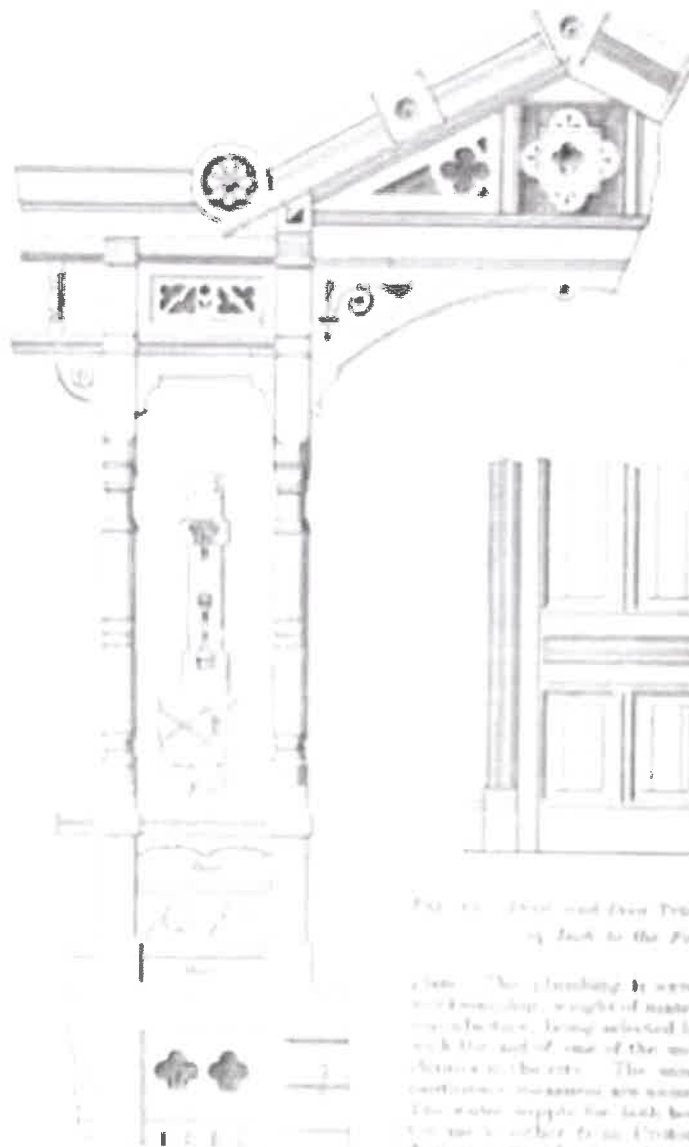


FIG. 17.—Steel and Iron Trussing.—Scale, 1/4 inch to the foot.

also. The plumbing is exceptional in its workmanship, weight of material and choice of construction, being selected by the architect with the aid of one of the most skillful mechanics in the city. The sanitary and fire-proofing measures are unusually complete. The water supply for both house and elevators is cut off from the main water or two delivery wells of more than 20,000 gallons

CARPENTRY AND BUILDING

A MONTHLY JOURNAL.

VOLUME IV. NEW YORK SEPTEMBER, 1882. NUMBER 9

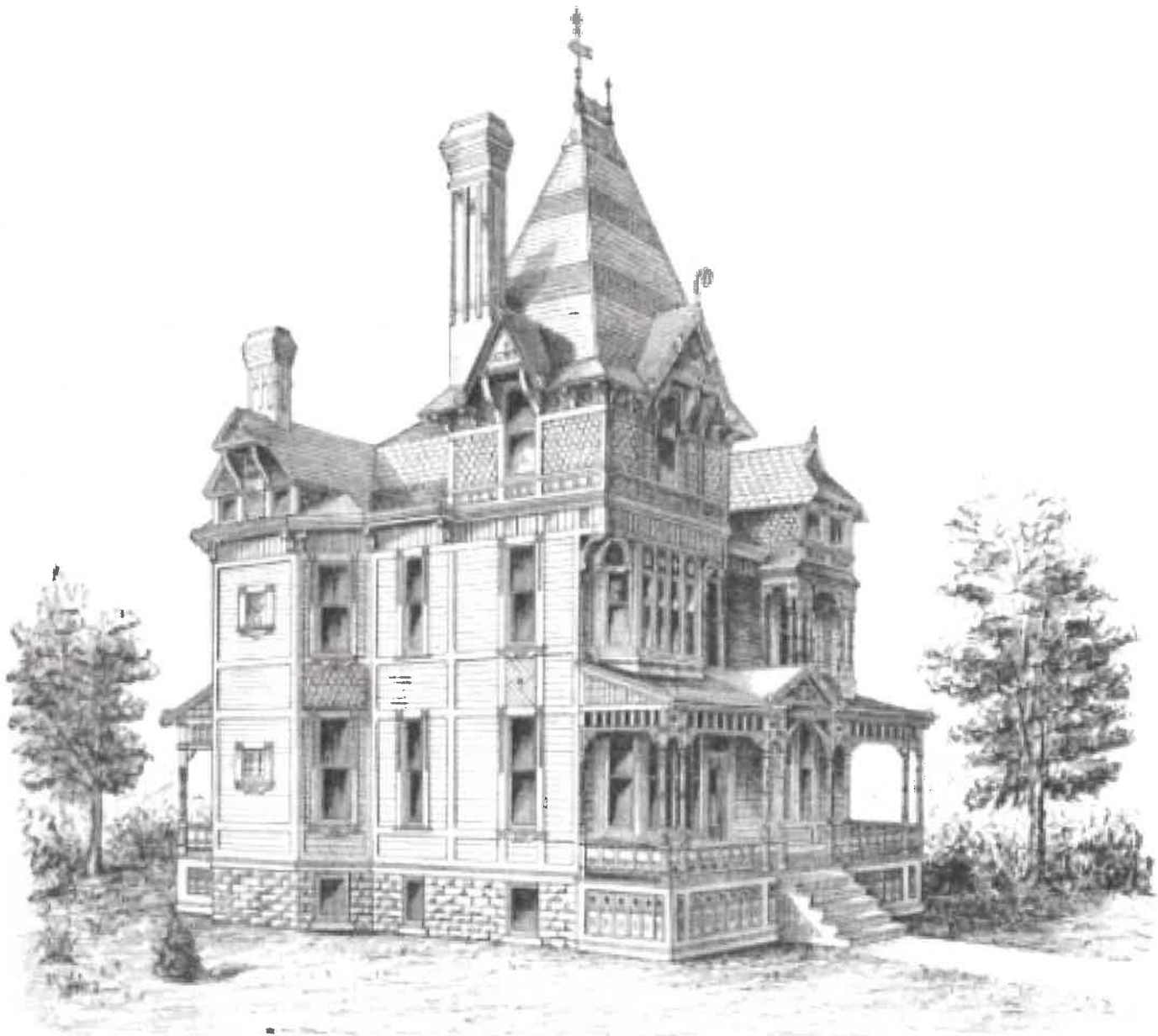
The Highest Building in Europe.

Habited the Hospice of the Great St. Bernard, which stands 7000 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 movable 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.

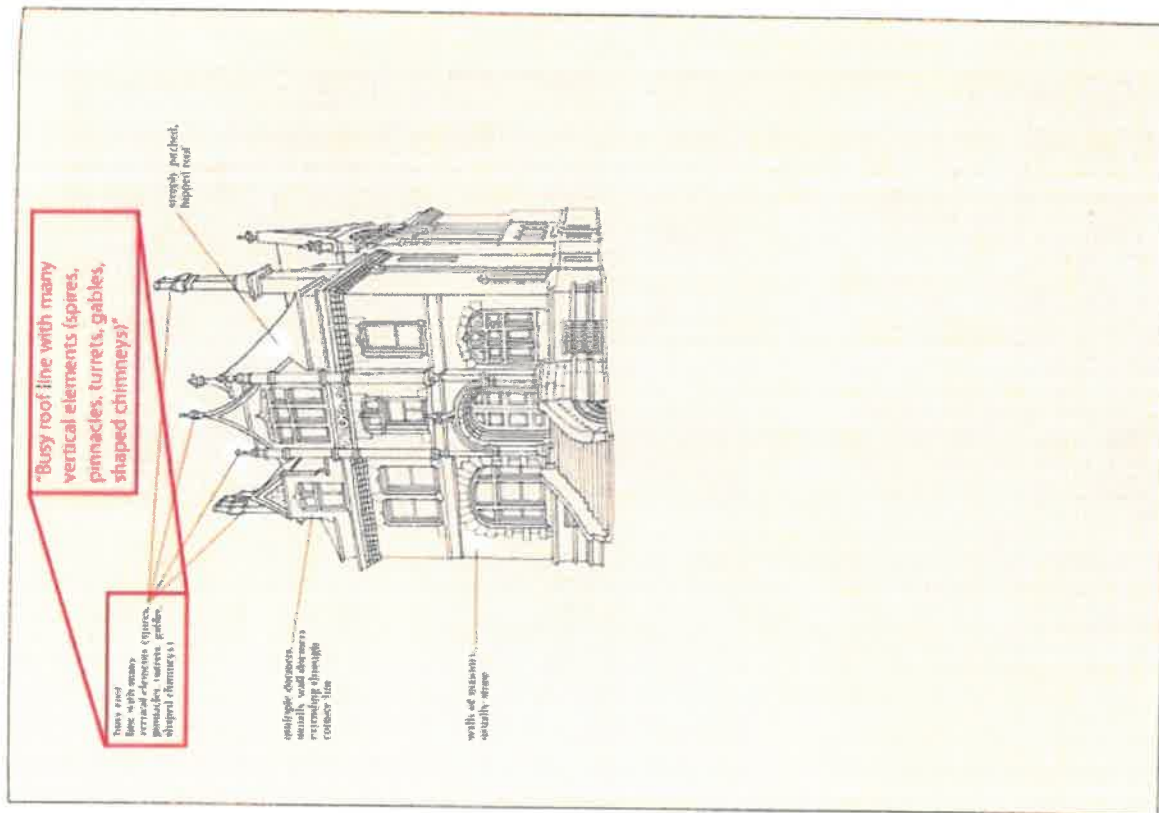
In the book “A Field Guide to American Houses” by Virginia and Lee McAlester – a highly-regarded, seminal work of architectural style descriptions – the Chateausque style is well explained. I’ve placed all 6 pages of the Chateausque section in this document to show the McAlester description in its entirety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



ECLIPSE HOUSES
Chateausque
c. 1880-1910

IDENTIFYING FEATURES

Steeply pitched hipped roof; busy roof line with many vertical elements (spires, pinnacles, turrets, gables, shaped 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.

CURRENT

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.

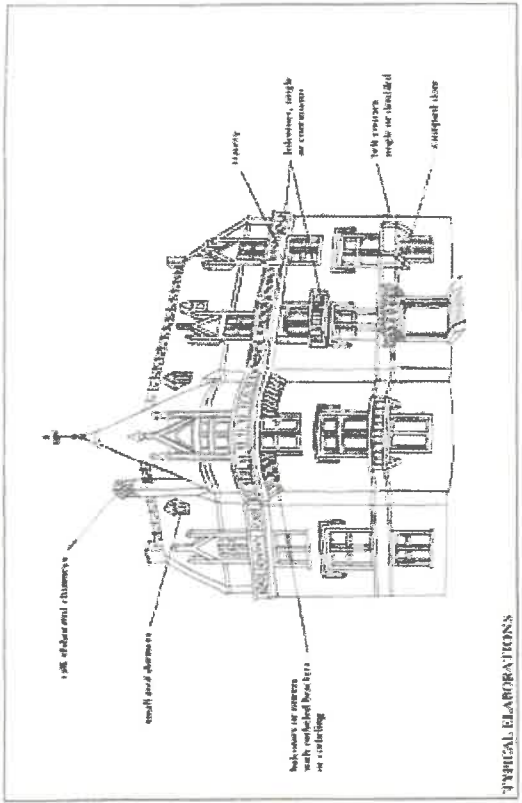
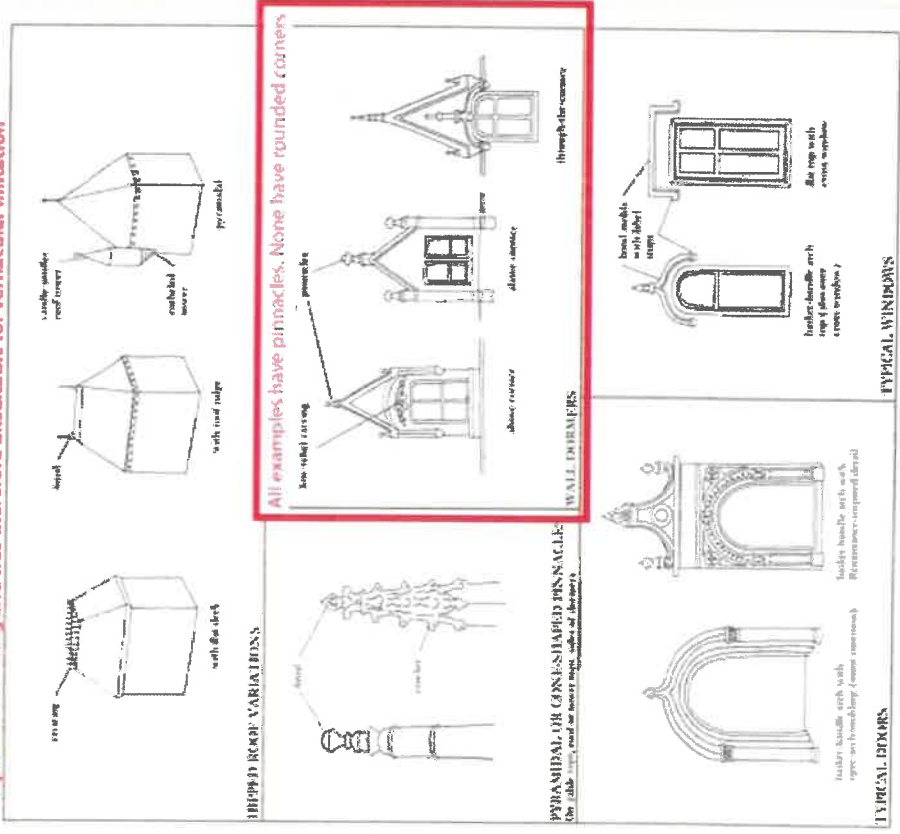
COMMENTS

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 chateau (or François I) style indisputably 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 Biltmore. George W. Vanderbilt's North Carolina country house completed in 1895, which rivaled its early French prototypes in size and splendor.

from architectural experience detailing and was therefore unsuitable for serious adoption.

