



HISTORIC PRESERVATION
IN CINCINNATI



CINCINNATI
PRESERVATION
ASSOCIATION

WHAT IS HISTORIC PRESERVATION



Historic preservation is often defined as the process of identifying, protecting, and enhancing buildings, places, and objects of historical and cultural significance.- *National Trust for Historic Preservation*

Historic preservation is a **conversation with our past about our future**. It provides us with opportunities to ask, "What is important in our history?" and "What parts of our past should we preserve for the future?" Through historic preservation, we look at history in different ways, ask questions of the past, and learn new things about our history and ourselves. Historic preservation is an important way for us to transmit our understanding of the past to future generations.- *National Park Service*



REASONS FOR HISTORIC PRESERVATION

To promote the public health, safety and welfare;

To foster the beauty of the city;

To stabilize and increase property values;

To strengthen the local economy;

To maintain and enhance the distinctive character of historic buildings and areas;

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

To protect and enhance the city's attractions to current and prospective residents, businesses and tourists;

To facilitate reinvestment in and revitalization of certain districts and neighborhoods;

To facilitate and encourage economic development, public and private investment, and tourism in the city;

To conserve valuable material and energy resources by ongoing use and maintenance of the existing built environment; and

To maintain the historic urban fabric of the city.

- From the City of Cincinnati Zoning Code



2 BASIC HISTORIC DESIGNATIONS LEVELS



National Register of Historic Places- established by the National Preservation Act of 1966



Local Preservation Designation- established by local ordinance 1976, most recently updated 2011

NATIONAL REGISTER HISTORIC DESIGNATION

3 levels- Individual, District and National Historic Landmark

Stamp of approval from the Federal Government

No restrictions on your property unless using Federal Funds- ie Section 106 Review and Mitigation

Qualifies income producing properties for Historic Tax Credits



WHAT THE NATIONAL REGISTER DOES DO...



Recognition of historic properties and their importance (planning/education tool)

Consideration in planning federal and federally assisted projects (Section 106 Review Process)

Eligibility for federal and state tax benefits (income-producing contributing properties)

Qualifying preservation projects for federal grant assistance



WHAT THE NATIONAL REGISTER DOES NOT DO...

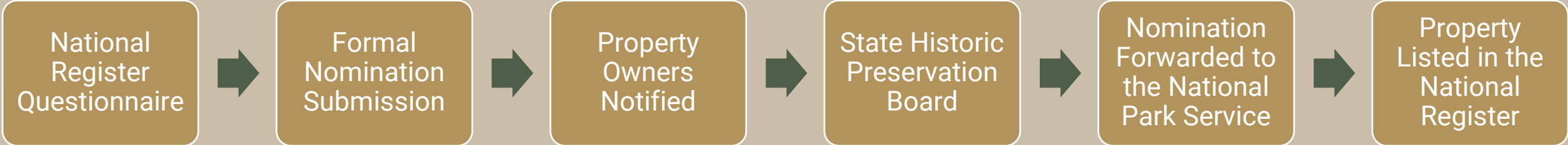


Prevent owner from remodeling, repairing, altering, selling, or demolishing with other than federal funds

