

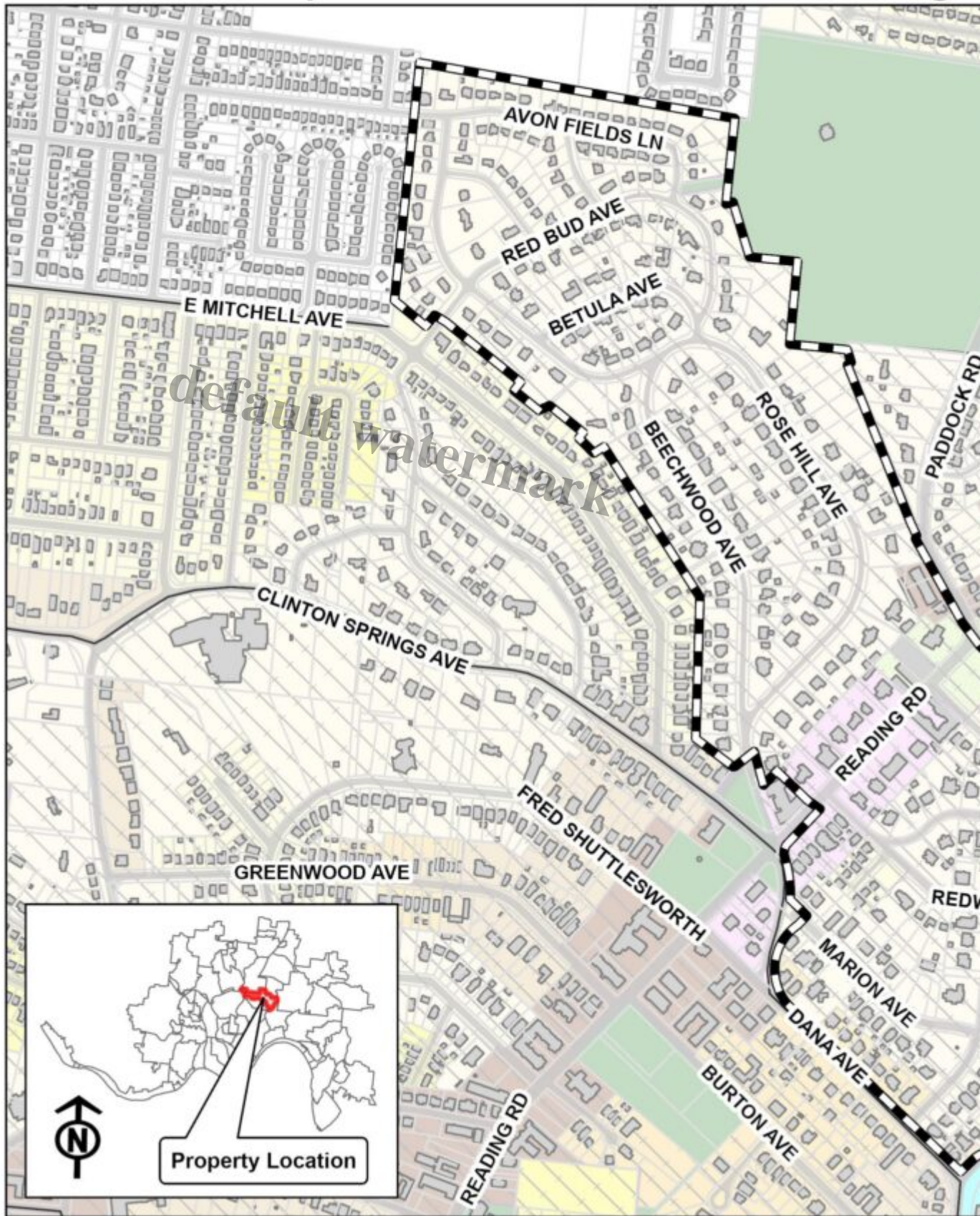
North Avondale Historic Designation

Description

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Proposed Local Historic District Design



Background

The North Avondale Neighborhood Association (NANA), in partnership with Vice Mayor Jan-Michele Kearney, is proud to advance the proposed designation of a local historic district in North Avondale, an important step toward preserving the neighborhood's rich architectural heritage and ensuring that future development complements its unique and historic character. This initiative represents a proactive, community-driven effort to protect the integrity, beauty, and legacy of North Avondale for generations to come.