It thus remained a relatively rare, architect-designed fashion throughout its brief period of popularity.

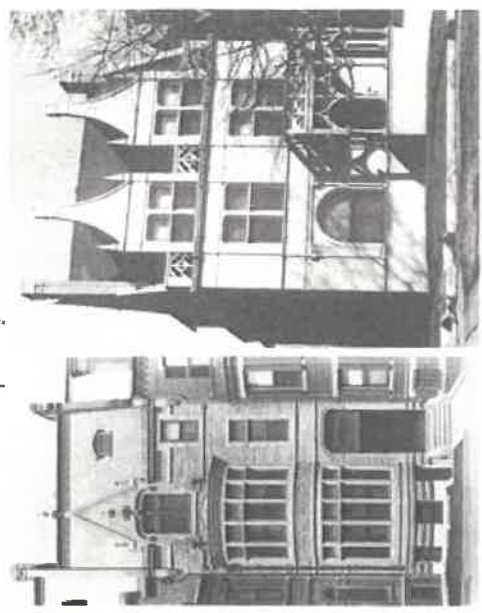
Highlighted quote includes text from previous page:
"The Chateausque style required massive masonry construction and elaborate, expensive detailing and was therefore unsuitable for vernacular imitation"



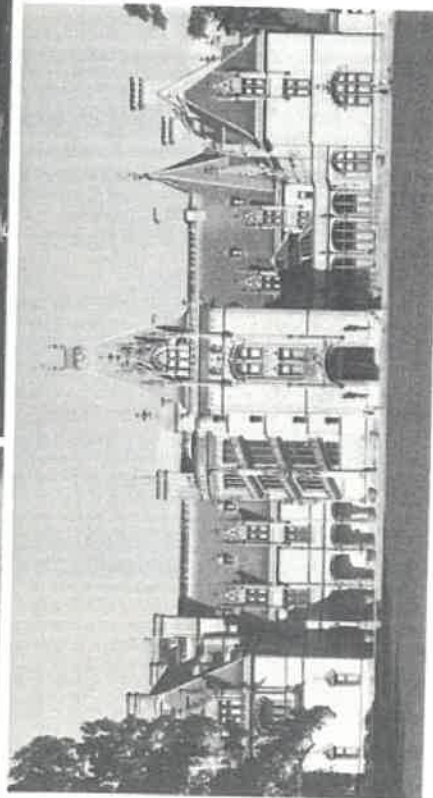
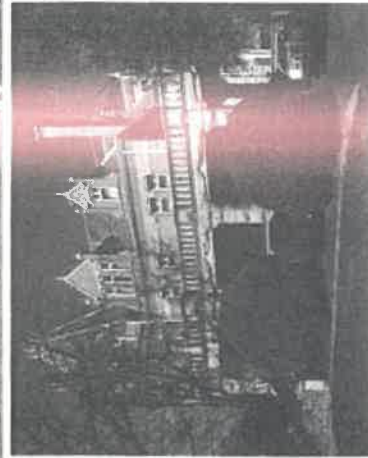
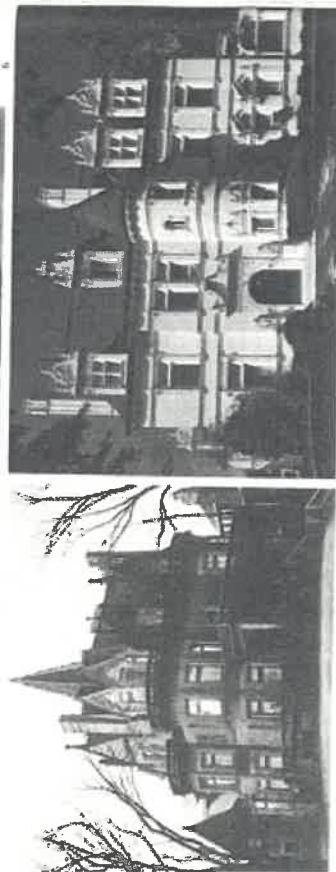
TYPICAL ELABORATIONS

CHATEAUSQUE

- 1 Boston, Massachusetts: House. An attached town house, over the through-the-roof window dormer.
- 2 Louisville, Kentucky: House. The paired wall dormers begin above the cornice in this detached town house.



1. Montgenery, Aldham, 1904. See *Siber House*. The yarmouths depicted *roof* is also seen in figures 4 and 7.
2. Chiege, Illinois, ca. 1860. *Byram House*, Burham and Rice, arch. bks.
3. The entrance door is in a basket-handle arch surrounded by open arch molding.
4. Milwaukee, Wisconsin, ca. 1850. *Goldberg House*. Note the elaborate recessed above-the-doorcase.
5. St. Louis, Missouri, ca. 1850. Note the elaborately sculpted doorcase detailing.
6. Cincinnati, Ohio, 1850s. The rough-faced masonry of this house is more common in Richardson Renaissance houses. (For numerous examples see more detail of brick or smooth-faced stone.)
7. New Haven, Connecticut; 1860s. Joseph W. Northrup architect.
8. Asheville, North Carolina, 1870s. Illust. by Richard Morris Hunt, architect. Still, the ultimate Chateaufort touchstone, is located in a setting of gardens worthy of the French originals.
9. Salisbury, North Carolina, 1880s. Jones Waller; House.



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 style does not make it a good example.





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.

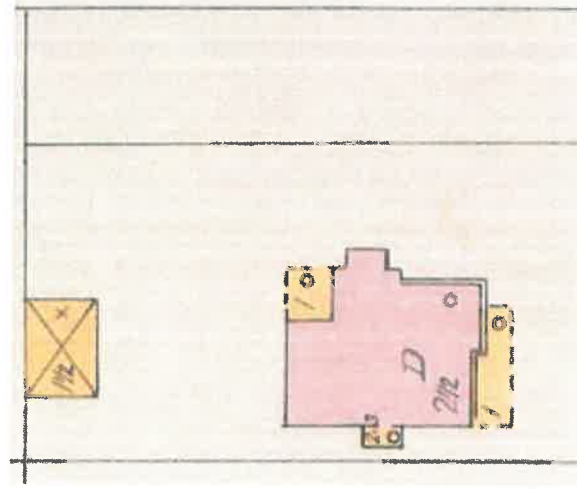
What is discernable from the original building at 4122 Glenway does not offer a particularly pure or significant sample of Tudor architecture nor does it embody ... "the distinctive characteristics of a type, period, or method of construction that represent a significant and distinguishable entity .." 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.**

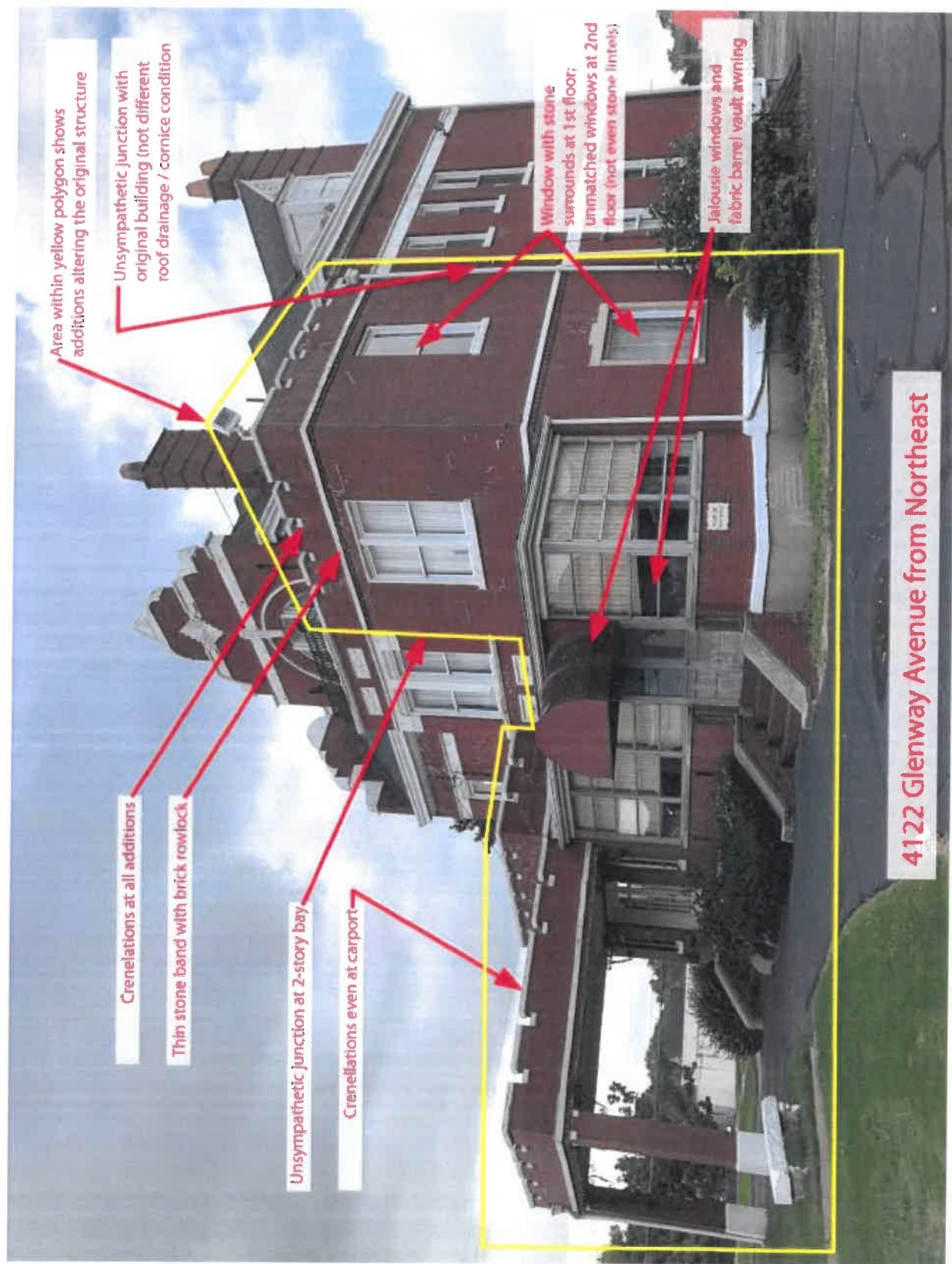
Whereas the original building incorporated overhanging roofs and a projecting box gutter, the designer(s) of the additions used perhaps the most opposite of that roof form at all additions: crenellated parapet walls. Crenellations at the roofline of a Tudor building were usually used sparingly – at the 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.





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-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
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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 to 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 porte-cochere), 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.

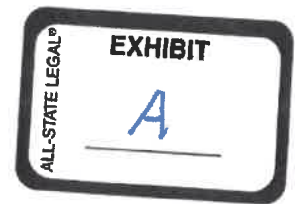
We respectfully ask the Historic Conservation Board recommend against the application the designation of 4122 Glenway Avenue as a historic landmark as it is neither justified nor legal.

Sincerely,



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



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

FOUNDERS:
Irwin L. 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.



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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 dark ink, appearing to read 'Stephen R. Hunt'.

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,

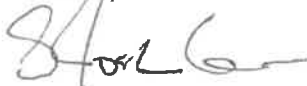
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I am hopeful that based on this information the designation will not be approved. This opportunity is too important to the youth of Price Hill.

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:

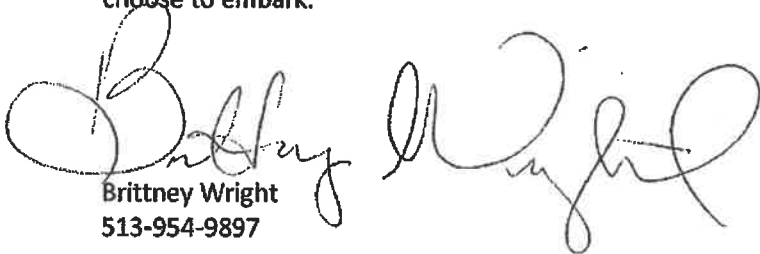
I wanted to express my deep appreciation for what Boys and Girls Club-Sheakley Unit is doing in the Price Hill community. I also vouch for the creation of the Teen Workforce Development Center.

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-Sheakley 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,

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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 (BGCGC) is a nonprofit organization with over 80 years of service to youth ages 5-18 across Greater Cincinnati. In 2015, BGCGC 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.

BGCGC 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.