Obligate owner to make repairs or improvements to property



NATIONAL REGISTER DESIGNATION PROCESS



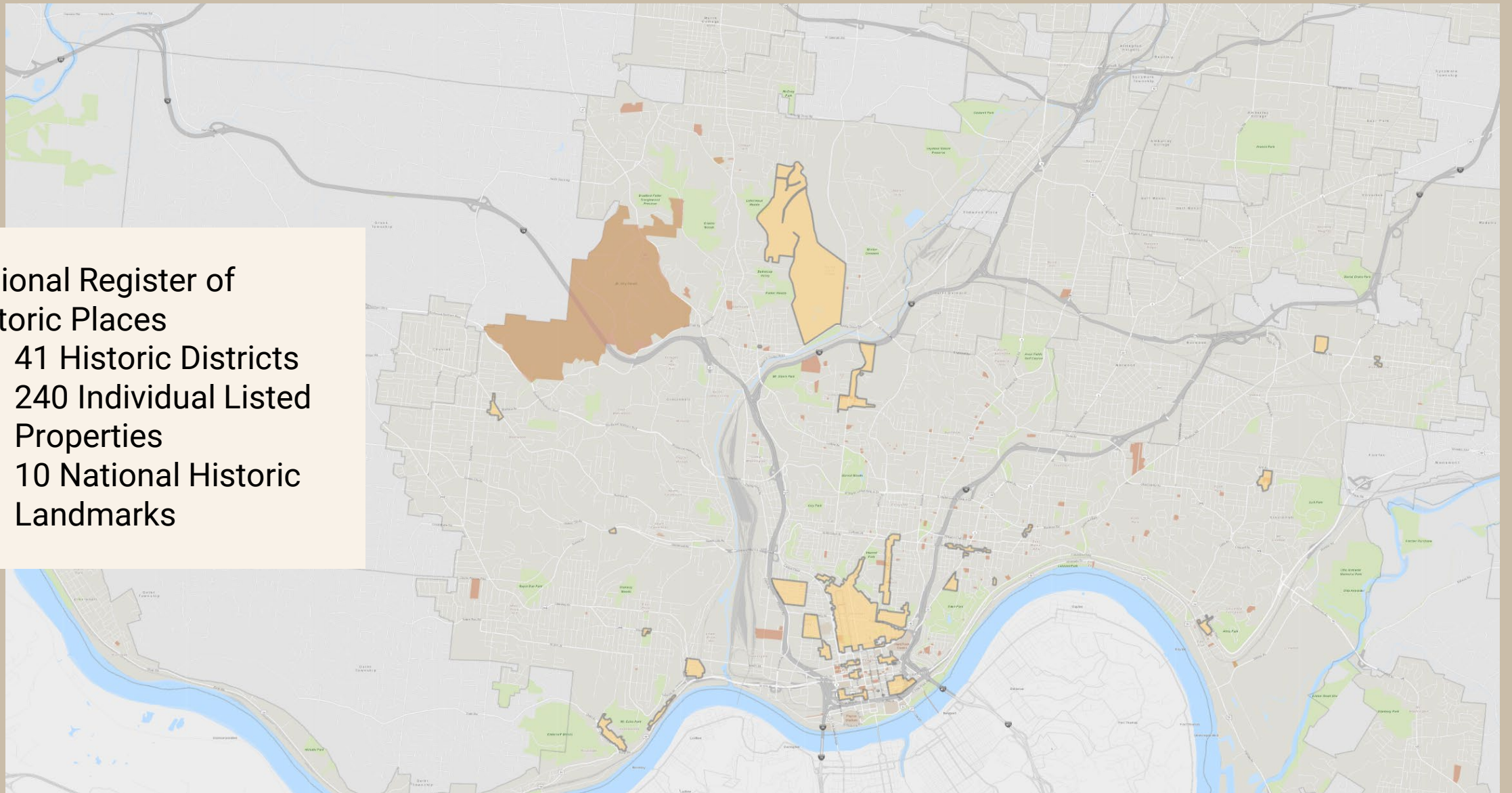
WHAT WE HAVE IN CINCINNATI ...