To support this work, Sullebarger Associates, in close collaboration with NANA, conducted in-depth research and developed the designation report, proposed guidelines, and comprehensive application materials that will guide thoughtful and compatible development within the district.

Proposed District

The North Avondale Historic District holds a distinguished place in Cincinnati's history as a premier upper middle class residential neighborhood developed between 1896 and 1940. Its growth began in earnest with the 1893 Rose Hill Park Subdivision, primarily west of Reading Road, and quickly expanded eastward through additional thoughtfully planned subdivisions. Visionary developer Robert Mitchell, owner of the Mitchell and Rammelsburg Furniture Company, helped shape the neighborhood by reinvesting his success into real estate, attracting influential residents such as grocer Barney H. Kroger, clockmaker and jeweler Frank Herschede, and brewer Albert Lackman. By the early twentieth century, North Avondale had also become a vibrant and welcoming enclave for successful German Jewish families relocating from the West End, adding to its rich cultural and social legacy.

Architecturally, the district stands as a remarkable example of the landscape lawn approach to suburban design, defined by its park like setting, sweeping lawns, and picturesque curving streets. Historic gaslights further enhance the neighborhood's timeless character. The district is especially notable for its collection of substantial, high style homes situated on generous lots, showcasing an exceptional range of architectural styles including Queen Anne, Shingle, Richardsonian Romanesque, Italian Renaissance, Beaux Arts, Neoclassical, Chateausque, French Eclectic, Swiss Chalet, Colonial Revival, Tudor Revival, Prairie, and Craftsman.

Each contributing home is uniquely expressive, reflecting both individuality and craftsmanship, with many designed by some of Cincinnati's most prominent architects, including John Scudder Adkins; Grosvenor Atterbury; Matthew H. Burton; John Henri Deeken; Desjardins and Hayward; Elzner and Anderson; A. Lincoln Fechheimer; Charles H. Ferber; S. S. Godley; Harry Hake; Samuel Hannaford and Sons; Anthony Kunz, Jr.; Harry Price; Herbert Spielman; and Tietig and Lee. Together, these elements establish North Avondale as one of Cincinnati's most architecturally rich and historically significant residential landscapes.

Example Structures

Below are a sample of typical structures that exemplify the characteristics of the district.



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



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



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



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



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



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



Special Thanks

This initiative has been made possible through the dedication, expertise, and collaboration of many individuals and partners.

We extend our sincere appreciation to:

- **Matt Cornell**, North Avondale resident, for his time, leadership, and commitment to advancing this project
- **Beth Johnson**, Expert Historic Preservationist and Executive Director of Cincinnati Preservation at the John Hauck House, for her trusted guidance and advisory support
- **Gabrielle Couch**, City Planner, City of Cincinnati Department of City Planning and Engagement, for her planning expertise and partnership
- **Douglas Owen**, Urban Conservator, City of Cincinnati, for his insight and contributions to preserving the neighborhood's historic integrity
- **Dawn Johnson**, NANA President, for developing and providing essential tools and resources to help neighbors successfully navigate this process
- **The North Avondale Executive Board** for their continued leadership and support
- **North Avondale residents** whose engagement, advocacy, and collective voice have been instrumental in shaping and strengthening this effort

Together, this collaboration reflects the strength of a community united in preserving its past while thoughtfully building its future.

Upcoming Meetings

- **Historic Conservation Board**
Monday, March 9, 2026 at 3:00 PM
Held In Person
at 805 Central Avenue, Cincinnati, OH 45202,
Centennial II, Conference Room 508

Registration is not required. Written correspondence can be submitted to the contact listed below seven days in advance of the hearing. [A livestream will be available here.](#)

- **City Planning Commission**
Friday, April 3, 2026 at 9:00 AM
Held In Person with a Virtual Option,
at 801 Plum St, Cincinnati OH, 45202
Council Chambers, Room 300

Registration is not required for in-person participation. Virtual participation requires advance registration **no later than 48 hours in advance of the meeting**. Participants should carefully review the public hearing instructions [provided on our website here](#). Written comment can be submitted at any time to the contact listed below. [A livestream will be available here.](#)

- **Housing and Growth Committee**
TBD

Related Documents

- [Designation Report](#)
- [Conservation Guidelines](#)
- [Community Engagement Timeline](#)

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