BGCGC 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." BGCGC'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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ADMINISTRATION DIVISION
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October 19, 2021

Mr. Jesse Urbancsik
City Planner
Jesse.Urbancsik@cincinnati-oh.gov
City of Cincinnati, Dept. of City Planning & Engagement
805 Central Avenue, Suite 720
II Centennial Plaza
Cincinnati, OH 45202

Ms. Beth Johnson
Urban Conservator
Beth.Johnson@cincinnati-oh.gov
urban.conservator@cincinnati-oh.gov
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
225 West Court St.
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

ROBERT E. MANLEY (1955-2006)

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

JACKLYN D. OLINGER
PATRICK K. HOGAN*
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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

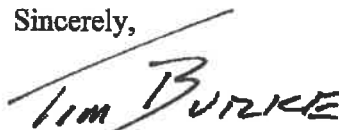
MANLEY BURKE
A LEGAL PROFESSIONAL ASSOCIATION

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

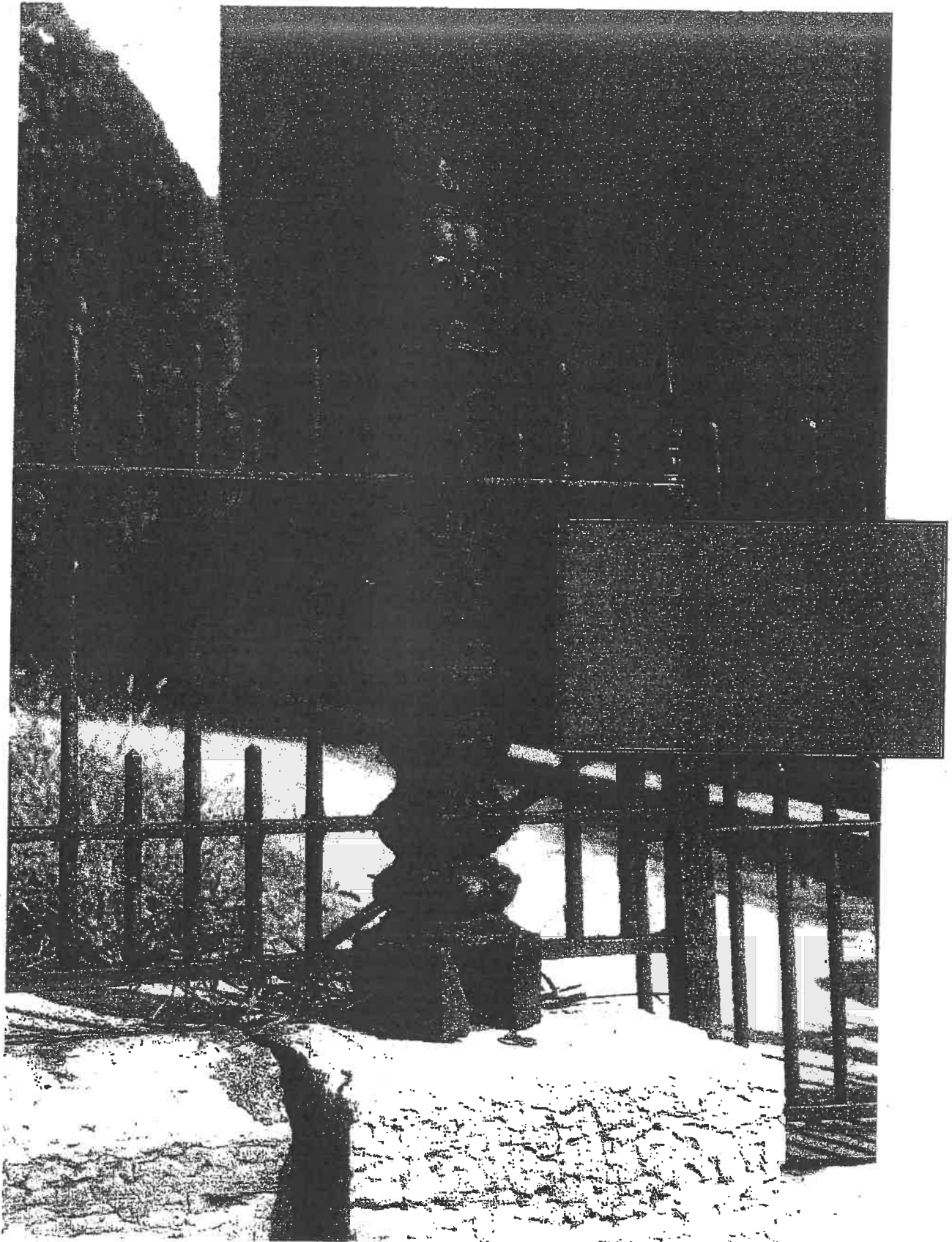
Enclosures

From 1978 Study

WEST PRICE HILL

QUADRANT #3

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	436 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 Fifth 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	Sunset Avenue and Reginald from the Cemetery	A	4	Two brick Romanesque style buildings in cemetery designed by Samuel Hannaford. Gable roof, central tower. (c.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 "Chateau-esque" 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 Chateau-esque 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 Chateau-esque 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:

Chateau-esque – by the professional who wrote the nomination

Tudor – by me

Queen Anne – according to the new application

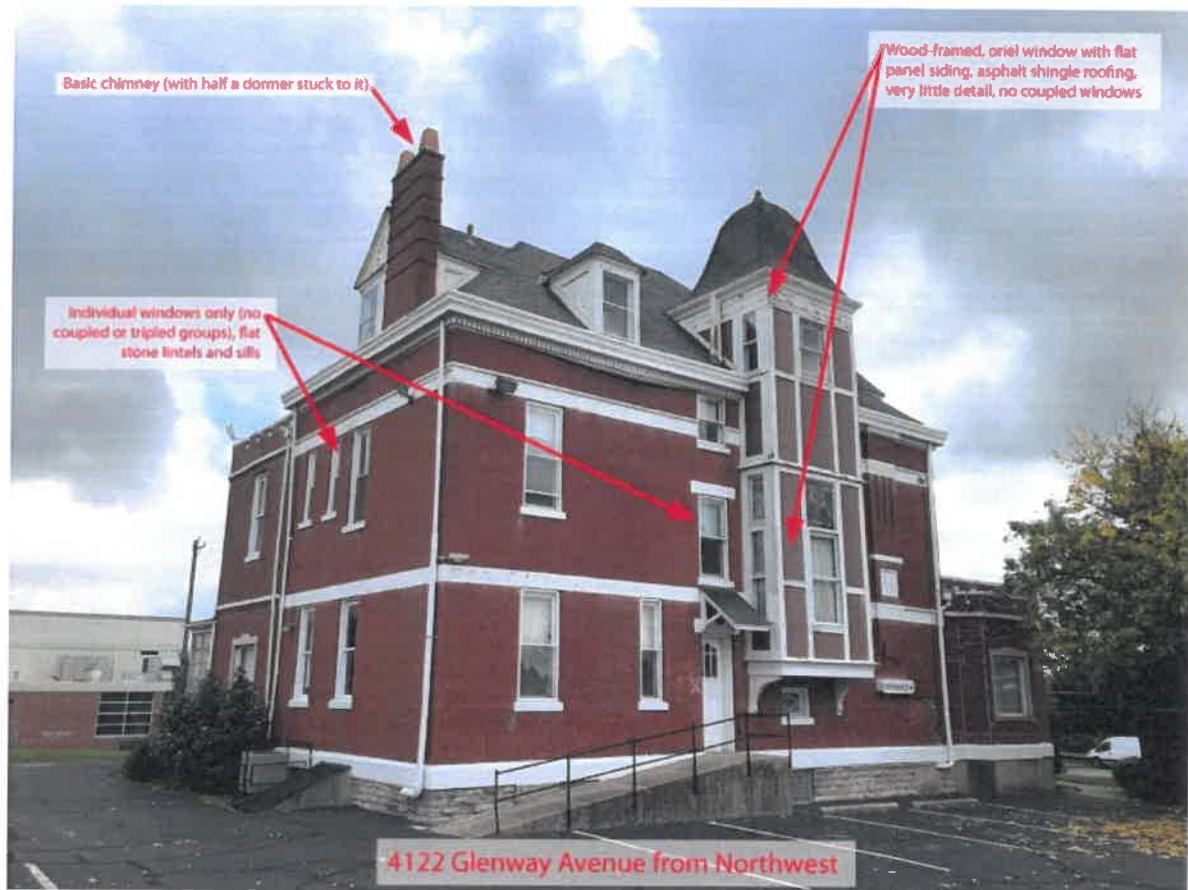
The fact that 3 professionals have tried to classify this building as at least 3 architectural styles should serve as a clear indication that this building is not a particularly good example of **any one** architectural style – and certainly not as architecturally significant as a landmark.

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.



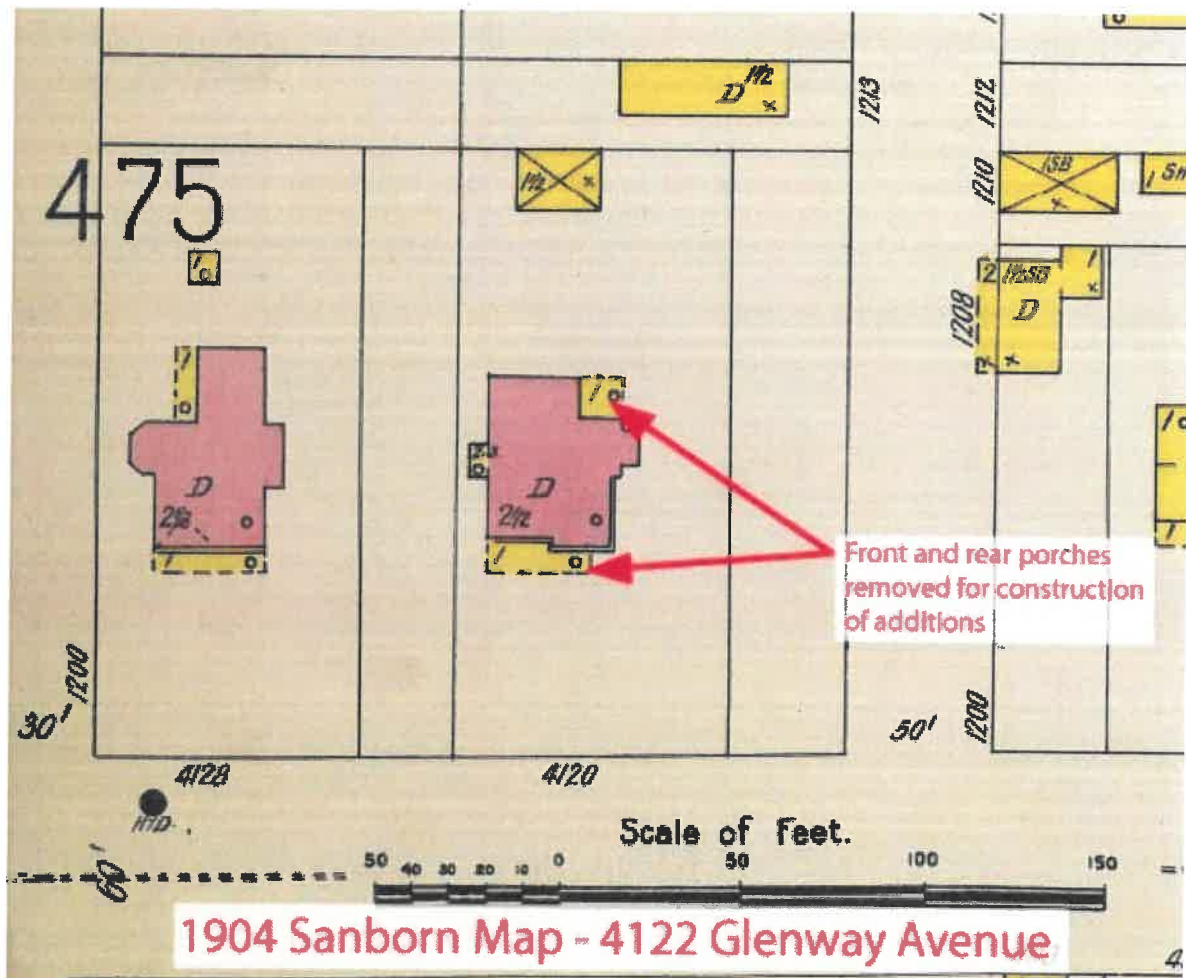
The Additions to 4122 Glenway Avenue are Overwhelming and Detract

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

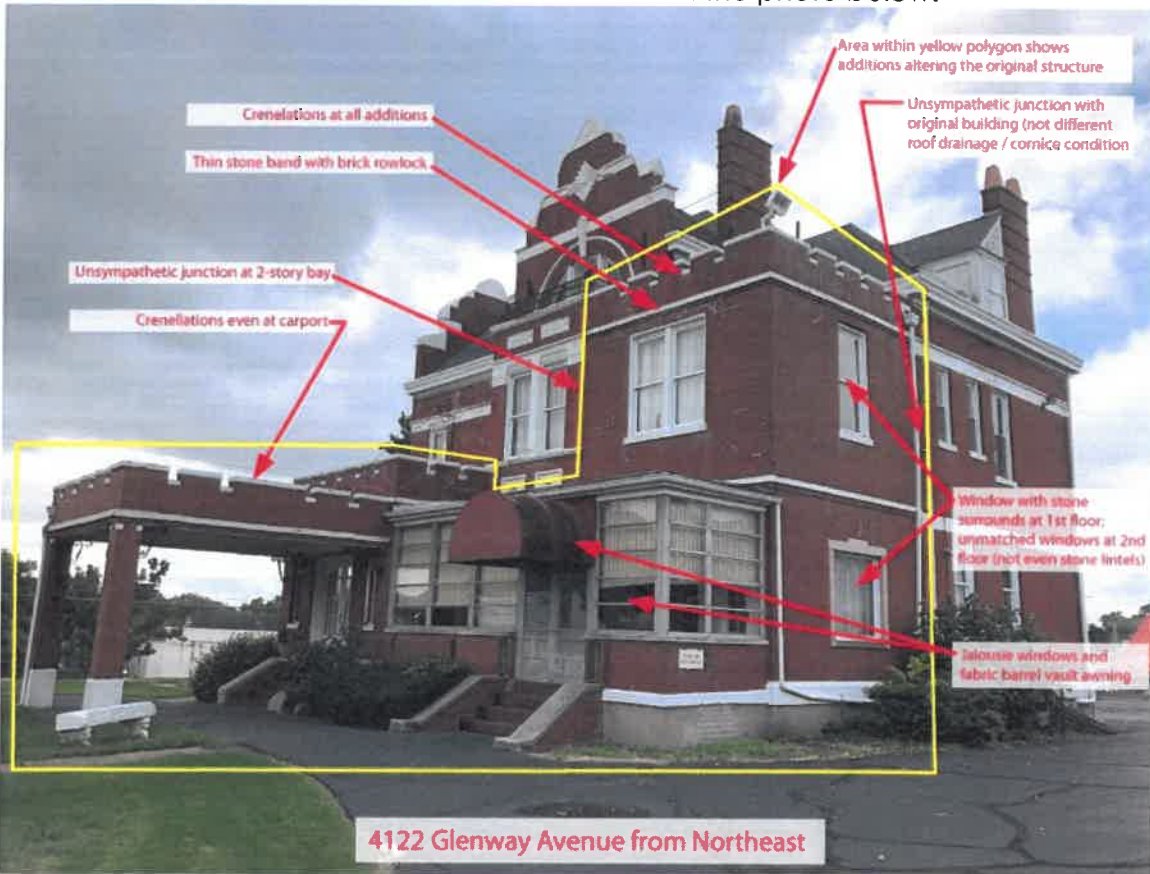
The areas inside the yellow polygons in the picture above are additions – these additions clearly do NOT compliment the original building and do not add significance.