National Register of
Historic Places

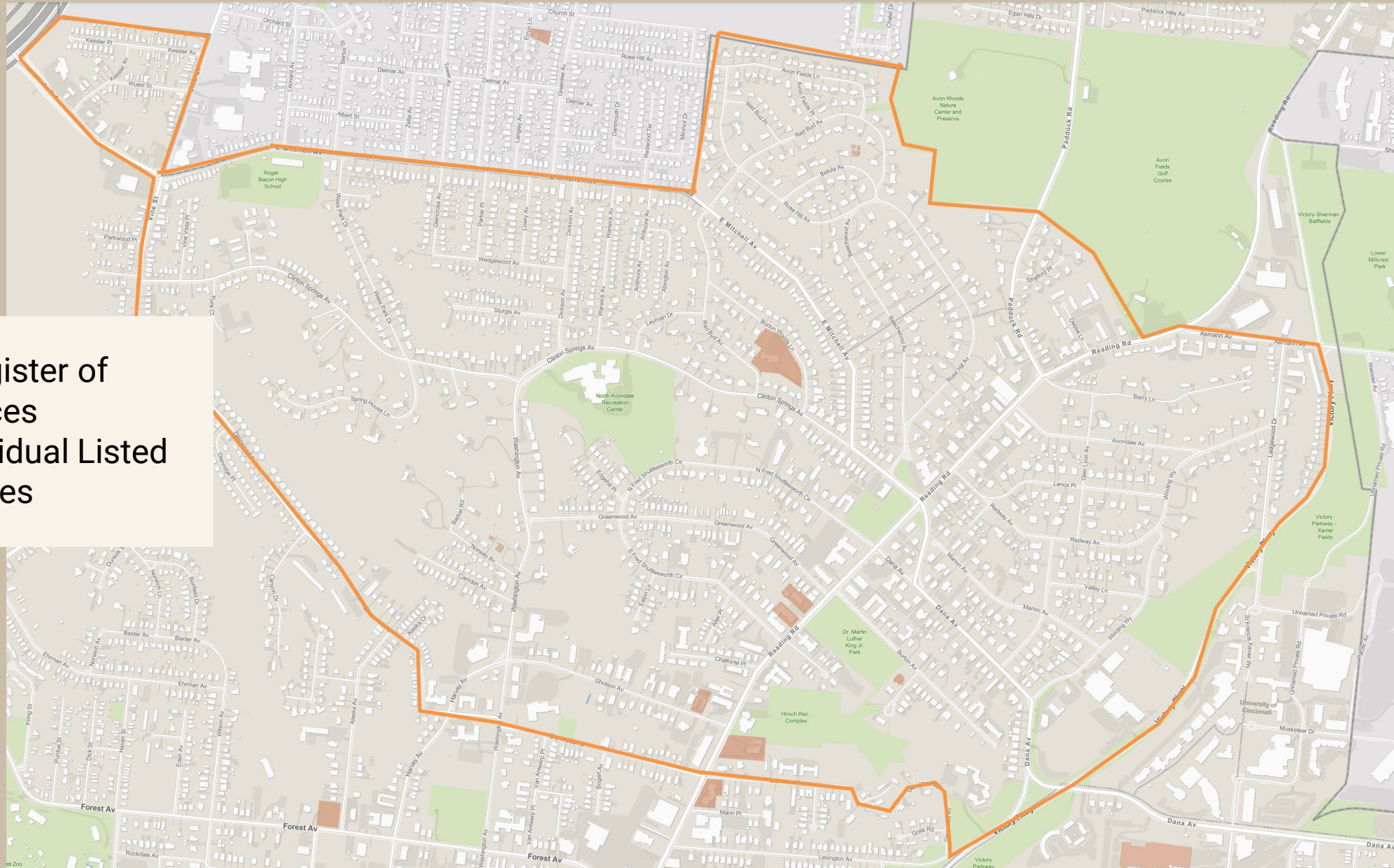
41 Historic Districts

240 Individual Listed
Properties

10 National Historic
Landmarks



WHAT NORTH AVONDALE HAS



National Register of
Historic Places
11 Individual Listed
Properties

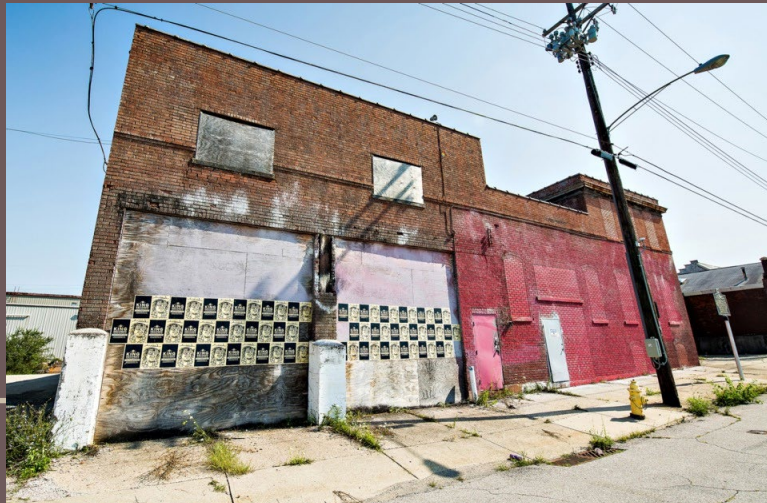
LOCAL DESIGNATION

Local legislation is one of the best ways to protect the historic character of buildings, streetscapes, neighborhoods, and special landmarks from inappropriate alterations, inappropriate new construction, and other poorly conceived work, as well as outright demolition.

"The preservation ordinance is nothing more than local legislation enacted to protect buildings and neighborhoods from destruction or insensitive rehabilitation..." - *Pratt Cassity, Maintaining Community Character: How to Establish a Local Historic District. National Trust for Historic Preservation, 2000.*



WHAT THE LOCAL DESIGNATION DOES DO...



Establishes an objective process for designating historic properties and districts

Provides protection of historic properties and districts. (Integrity and Demolition)

Tool to manage sympathetic change with design guidelines and review process

A thoughtful process to determine if demolition is the right answer

Stabilizes declining neighborhoods and protects and enhances property values.

Heritage Tourism... Studies show that people come to visit and then decide to stay longer in protected historic districts



WHAT THE LOCAL DESIGNATION DOES NOT DO...



Require improvements, changes, or restoration of the property

Require that historic properties be open for tours

Restrict the sale of the property

Require approval of interior changes or alterations

Prevent new construction within historic areas

Require approval for ordinary repair or maintenance



CERTIFICATE OF APPROPRIATENESS

The Local District and Landmark ordinances require that prior to (exterior) material changes, (exterior) major alterations or demolition to a designated historic resource, the Historic Conservation Board or Staff must approve a Certificate of Appropriateness.

NOT REQUIRED FOR:

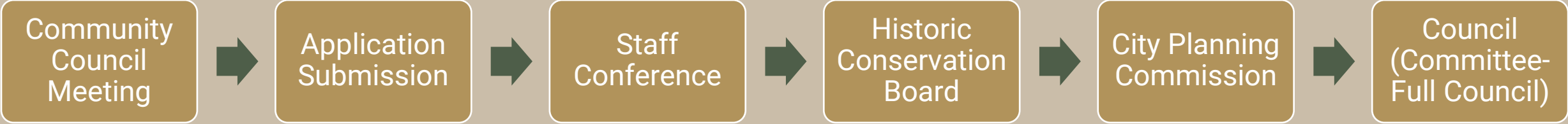
Paint colors

Ordinary repair
and
maintenance

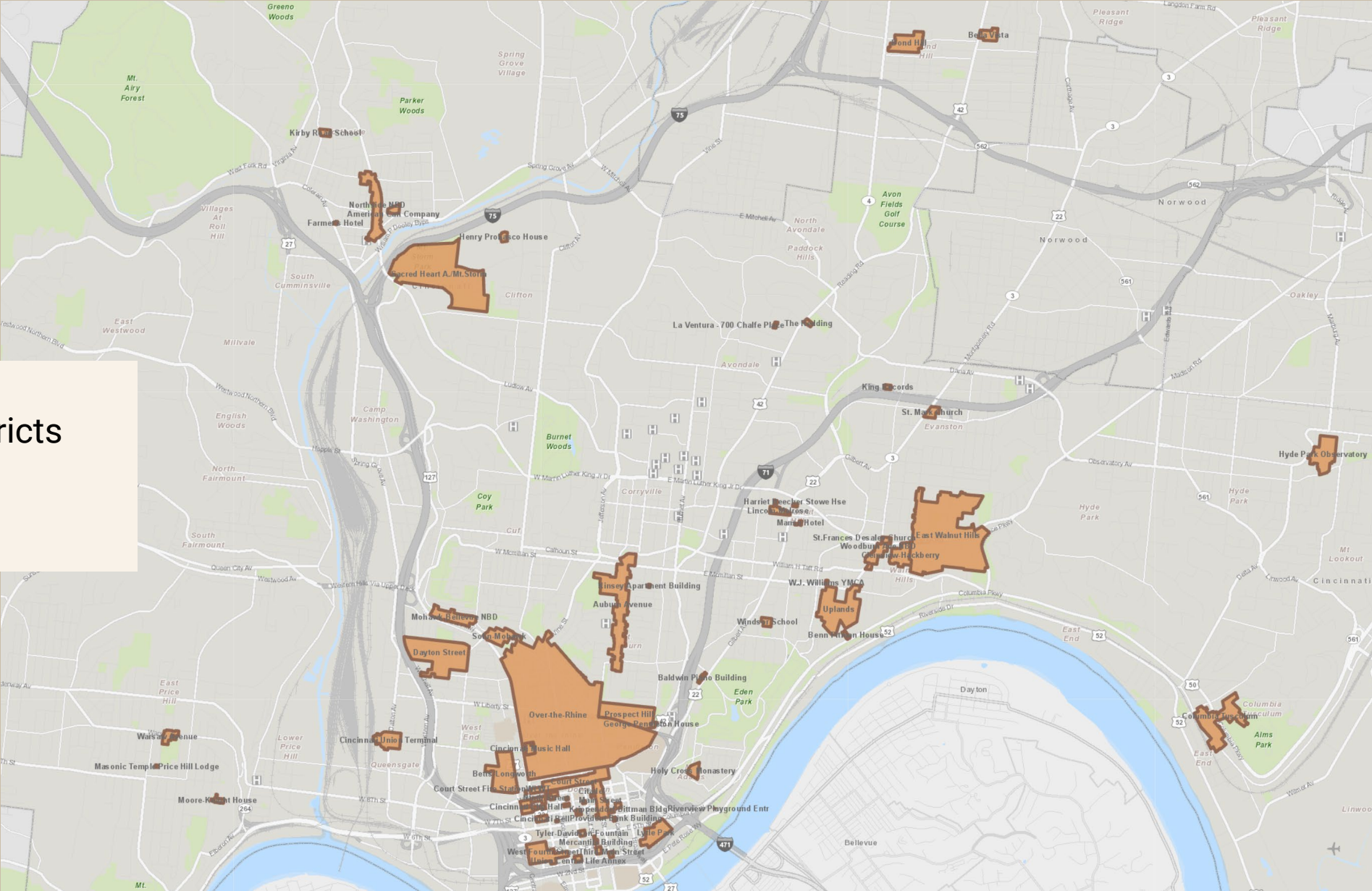
Interior