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

ROBERT E. MANLEY (1935-2006)

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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. Raser 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

TMB/kt



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 Riston
Signature

Chyuanke Riston
Name

11/17/21
Date

Demetria Vaughn
Signature

Demetria Vaughn
Name

11/17/21
Date

Al Sherone Walker
Signature

Al 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
Date

BOLREIMA
Signature

BOLREIMA
Name

11/17/21
Date



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Kaylee Sturwald
Signature

Kaylee Sturwald
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 Sturwald
Signature

Hannah Sturwald
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

Jalwana Howard
Signature

Jalwana Howard
Name

11-11-21
Date

Omara Lauer
Signature

Name

11-11-21
Date

Samuel
Signature

Samuel
Name

11-11-21
Date

Crystal Greene
Signature

CRYSTAL Greene
Name

11/11/21
Date

Brianna Brown
Signature

Brianna Brown
Name

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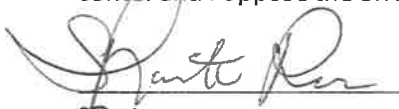
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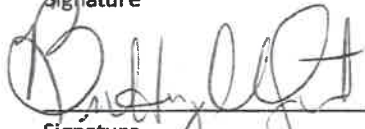
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Signature

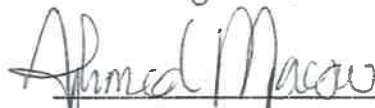
Shanita Reese
Name

11/17/21
Date


Signature

Brittney Wright
Name

11/17/21
Date


Signature


Ahmed Macau
Name

11/17/21
Date


Signature

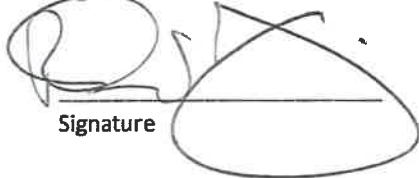
Amber Avery
Name

11/17/21
Date


Signature

Richard Green
Name

11/17/21
Date


Signature

Richard Barnes
Name

11/17/21
Date

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G. IDJ
Signature

Almira Darden
Name

11.18.21
Date

Sadi Faulkner
Signature

Sadi Faulkner
Name

11.18.21
Date

Jennifer Tolentino
Signature

Jennifer Tolentino
Name

11.18.21
Date

Signature

Name

Date

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Name

Date



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

FOR OFFICE USE ONLY

File No. _____
Date Filed _____
Fee Paid _____
Date Received _____
Decision _____

APPLICATION FOR LOCAL HISTORIC DESIGNATION/ HISTORIC ZONE CHANGE

1. SUBJECT PROPERTY/(ies)		<input checked="" type="checkbox"/> Landmark	<input type="checkbox"/> Site	<input type="checkbox"/> District
ADDRESS 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
<input type="checkbox"/> Owner <input type="checkbox"/> City Council Member <input type="checkbox"/> City Manager <input type="checkbox"/> Urban Conservator <input type="checkbox"/> Planning Commission <input checked="" type="checkbox"/> Community Organization <input type="checkbox"/> Owner of Property within District	

3. OWNER(S) (If multiple properties, please provide an excel sheet with information)	
NAME 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)
<input type="checkbox"/> Association with events that have made a significant contribution to the broad patterns of our history; or <input type="checkbox"/> Association with the lives or persons significant in our past; or <input checked="" type="checkbox"/> Embodies the distinctive characteristics of a type, period, method of construction or that represent a significant and distinguishable entity whose components may lack individual distinction; or <input type="checkbox"/> That has yielded, or may be likely to yield, information important in prehistory or history.

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

6. SIGNATURE. The undersigned does hereby certify that the information provided in connection with this application is, to the best of his or her knowledge, true and correct.	
Print Name Laura Hamilton	Signature Laura Hamilton
<small>Digitally signed by Laura Hamilton Date: 2021.08.30 13:22:10 -04'00'</small>	
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.

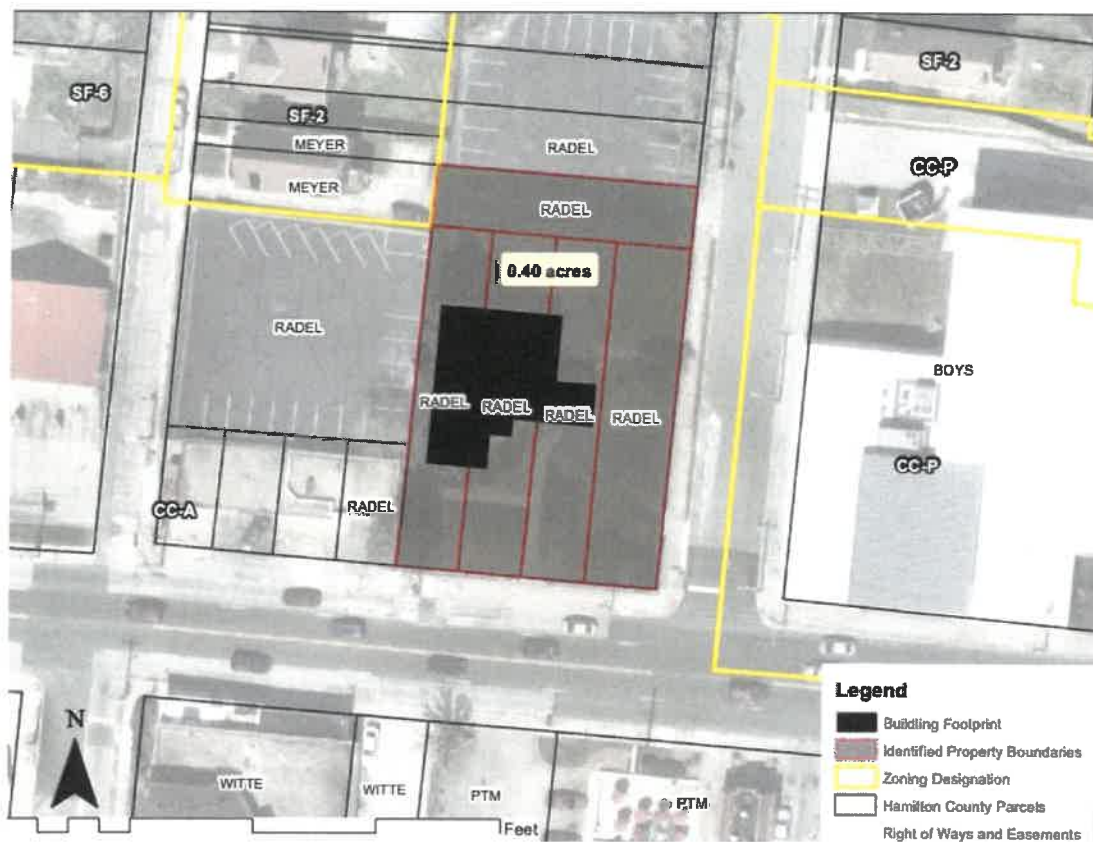
Boundary Description (including metes and bounds)

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, Chateauesque-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 gradocity 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

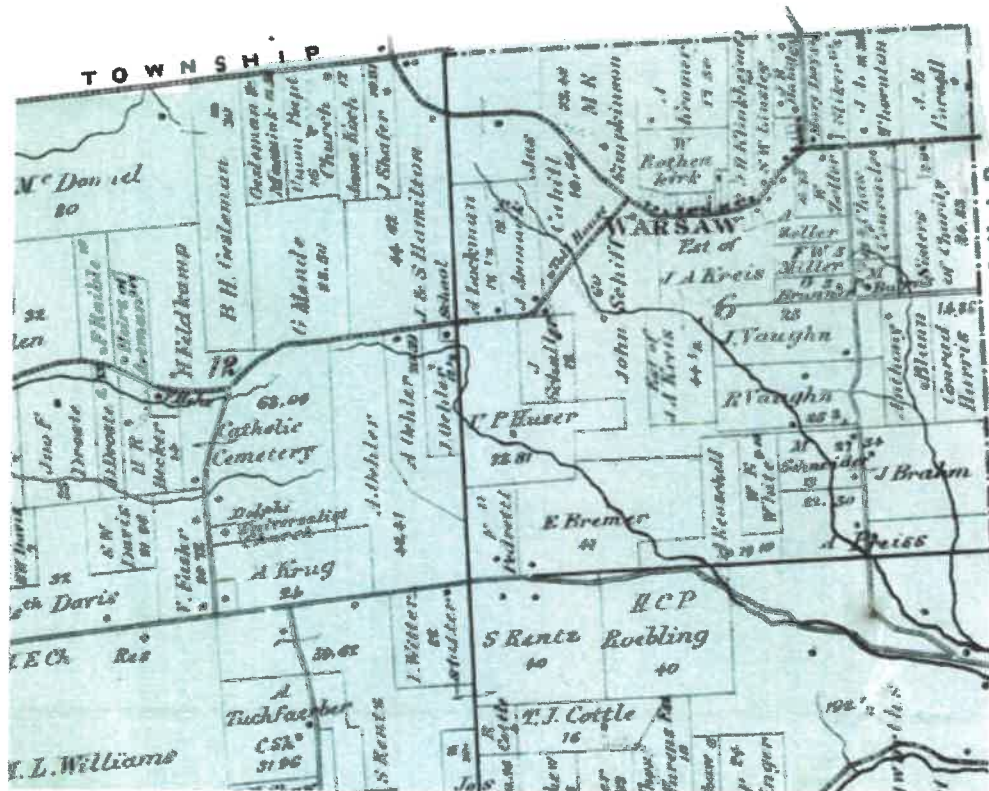


Figure 1: Delhi Township, C.O. Titus Atlas, c. 1869.

Fifth	397.84	460	461	Fourth	422	423	Third																																															
	39.98	429	428		425	424																																																
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50																																																						
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Figure 1: Cedar Grove Land and Building Subdivision Plat Map, Lots 452, 453, 454, 455, and 461; c. 1874.

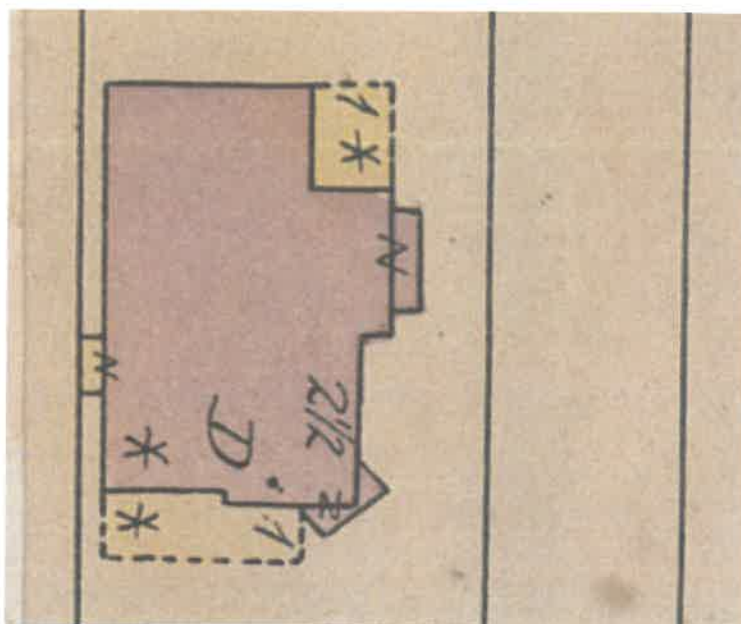


Figure 3: Sanborn Insurance Company Map with additions, c. 1891.

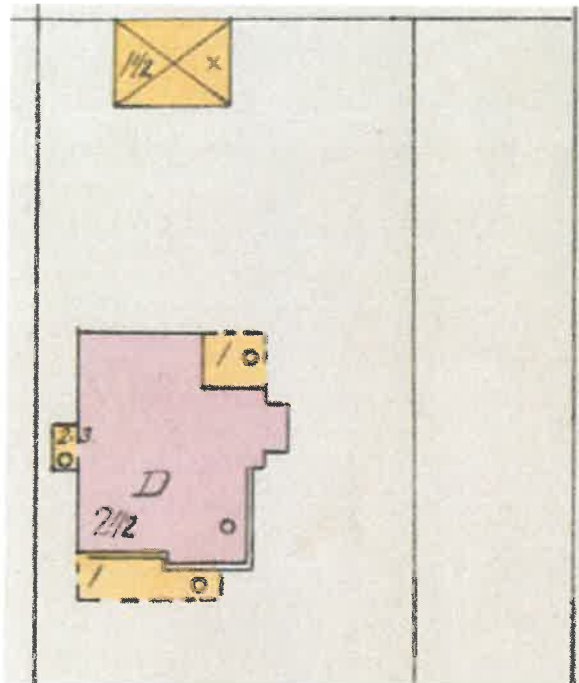


Figure 4: Sanborn Insurance Company Map, 1904.

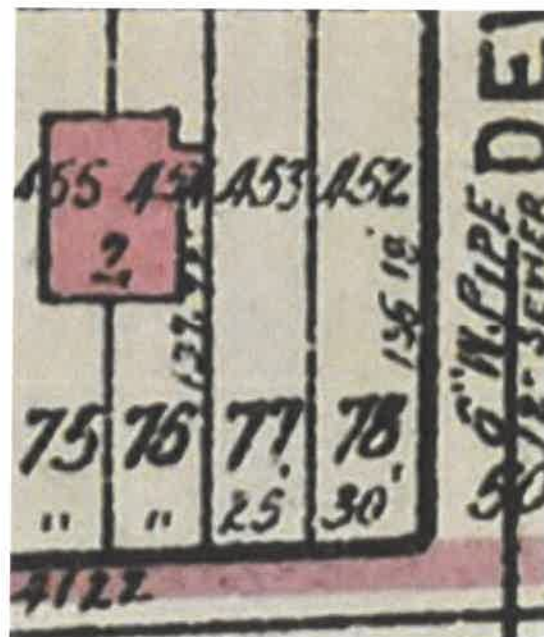


Figure 5: Sanborn Insurance Company Map, 1922.