alterations

Landscaping

LOCAL DESIGNATION PROCESS

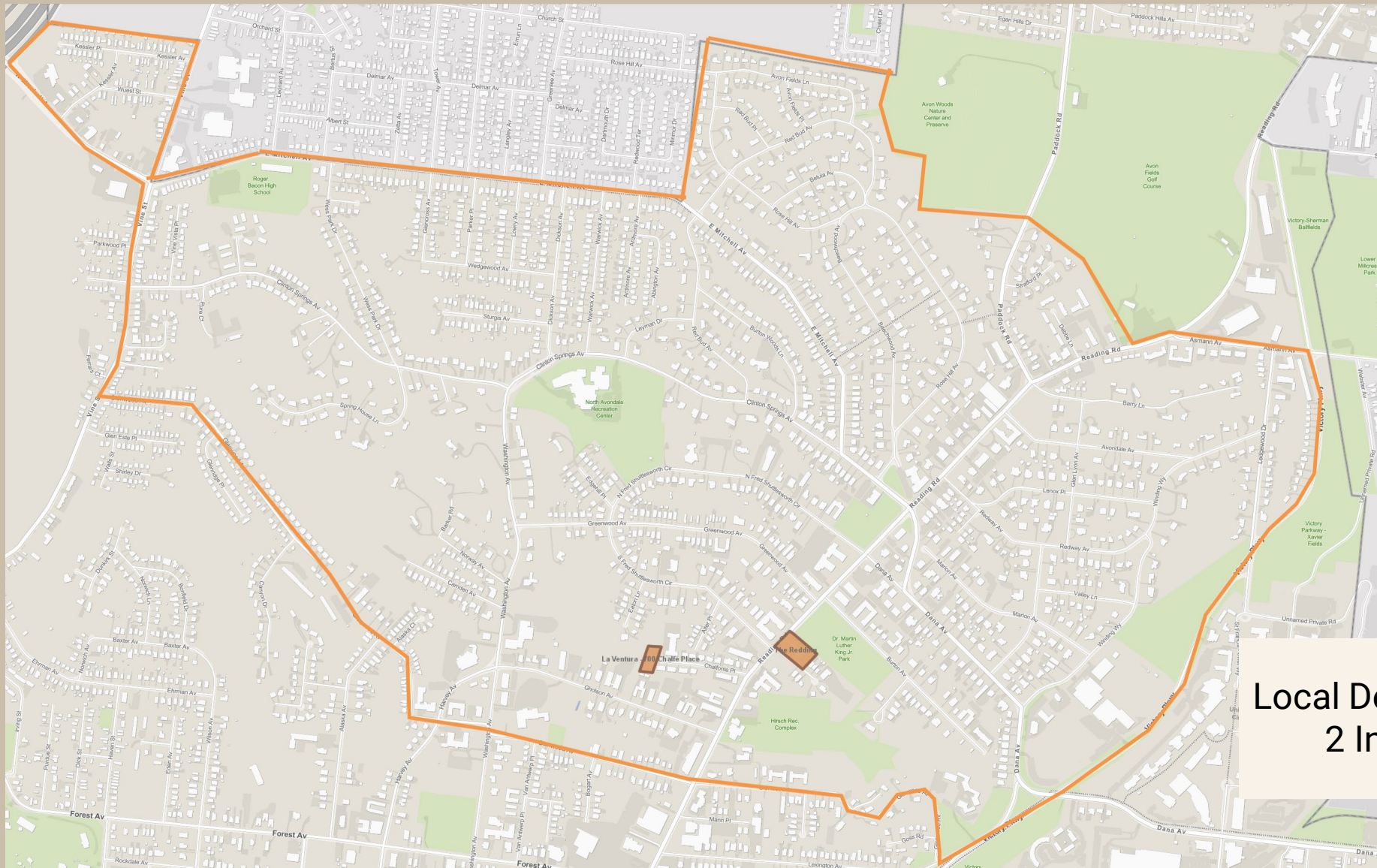


WHAT WE HAVE IN CINCINNATI ...