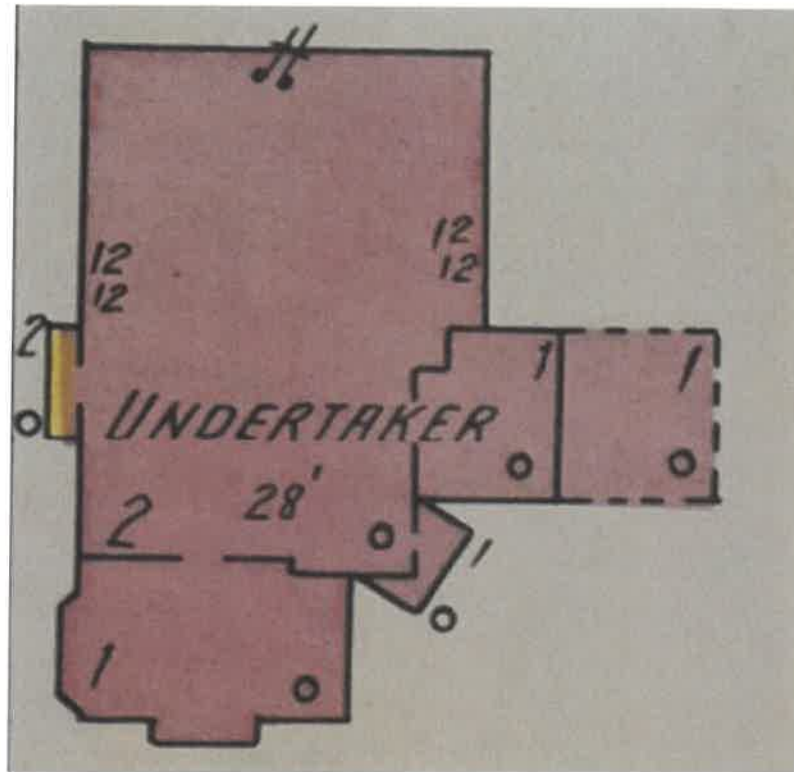


Figure 6: Sanborn Insurance Company Map, c. 1934-37.

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. Schumacher 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

**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.

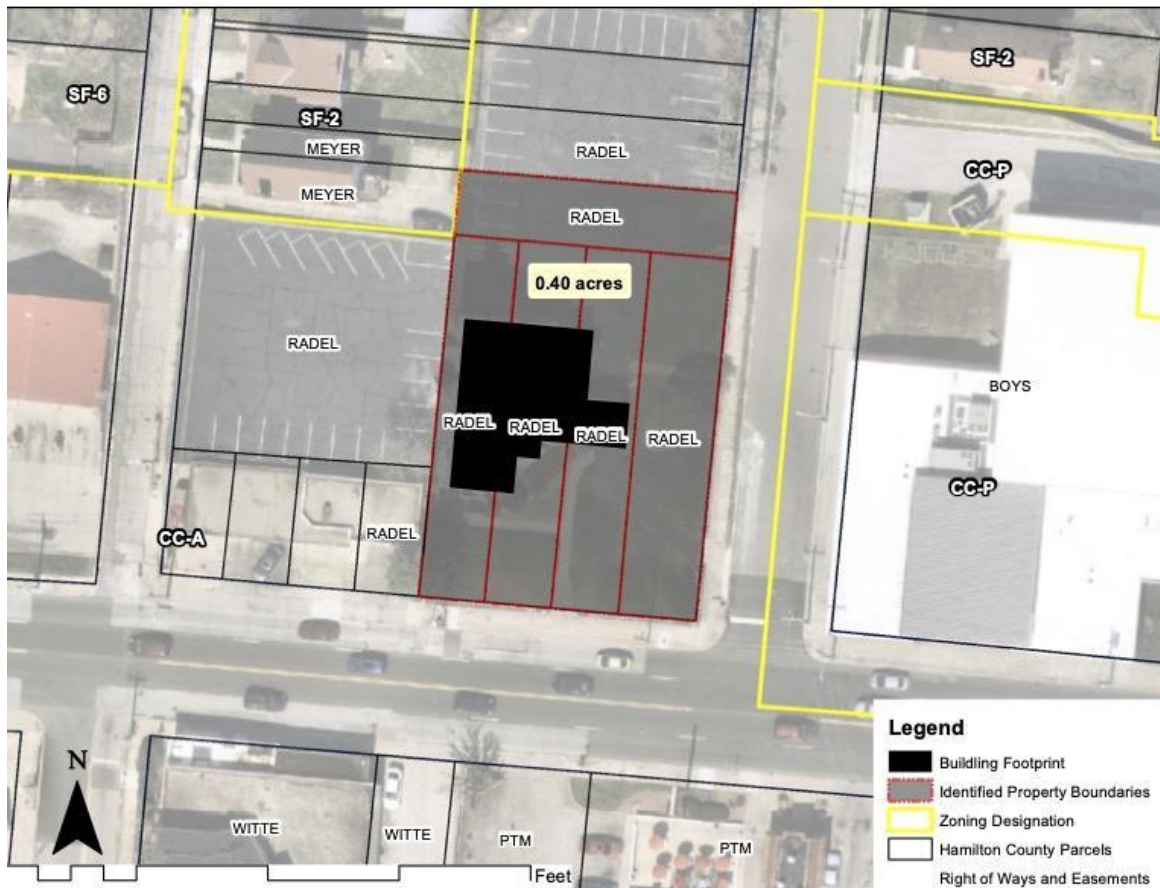


Image 2: Schulte House location map. Image provided by applicant via Cagis map.

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.

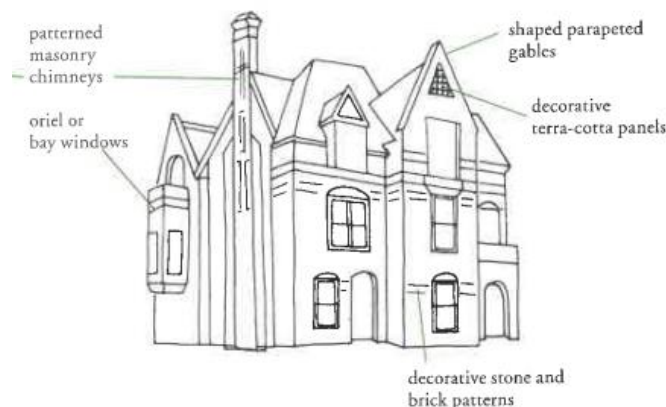
In Staff's review of the designation report and the documentation provided the building at 4122 Glenway Avenue meets the criteria in the following ways:

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."

January 20, 2022

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

Dear Members of Council:

We are transmitting herewith an Ordinance captioned as follows:

DESIGNATING the existing building located on the real property commonly known as 4122 Glenway Avenue in the West Price Hill neighborhood as a local historic landmark.

Summary

The property at 4122 Glenway Avenue is located at the northwest corner of Glenway and Dewey avenues 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 demolish the building and build a new facility.

The West Price Hill Community Council 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. The Historic Conservation Board 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. On December 3, 2021, the City Planning Commission voted to disapprove the Local Landmark designation of 4122 Glenway Avenue.

The City Planning Commission recommends Denial of this Ordinance. The Administration also recommends Denial of this Ordinance.

Motion to Approve the
 Administration's recommendation: Mr. Juech

Ayes: Mr. Juech
 Mr. Smitherman
 Mr. Samad
 Mr. Stallworth

Seconded: Mr. Smitherman

Nays: Mr. Eby

Recused: Ms. Sesler
 Ms. McKinney

THE CITY PLANNING COMMISSION

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

Communication

Letter from Timothy M Burke; attorney BGCGC

Communication from Tim Burke – Jan 26, 2022

A handwritten signature in black ink, appearing to be 'TB' or similar initials, with a long horizontal stroke extending to the right.

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
ILANA L. LINDER
EMILY J. COUCH*

225 WEST COURT STREET
CINCINNATI 45202-1098
TELEPHONE: (513) 721-5525
TOLL FREE: (800) 708-0798
FACSIMILE: (513) 721-4268

Timothy M. Burke
tburke@manleyburke.com
513-763-6447

COUNSEL

WILLIAM A. MCCLAIN (1913-2014)

GARY MOORE EBY*
GEORGE F. MOELLER

*Also admitted in Kentucky

January 26, 2022

Mayor Aftab Pureval
Vice Mayor Jan-Michele Lemon Kearney
President Pro Tem Victoria Parks
Councilmember Jeff Cramerding
Councilmember Reginald Harris
Councilmember Mark Jeffreys
Councilmember Scotty Johnson
Councilmember Liz Keating
Councilmember Greg Landsman
Councilmember Meeka Owens

City of Cincinnati
801 Plum Street
City Hall
Cincinnati, OH 45202

Via Hand Delivery

Dear Mayor, Vice Mayor, President Pro Tem and Members of Council

I write on behalf of the Boys and Girls Clubs of Greater Cincinnati and Northern Kentucky (BGC) to urge the denial of the Ordinance that would declare the Schulte House (more accurately, the Radel property) at 4122 Glenway Avenue a Cincinnati Historic Landmark.

Legally, the building does not meet the required qualifications for such a designation, as was found by the Historic Conservation Board, the staff of the Planning and Engagement Department and the Cincinnati Planning Commission. Such designation would deprive the property owner of substantial legal rights. The mere nomination has already prevented the BGC from closing on the property and proceeding with the construction of a teen workforce development center on the site.

MANLEY BURKE

A LEGAL PROFESSIONAL ASSOCIATION

The BGC has already invested some \$4,000,000 in the establishment of the Larry and Rhonda Sheakley Boys and Girls Club just across Dewey Street from the Radel property. That center responds to the needs of some 350 children between the age of 5 and 18 annually, providing academic assistance, social and emotional competency, safe recreation opportunities and meals. The teen center would concentrate its programming efforts on preparing the teenagers of West Price Hill and surrounding neighborhoods for adulthood as contributing members of our community. The teen center will marshal the resources of businesses, local universities and trade schools to offer programming preparing an estimated 150 10th and 12th graders annually for higher education, job opportunities and raising families of their own. Transportation is a significant barrier for the population BGC serves, especially for our many families who have both an older teen and grade school student attending the Club. Many times, our older students are caregivers for their younger siblings, escorting them home nightly. Having the teen center directly across the Dewey from the Sheakley Club addresses that need and allows the gym in the Sheakley Center to provide recreational opportunities to the teen center attendees.

The BGC has had the Radel property under contracting since early June of last year but has been unable to proceed with its plans simply because under Cincinnati Municipal Code (CMC) Sec. 1435-072-A, the existence of the mere application proposing to designate the property as a historic landmark prohibits it. The denial of the ordinance will once and for all eliminate that roadblock.

The application to name the property as a historic landmark came as a surprise to both the Radel property owner and the BGC. The property had been on the market for more than a decade. It had been vacant for 2 years. The city had conducted two historic inventories in the past. Those studies, conducted objectively without intent to stop any particular development, identified dozens of buildings in West Price Hill, some in two potential historic districts, deserving of consideration as historic properties. 4122 Glenway was not identified in either of those studies as deserving of consideration. Indeed, not until after the BGC had the property under contract and had informed the leadership of the West Price Hill Community Council of its plans did the community council set on the path of seeking historic designation for the property.

Unfortunately, some purporting to speak on behalf of the community council, are claiming the BGC has not communicated with them or considered other sites. That is simply not true. Attached is a chronology of interactions between the BGC and various community representatives. It documents extensive communication between the parties. After careful consideration of alternative sites, the BGC has determined that there is simply no other site as suitable as 4122 Glenway for the location of its teen center.

MANLEY BURKE
A LEGAL PROFESSIONAL ASSOCIATION

There are numerous reasons why the building does not qualify as a historic landmark under city Ordinances. Here are a few:

- 1) Of the 4 justifications for the designation of a historic landmark spelled out in CMC Sec 1435-07-1 even the applicant has proposed only one, it's alleged architectural significance.
- 2) In the initial attempt to meet that qualification, the original application claimed the building was a "rare example of Chateausque architecture". That claim did not even survive the Joint Staff Conference of the staffs of the City Planning and Engagement Department and the Historic Conservation Office.
- 3) The Boys and Girls Club asked Mr. Jeff Raser, who has had a distinguished 30-year career as a Cincinnati architect to evaluate the building. Mr. Raser 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 served for 7 years on Cincinnati's Historic Preservation Board. His detailed reports are contained in the agenda packet that was forwarded to council. His initial reports detailed why the building was not a "rare Chateausque architecture." Following those reports no one tried to continue to make that claim.
- 4) Instead, following the Staff Conference and Mr. Raser's reports, the claim the building was of Chateausque style was quietly withdrawn and replaced with a new application without notice to either the property owner or the Boys and Girls Club until the receipt of the Historic Conservation Board Agenda. Only then was it learned that the building was suddenly claimed to be Queen Anne style. Mr. Raser subsequently documented why it was not Queen Anne style either.
- 5) Perhaps most critically, whatever architectural style it may have been intended to be when it was originally built, the architectural integrity of the building has not been preserved. That is a fatal flaw to any nomination. CMC Sec. 1435-01-H3 requires that for a building to qualify as a historic landmark based on its architecture, a building's "attributes or characteristics" must "possess integrity of location, design, setting, materials, workmanship, feeling and association". Massive changes have been made to the exterior of building. Subtractions including the loss of a prominent front and smaller rear porch. Additions, inconsistent with whatever the original style of the building, was cover the south and east elevations of building- the elevations facing the two public streets Glenway and Dewey.

MANLEY BURKE
A LEGAL PROFESSIONAL ASSOCIATION

- 6) Mr. Raser's 8-page report complete with diagrams and photos prepared for the Planning Commission sets for in detail the loss of the building's architectural integrity and rightly concludes that unlike Union Terminal, City Hall or the recently designated St. Marks' Church, "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."
- 7) The Historic Conservation Board "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)." (emphasis added)
- 8) The City Planning and Engagement Department Director and staff recommended the Planning Commission "DISAPPROVE the proposed local historic landmark designation".
- 9) Following a long hearing, the City Planning Commission voted to recommend "Denial of this Ordinance."
- 10) The City Manager, on behalf of the City Administration, has recommended "Denial of the Ordinance."

The issue for the Equitable Development and Housing Committee and all of City Council comes down to this. Defeating the Ordinance will allow a program of unique value to the older children of west side communities to go forward. Approval of the Ordinance would result in the continued vacancy of the property likely resulting in it being boarded up as required by CMC Chapter 1101 – a result accomplishing little for the community.

The designation of a building of dubious architectural significance over the recommendation of both the Historic Conservation Board and the Planning Commission, as well as the City Administration, would call into question whether or not the requirements of the historic conservation ordinance; the hours spent in hearings by citizen members of the reviewing bodies, or the rights of the property owner are taken seriously by City Council.

Sincerely,


Tim Burke

cc: Interim City Manager John P. Curp

Enc.

Liz Keating


EGH - on 2/15

submitted - 2/2/22 - MM

Communication

BGCGC Letter of Support

Communication from Bill Bresser (CEO BGCGC) received on Feb 2, at 2:18pm.

A handwritten signature in black ink, appearing to be 'Bill Bresser', located below the text of the communication.



Gen-1 Theme House
Division of Student Affairs
University of Cincinnati
PO Box 210045
Cincinnati, OH 45221-0045

(513) 656-3324

January 15, 2022

To Whom It May Concern:

I am writing to express The University of Cincinnati Gen-1 Program / 1IMPACT House's support of the Boys & Girls Clubs' (BGC's) project to construct a youth workforce development center which will enable more 10th-12th graders to determine a path to self-sufficiency after high school.

Cincinnati is experiencing major challenges surrounding childhood poverty and youth violence. The goal of BGC's youth workforce development program is to graduate teens from high school with a viable plan, work experience, a resume, and a mentor. They will partner with businesses, the military, universities, and trade schools to open doors for teens on the threshold of adulthood. The program will include remedial high school work, job readiness and placement, and fun like field trips and gaming, as well as a nightly dinner and snack. BGC would like to pay students for program participation by starting savings accounts. The youth workforce development program will be free like existing BGC programs.

BGC has been addressing critical issues among Cincinnati youth in grades K-12 since 1939. Considering input from the BGC staff, board, caregivers, community stakeholders, and the students themselves, they now desire to commit more resources to their oldest students who are most vulnerable to external negative influences.

The University of Cincinnati Gen-1 Program / 1IMPACT House has partnered with BGC over the last several years by creating a partnership to ensure first-generation college students are supported, and advocated for, during their transition to college and beyond. VP Crystal Allen has volunteered for several Gen-1 Program events including accountability presentations to our first-year course, sessions during our summer Early Arrival Program, and as a mentor during our Business Experience event, an event to teach our students about business etiquette, networking, and how to dress and prepare for a job interview. Several of our Gen-1 students were students at BGC's of Greater Cincinnati and have voiced that those experiences were fundamental in their success today. I am confident the BGC organization, and its growth, is critical for our city.

The University of Cincinnati Gen-1 Program / 1IMPACT House asks that you support BGC's efforts to bring more opportunities to teens in underserved neighborhoods in Cincinnati. We appreciate your time and attention to this request and are happy to provide additional information if needed.

Sincerely,

Amber M. Conley
Assistant Director, Gen-1 Program / 1IMPACT House
Amber.conley@uc.edu

January 6, 2022

Dear Council:

When I say I would not be the person I am today without the Boys and Girls Club, I literally mean I would not be the mother, wife, educator, and advocate for the youth of Price Hill that I have become. 30 years ago, the BGC has provided me with support, safety, educational opportunities, and opened my eyes to a world of possibilities that I would not have known existed otherwise. Just as the BGC was there for me, I encourage the city of Price Hill to be a voice for our youth, and support their endeavors through the building of the workforce development center.

Growing up in Price Hill, I was not handed an easy lot in life. I struggled, just as many of our youth today are struggling. The BGC gave me a chance to see and live up to my potential. It gave me a safe place to spend evenings off the streets, provided me with food, allowed me to form lifelong connections with strong, positive role models, and helped me believe it was possible to set and achieve lofty personal goals. In fact, the BGC sponsored a trip to visit a local college, and it was on that trip that I found my calling. Many years and 4 college degrees later, I am living my dream of working in Special Education with the children of Covington. This simply would not have been possible were it not for the BGC of Price Hill.

Just as the BGC was there for me, I am urging the city of Price Hill to continue this tradition and create a safe, free, equally accessible, supportive, positive space for future generations. The workforce development center is exactly what the city needs in order to propel our children forward, and open their eyes to worlds of possibilities they might not otherwise know exist. In conjunction with businesses, the military, universities, and schools, the new workforce development center would assist in helping students achieve workforce readiness, and help them in their journey to becoming productive members of our society. The BGC truly changed the direction of my life. I will be forever grateful, and I can't wait to witness how many other youth are positively impacted by the generosity, dedication and hard work the BGC can offer to the children and community of Price Hill.

Sincerely,
Audrey Everett



January 4, 2022

To Whom it May Concern:

I'm writing to express the Reds Community Fund's support of the Boys & Girls Clubs of Greater Cincinnati (BGCGC) and their efforts to construct a youth workforce development center. The center will enable more 10th-12th graders to determine a path to self-sufficiency after high school.

The BGCGC has been a long-time partner of the Reds and the Reds Community Fund, as well as one of the primary community partners of Major League Baseball. They are a true partner in every sense, serving the most vulnerable kids and families in our community. We're grateful beyond words for the BGCGC mission, leadership and staff.

Cincinnati is experiencing major challenges surrounding childhood poverty and youth violence. The goal of the BGCGC's youth workforce development program is to graduate teens from high school with a viable plan, work experience, a resume, and a mentor. They will partner with businesses, the military, universities, and trade schools to open doors for teens on the threshold of adulthood.

The program will include remedial high school work, job readiness and placement, fun activities, as well as a nightly dinner and snack. The BGCGC hopes to pay students for program participation by establishing savings accounts. Similar to other BGCGC programs, the youth workforce development program will be free for participants.

The BGCGC has been addressing critical issues for Cincinnati youth in grades K-12 since 1939. Considering input from the staff, board, caregivers, community stakeholders, and the students themselves, they now desire to commit more resources to their older students who are most vulnerable to external negative influences.

The Reds Community Fund asks that you support the BGCGC's efforts to bring more opportunities to teens in underserved neighborhoods in Cincinnati. We appreciate your time and attention to this request and are happy to provide additional information as needed. I can be reached at 513-765-7231 or cfrank@reds.com.

Sincerely,

Charley Frank
Executive Director
Reds Community Fund



SANTA MARIA COMMUNITY SERVICES

Helping Families Help Themselves Since 1897

January 12, 2022

To Whom it May Concern:

I am writing to express Santa Maria Community Services' support of the Boys & Girls Clubs' (BGC's) project to develop a youth workforce development center which will enable more 10th-12th graders to determine a path to self-sufficiency after high school.

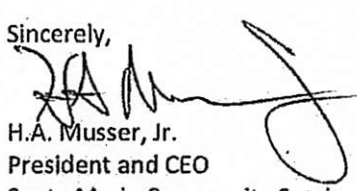
Cincinnati is experiencing major challenges surrounding childhood poverty and youth violence. The goal of BGC's youth workforce development program is to graduate teens from high school with a viable plan, work experience, a resume, and a mentor. They will partner with businesses, the military, universities, and trade schools to open doors for teens on the threshold of adulthood. The program will include remedial high school work, job readiness and placement, and fun like field trips and gaming, as well as a nightly dinner and snack. BGC would like to pay students for program participation by starting savings accounts. The youth workforce development program will be free like existing BGC programs.

BGC has been addressing critical issues among Cincinnati youth in grades K-12 since 1939. Considering input from the BGC staff, board, caregivers, community stakeholders, and the students themselves, they now desire to commit more resources to their oldest students who are most vulnerable to external negative influences.

Santa Maria Community Services provides a wide range of family-strengthening and self-sufficiency services including similar but complementary workforce development services for older teens. However, while BGC's proposed youth workforce development program is focused on 10th-12th graders who are in school, Santa Maria's program assists out-of-school youth in Greater Cincinnati, those who for a variety of reasons are no longer part of the formal K-12 educational system. Santa Maria commits to working collaboratively with this proposed new program for in-school youth.

We ask that you support BGC's efforts to bring more opportunities to older teens in underserved neighborhoods in Cincinnati. We appreciate your time and attention to this request and are happy to provide additional information if needed.

Sincerely,


H.A. Musser, Jr.
President and CEO
Santa Maria Community Services

PRESIDENT & CEO
H.A. Musser, Jr.
MA, MSW

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Paul Friedmann
Appreciation Financial

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**Administration/
AmeriCorps**
617 Steiner Avenue
Cincinnati, OH 45204
(513) 557-4066

**Early Childhood
Development/
Health and Wellness**
3301 Warsaw Avenue
Cincinnati, OH 45205
(513) 557-4062

**Education
Advancement/
Employment
Assistance/
Financial Stability**
3208 Warsaw Avenue
Cincinnati, OH 45205
(513) 557-4060

**Youth Development/
Joe Williams
Family Center**
2312 Glenway Avenue
Cincinnati, OH 45204
(513) 557-4064

santamaria-clincy.org



FUNDED IN PART BY
CINCINNATI





January 10, 2022

To Whom It May Concern:

I am writing to express Camp Joy's support of the Boys & Girls Clubs of Greater Cincinnati's (BGC's) project to construct a youth workforce development center which will enable more 10th-12th graders to determine a path to self-sufficiency after high school.

Cincinnati is experiencing major challenges surrounding childhood poverty and youth violence, with tragic consequences. The goal of BGC's youth workforce development program is to graduate teens from high school with a viable plan, work experience, a resume, and a mentor. BGC will partner with businesses, the military, universities, and trade schools to open doors for teens on the threshold of adulthood, and support youth as they enter a new chapter of independence and responsibility in their lives. The program will include remedial high school work, job readiness and placement, and fun like field trips and gaming, as well as a nightly dinner and snack. BGC would like to pay students for program participation by starting savings accounts. The youth workforce development program will be free like existing BGC programs.

BGC has been addressing critical issues among Cincinnati youth in grades K-12 since 1939. With input from the BGC staff, board, caregivers, community stakeholders, and the students themselves, BGC has a clear mandate to commit more resources to their oldest students who are most vulnerable to external negative influences.

Camp Joy has a long-standing partnership with BGC to offer a full week of summer camp and two weekend reunions each year. These programs are designed around BGC's learning philosophy to make the values lived at neighborhood clubs everyday a seamless part of the Camp Joy experience. Many of these campers return year after year resulting in long-lasting friendships, increased self-confidence, and more solid social skills. This unique outdoor education and leadership partnership helps prepare kids for a successful future. BGC's proposed workforce development program continues these efforts for older teens.

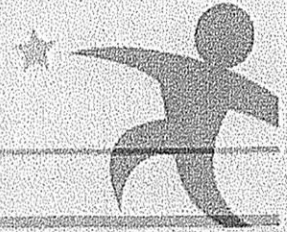
I enthusiastically support BGC in its efforts to bring more opportunities to teens in underserved neighborhoods in Cincinnati, and have no doubt this new endeavor will prove just as successful in the lives of BGC's kids as the work they have been doing for over 80 years. Please feel free to contact me with any questions. Thank you for your consideration.

Sincerely,

Jen Eismeier
Executive Director
513-509.9959 (c) jeneismeier@camp-joy.org

www.camp-joy.org





January 8, 2022

To Whom it May Concern:

I am writing to express Necco's support of the Boys & Girls Clubs' project to construct a youth workforce development center which will enable more 10th-12th graders to determine a path to self-sufficiency after high school.

Cincinnati is experiencing major challenges surrounding childhood poverty and youth violence. The goal of BGC's youth workforce development program is to graduate teens from high school with a viable plan, work experience, a resume, and a mentor. They will partner with businesses, the military, universities, and trade schools to open doors for teens on the threshold of adulthood. The program will include remedial high school work, job readiness and placement, and fun like field trips and gaming, as well as a nightly dinner and snack. BGC would like to pay students for program participation by starting savings accounts. The youth workforce development program will be free like existing BGC programs.

BGC has been addressing critical issues among Cincinnati youth in grades K-12 since 1939. Considering input from the BGC staff, board, caregivers, community stakeholders, and the students themselves, they now desire to commit more resources to their oldest students who are most vulnerable to external negative influences.

Necco has partnered with BGC over the past few years to provide a way to deliver mental health services within the club and provide onsite support to youth. We worked with BGC through the pandemic to help support families. Through our partnership with BGC we have been able to serve youth that may not otherwise have access to mental health services.

Necco asks that you support BGC's efforts to bring more opportunities to teens in underserved neighborhoods in Cincinnati. We appreciate your time and attention to this request and are happy to provide additional information if needed.

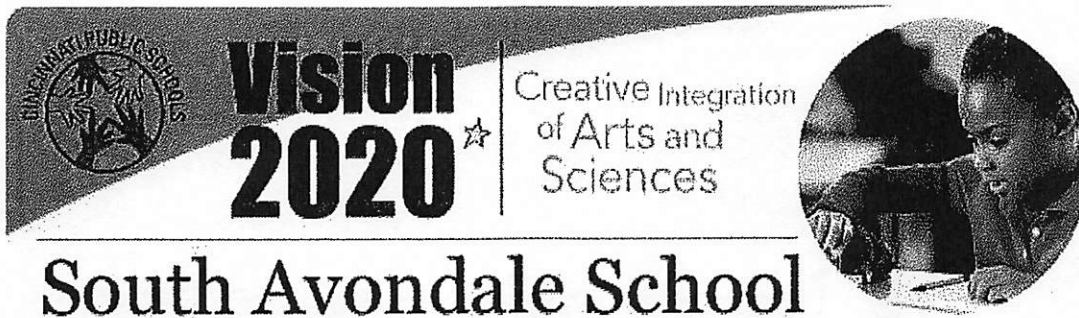
Sincerely,

Jennifer Riddle LISW-S
OH Regional Director of Behavioral Health
Necco/www.necco.org
jriddle@necco.org



We Build Families





South Avondale School

636 Prospect Pl. ~ Cincinnati, Ohio 45229 ~ Ph: 513-363-5500 ~ Fax: 513-363-5520
Website: <https://southavondale.cps-k12.org>

January 14, 2022

To Whom it May Concern:

I am writing to express South Avondale's support of the Boys & Girls Clubs' (BGC's) project to construct a youth workforce development center which will enable more 10th-12th graders to determine a path to self-sufficiency after high school.

Cincinnati is experiencing major challenges surrounding childhood poverty and youth violence. The goal of BGC's youth workforce development program is to graduate teens from high school with a viable plan, work experience, a resume, and a mentor. They will partner with businesses, the military, universities, and trade schools to open doors for teens on the threshold of adulthood. The program will include remedial high school work, job readiness and placement, and fun like field trips and gaming, as well as a nightly dinner and snack. BGC would like to pay students for program participation by starting savings accounts. The youth workforce development program will be free like existing BGC programs.

BGC has been addressing critical issues among Cincinnati youth in grades K-12 since 1939. Considering input from the BGC staff, board, caregivers, community stakeholders, and the students themselves, they now desire to commit more resources to their oldest students who are most vulnerable to external negative influences.

South Avondale School has partnered with BGC in support of its afterschool program. Over the years, the students of South Avondale have been a part of the BGC community for afterschool enrichment and homework help, and this continues today.

South Avondale School asks that you support BGC's efforts to bring more opportunities to teens in underserved neighborhoods in Cincinnati. We appreciate your time and attention to this request and are happy to provide additional information if needed.

Sincerely,

April L. Simmons
Principal
South Avondale School

January 18, 2022

To Whom it May Concern:

I am writing to express my support of the Boys & Girls Clubs' (BGC's) project to construct a youth workforce development center which will enable more 10th-12th graders to determine a path to self-sufficiency after high school.

Cincinnati is experiencing major challenges surrounding childhood poverty and youth violence. The goal of BGC's youth workforce development program is to graduate teens from high school with a viable plan, work experience, a resume, and a mentor. They will partner with businesses, the military, universities, and trade schools to open doors for teens on the threshold of adulthood. The program will include remedial high school work, job readiness and placement, and fun like field trips and gaming, as well as a nightly dinner and snack. BGC would like to pay students for program participation by starting savings accounts. The youth workforce development program will be free like existing BGC programs.

BGC has been addressing critical issues among Cincinnati youth in grades K-12 since 1939. Considering input from the BGC staff, board, caregivers, community stakeholders, and the students themselves, they now desire to commit more resources to their oldest students who are most vulnerable to external negative influences.

As a parent I totally support the BGC as they continue to provide for our youth as they walk into adulthood. This center is the difference and the answer to success as they navigate their way into the next level of life. So many times the only option for our youth is to either go to college or get stuck in low paying jobs that keep them in the cycle of poverty. This center can give them so many other options and allow them to build lives that they can be proud of. Without the BGC many of our youth are left trying to figure the next option on their own with little to no success.

I ask that you would be a door holder and give our youth the opportunity to walk through the door that leads to a prosperous healthy future.

I have dedicated my time as well as my talents over the years to always support the youth of the BGC. I will continue to do so with help from my coworkers here at Cincinnati Children's Hospital and my church Peace Baptist Church, who have been very generous when I've asked to donate hats, gloves, socks, basic hygiene materials as well as tutoring.

So I ask that you help to continue the work that you support BGC's efforts to bring more opportunities to teens in underserved neighborhoods in Cincinnati. We appreciate your time and attention to this request and are happy to provide additional information if needed.

Sincerely,

Evaxie Durand

January 18, 2022

To Whom it May Concern:

I am writing to express God's Ground's support of the Boys & Girls Clubs' (BGC's) project to construct a youth workforce development center which will enable more 10th-12th graders to determine a path to self-sufficiency after high school.

Cincinnati is experiencing major challenges surrounding childhood poverty and youth violence. The goal of BGC's youth workforce development program is to graduate teens from high school with a viable plan, work experience, a resume, and a mentor. They will partner with businesses, the military, universities, and trade schools to open doors for teens on the threshold of adulthood. The program will include remedial high school work, job readiness and placement, and fun like field trips and gaming, as well as a nightly dinner and snack. BGC would like to pay students for program participation by starting savings accounts. The youth workforce development program will be free like existing BGC programs.

BGC has been addressing critical issues among Cincinnati youth in grades K-12 since 1939. Considering input from the BGC staff, board, caregivers, community stakeholders, and the students themselves, they now desire to commit more resources to their oldest students who are most vulnerable to external negative influences.

God's Ground has partnered with BGC by volunteering on-site when needed (pre-COVID), provided free photo banners and video clips for sports events, and served with annual Thanksgiving Dinner providing meals for all in need.

God's Ground asks that you support BGC's efforts to bring more opportunities to teens in underserved neighborhoods in Cincinnati. We appreciate your time and attention to this request and are happy to provide additional information if needed.

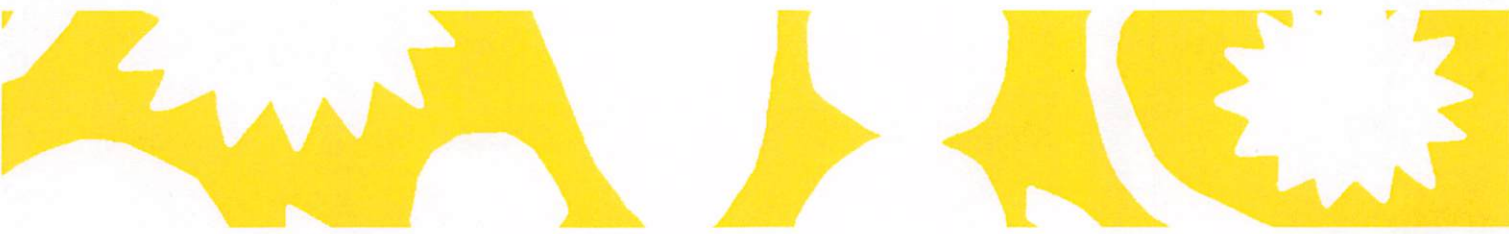
Sincerely,

Mrs. Annetta Barnes
Assistant, God's Ground

Liz Keating

EGH for ~~2015~~ 2/15

Submitted -
2/2/22 - MM



February 2, 2022

To Whom it May Concern:

This letter is to express Price Hill Will's intention to purchase and renovate the former Schulte Mansion at 4122-4128 Glenway Avenue in West Price Hill, contingent upon satisfactory environmental assessment and financing. We will perform due diligence necessary to obtain acquisition financing and identify potential end-uses for the property that contribute to the revitalization of the 'Glenway East' neighborhood business district and align with the draft 'Belong, Be Strong: West Price Hill Neighborhood Plan'.

The *Belong, Be Strong: West Price Hill Neighborhood Plan*, led by the West Price Hill community and facilitated by the City Planning and Engagement Department, began in 2019 and is in final draft form today. Partners expect it to go before the Cincinnati Planning Commission in April 2022. The Plan includes five goals to revive the Glenway NBDs and designate an NBD node on W. Eighth Street. The overarching goal of the Business Development and Engagement area of the plan is to:

Preserve and grow three distinct, vibrant, local business districts emphasizing diversity, creative resources, parking solutions, and clean and safe walkability through the enhancement and upgrading of current buildings and businesses and attracting new businesses in a collaborative manner.

We believe that renovating the former Schulte Mansion will not only preserve Price Hill history, but also become a key anchor for the future revitalization of the Glenway commercial corridor.

Founded in 2004, Price Hill Will is a nonprofit community development corporation serving the East, West, and Lower Price Hill neighborhoods. Our mission is to improve the quality of life for all Price Hillians by using an equitable, creative, and asset-based approach to physical, civic, social, and economic development. Our programs connect residents, particularly immigrants, BIPOC, and residents with lower income or lower formal education levels, to resources, programming, neighborhood engagement opportunities, and leadership development. Price Hill's equitable real estate development program, which includes over 120 affordable housing units, almost 20,000-square feet of revitalized commercial space, and a 21,000-square foot community arts and events facility, has invested over \$50 million in the three neighborhoods.

Price Hill Will welcomes partners who share the *Belong, Be Strong* plan's vision for the future of West Price Hill. We look forward to brighter days ahead with partners who are optimistic about our neighborhood's future.

Please feel free to reach out to me at rachel@pricehillwill.org should any questions arise.

Very truly yours,



Rachel Hastings
Executive Director



513-251-3800
3301 Price Avenue
Cincinnati OH 45205

www.pricehillwill.org
www.arcocincinnati.org
www.mycincinnati.org



BOYS & GIRLS CLUBS
OF GREATER CINCINNATI

GREAT FUTURES START HERE.

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Dear Councilmember Owens,

The Boys & Girls Clubs of Greater Cincinnati is prepared to invest over \$3.5 million to build a youth workforce development center in Price Hill. As Price Hill faces challenges with youth delinquency and violence, Boys & Girls Clubs want to be part of the solution.

The Larry & Rhonda Sheakley Club in Price Hill serves 350 youth annually. While many of our grades have a waiting list, the Club sees a decline in teen engagement after age 15. Our solution is to build a dynamic youth workforce development center which will focus on preparing teens for life after high school. This new center will enable us to better convene businesses, universities, and trade schools to truly usher high school students into adult lives of self-sufficiency. Most importantly, it would also allow us to retain and attract more teens into safe afterschool programming.

Boys & Girls Clubs entered a contract to purchase the Radel Funeral Home property in June 2021 with them intention of razing the existing structure and constructing our first youth workforce development center. This property is directly next door to our Price Hill Club and has been on the market for 11 years and in a state of utter disrepair.

Constructing the teen center next door to the Sheakley Club is crucial to success. Boys & Girls Clubs has examined several other potential sites in Price Hill, but none fit the needs of the Radel property. Many of our families rely on public transportation and many of our older teens act as caregivers to their younger siblings, escorting them home from the Club each night. Placing a youth workforce development center in another area, even if it just a few blocks away from the Sheakley Club, creates transportation challenges and will break the pipeline of students already enrolled. Boys & Girls Clubs would also like to use exiting Club amenities like the gym and be able to share staff. Our staff, caregivers, and students have told us that building this center next door to the Sheakley Club is ideal and would be the location that will give us the best chance for success.

If the Radel building is deemed historic, we would not be able to move forward with the creation of a teen center in Price Hill. I ask that you consider the opinion of both the Historic Conservation Board and the Planning Commission, which both voted against a historic designation of the property.

This youth workforce development center would serve 150 students grades 10, 11 and 12 annually. This center will allow us to provide opportunity after opportunity for our teens and change the trajectory of thousands of youth in the years ahead. I ask that you prioritize the youth of Price Hill by supporting the teen workforce development center.

Sincerely,

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

February 15, 2022

202200276

TO: Mayor and Members of City Council
FROM: John P. Curp, Interim City Manager
SUBJECT: Presentation – Notwithstanding Ordinance – 932 McPherson Avenue

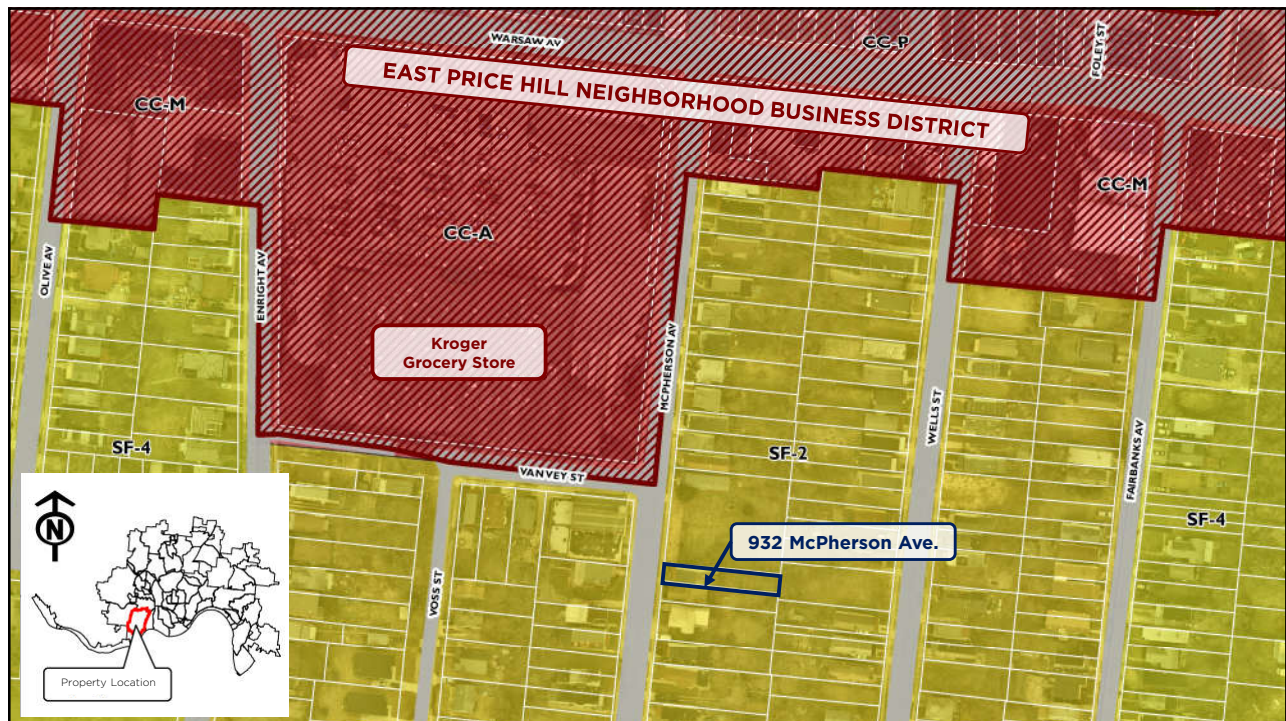
Attached is the presentation for a proposed Notwithstanding Ordinance to permit a two-family dwelling at 932 McPherson Avenue in East Price Hill.

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

Notwithstanding Ordinance to Permit a Two-Family Dwelling at 932 McPherson Ave. in East Price Hill

Equitable Growth & Housing Committee | February 15, 2022

1



2

Background & Proposed Notwithstanding Ordinance



- Permit development of **two-family dwelling** notwithstanding:
 - Chapter 1403, Single-Family District, Use Limitations
 - Any other applicable zoning regulations that would prevent property's development and use as two-family (such as off-street parking requirements)
- Two-family dwelling to serve seven graduates of BLOC's recovery program

3

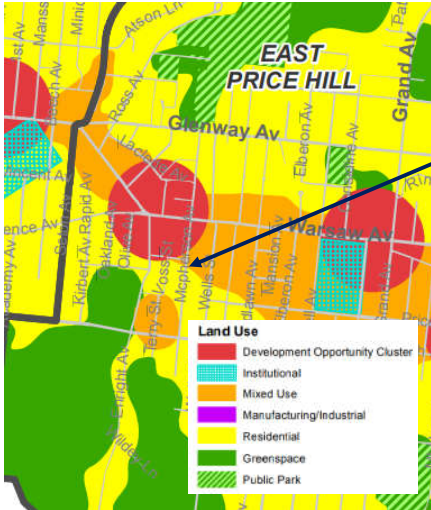
Analysis – CMC Sec. 111-5

The committee of council shall consider the following when making a recommendation to council:

- Whether the proposed application will not have an adverse effect on the character of the area or the public health, safety and welfare;
- Whether the proposed application is consistent with the purposes of this code and the zoning district where the subject property is located including but not limited to: (criteria outlined in staff report)
 - **Compatible land uses** – consistent with residential and commercial land uses
 - Enhancing **pedestrian friendly-environment** and reducing reliance on automobiles – less than 500 ft. from grocery store and within 0.12 miles from a bus stop
 - Promoting **economic stability of existing land uses** - near a neighborhood business district/commercial area

4

Consistency with *Price Hill Plan* (2015)



Future Land Use map: Residential with transition to mixed-use

Housing Action Step: “Create desirable new and rehabbed homes that provide an attractive housing stock to meet a range of market demands”

7

Conclusions

The Notwithstanding Ordinance will permit the installation of artwork on the Ohio Avenue steps which will:

- **Complements surrounding land uses**
- **Enhances the quality and character of the area** by rehabilitating an existing vacant building that will fit within the neighborhood context
- Provides **safe and quality housing** for seven individuals within proximity of a bus route and Neighborhood Business District
- Is **consistent with *Plan Cincinnati*** (2012) and the ***Price Hill Plan*** (2014)

8

Recommendation

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

APPROVE the Notwithstanding Ordinance to permit the development of a two-family dwelling at 932 McPherson Avenue in East Price Hill with the following conditions:

- 1) The development and use of 932 McPherson Avenue as a two-family dwelling must be developed as per the plans on file with the Department of Buildings and Inspections under permit no. 2021P07766.
- 2) The Notwithstanding Ordinance does not provide a variance from any other laws of the City of Cincinnati, and the properties shall remain subject to all other provisions of the Cincinnati Municipal Code, SF-2, "Single-family," zoning district.

February 15, 2022

To: Mayor and Members of City Council 202200289
From: John C. Curp, Interim City Manager
Subject: Ordinance – Local Landmark designation 4122 Glenway Avenue

Attached is a presentation for a proposed ordinance to designate 4122 Glenway Ave. a Local Historic Landmark in West Price Hill for the Equitable Growth & Housing Committee.

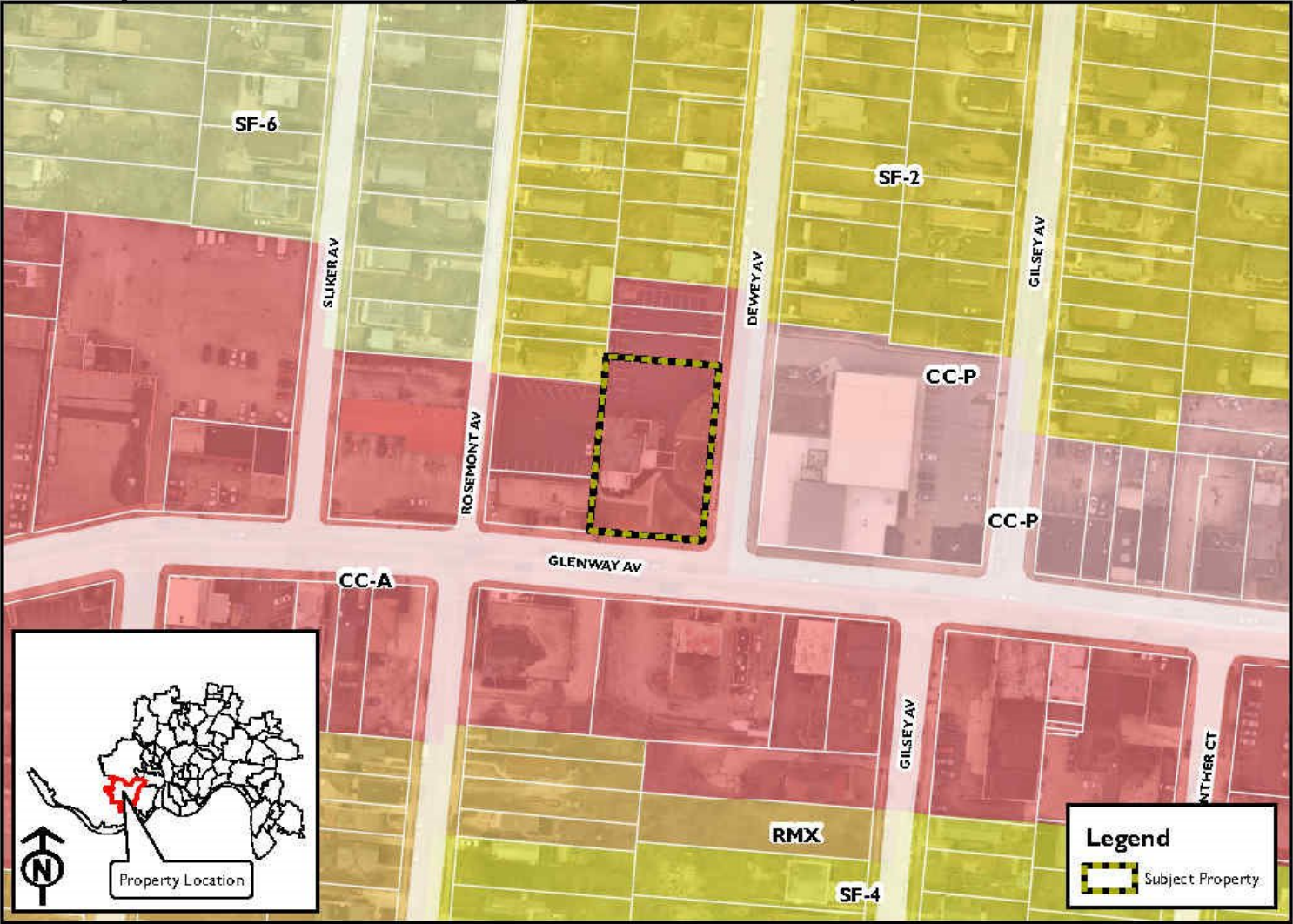
cc: Katherine Keough-Jurs, AICP, Director, Department of City Planning



LOCAL HISTORIC LANDMARK DESIGNATION OF 4122 GLENWAY AVENUE IN WEST PRICE HILL

Equitable Growth & Housing Committee
February 15, 2022

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





Front South Elevation



East Elevation



West Elevation



North Elevation



Detail of side addition

BACKGROUND

- Owner: Radel Funeral Service Co.
- Petitioner: West Price Hill Community Council
- Site is located at the northwest corner of Glenway and Dewey avenues in West Price Hill
- The current property owners are opposed to the proposed designation

BACKGROUND

- Building - built c 1892 - family residence
- Sold house - 1931 - Radel Funeral Home
- Tudor/English Revival alterations made - 1937
- The building - vacant since 2019 - funeral home closed
- Owners plan to sell - Boys and Girls Club
- Indicated that the future owners plan is to demolish the existing structure in order to build new facility

HISTORIC SIGNIFICANCE

Chapter 1435-07-1 - Cincinnati Municipal Code - HCB must make findings before Local Landmark designation can be proposed - at least one of the following:

1. Are associated with events that have made a significant contribution to the broad patterns of 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 (**architectural history**)
4. That has yielded or may be likely to yield information important in history or prehistory. (**archeology**)

HISTORIC SIGNIFICANCE

Historic Designation Report - describes the building, it's history and significance, and why it's eligible for designation

Designation Report - 8/30/21 labeled architectural style - Chateausque - period of significance 1890-2019

Revised Designation Report - 10/13/21 - labeled architectural style - 19th Century Patterned Brick Queen Anne with 1937 Tudor/English Revival alterations - period of significance 1890-1937

HISTORIC CONSERVATION BOARD DECISION

- This proposed Local Landmark designation was reviewed by the Historic Conservation Board (HCB) - October 25, 2021
- HCB voted to not recommend Local Historic Landmark designation of 4122 Glenway Avenue under Criterion 3 (architectural significance) to the CPC and CC

LOSS OF ARCHITECTURAL INTEGRITY

Some examples of why the building does not meet Criterion 3 (Architectural Significance):

- Building - become eclectic mix of architectural styles - 19th Century Queen Anne, Tudor/English Revival
- No longer a good example of either architectural style
- Roofing material and shape has changed

LOSS OF ARCHITECTURAL INTEGRITY

Some examples of why the building does not meet Criterion 3 (Architectural Significance):

- Variety of new window styles have been installed
- Front and side porch additions involving the removal of a large front porch
- Rear porch removed
- Building not identified in 1978 or 2004 citywide Historic Inventories



Front South Elevation



East Elevation



North Elevation



Detail of side addition

PUBLIC COMMENT

Virtual joint public staff conference held - HCO and Department of City Planning and Engagement - October 6, 2021

Notices sent to property owners within 400 ft radius

Attendance - Petitioner, City staff, owner, potential buyer's legal counsel, the public

Approximately 35 letters/emails in support.

Approximately 6 letters/emails in opposition

CONSISTENCY WITH *PLAN CINCINNATI* (2012)

SUSTAIN INITIATIVE AREA

- Recommends to “preserve our natural and built environment”
- Goal is to preserve historic or architecturally significant structures
 - 4122 Glenway Avenue does not meet that goal

CPC CONSIDERATIONS

- When making such a decision the CPC shall consider the following factors:
- 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
 - The proposed designation is not consistent with *Plan Cincinnati*
- The effect of the proposed designation on the surrounding areas and economic development plans of the city; and
 - Designation may inhibit the renovation of the building

CPC CONSIDERATIONS

- When making such a decision the CPC shall consider the following factors:
- Such other planning and historic preservation considerations as may be relevant to the proposed designation.
 - Careful consideration of this issue is key in redevelopment of the Glenway Avenue corridor

RECOMMENDATION

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

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



Liz Keating
Councilmember

MOTION

WE MOVE that the City of Cincinnati form a Task Force with the goal of pursuing *Intel* suppliers for the express purpose of capitalizing on the opportunities that are brought by the relocation of *Intel* to New Albany, Ohio.

The objectives of this Task Force should include:

- Work to develop a list of suppliers and potential suppliers for *Intel*
- Identify potential sites within city limits for *Intel* suppliers
- Develop potential incentives to attract these prospective businesses
- Assist and advise City Administration in the process of both attracting and pursuing suppliers to relocate their business to the City of Cincinnati

WE FURTHER MOVE that the Task Force consists of representatives across the City, including (but not limited to) REDI Cincinnati, LISC, local chambers of commerce, City Administration, and other key stakeholders within the economic development community.


WE FURTHER MOVE that this Task Force is created, with members appointed, within 60 days of this motion passing.

WE FURTHER MOVE that the Task Force comes back with their recommendations, no later than 4 months after their creation.

WE FURTHER MOVE that the recommendations made by this Task Force are implemented no longer than 6 months after the passage of this motion.

WE FURTHER MOVE that City Administration proactively works with the Task Force to attract these businesses to Cincinnati.

(Statement Attached)



Liz Keating



Liz Keating
Councilmember

Statement

The State of Ohio, and by proxy the City of Cincinnati, have been handed a great opportunity with the relocation of the *Intel Chip Plant* to New Albany, Ohio. The City of Cincinnati must capitalize on this relocation by attracting suppliers to our city.

Over 70% of Cincinnati's general fund comes from the earnings tax. When the allocation of federal stimulus dollars is over, our City will face a devastating budget crisis. Our top priority as a City needs to be attracting more people and more jobs within our city limits in order to expand our tax base and have a healthy revenue stream. Increasing our tax base is imperative to our City's future and our ability to fund the basic services that the City must provide.

The new *Intel Chip Plant* is now only 2 hours away from Cincinnati, making the City a prime location for potential suppliers. It is imperative that we capitalize on the opportunities that come with the relocation of *Intel* to our state and the growth that this region will see as a result. We must be proactive in our efforts for attracting and retaining new talent and businesses within the tech industry.

If the City of Cincinnati is actively engaging with tech suppliers and promoting the benefits of locating within the City, it creates an opportunity to house some of the most innovative and cutting-edge businesses. By taking a proactive approach, Cincinnati can become the hub for new tech and tech professionals within the Midwest.

211

MM
S