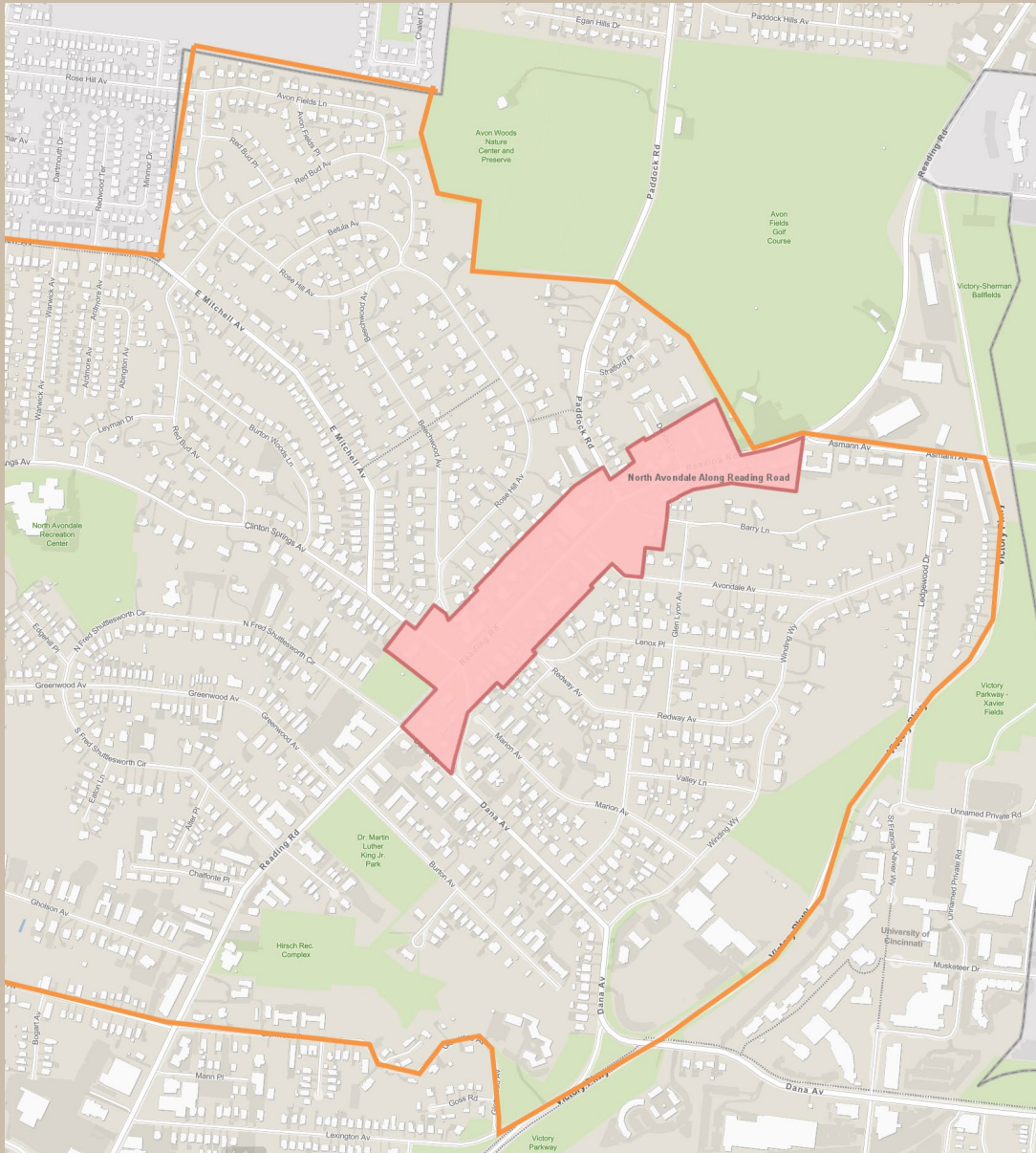
Local Designation
27 Historic Districts
53 Individual Landmarks

WHAT NORTH AVONDALE HAS



Local Designation
2 Individual Listed Properties

OTHER PROTECTIONS- URBAN DESIGN OVERLAY ZONE



- Urban Design Overlay Zone
 - Review of Demolition
 - Non-contributing Building or
 - New building will physically and economically contribute
 - Review of Exterior Changes
 - Must be sympathetic to the building/district
 - Review of New Construction
 - Must match the character of the district

UDO= Physical Characteristics of the District
not necessarily if its historic

OTHER PROTECTIONS- EASEMENTS



A preservation easement is a legal agreement between a grantor and a grantee that provides permanent protection from unsympathetic new construction, alterations, and demolition.

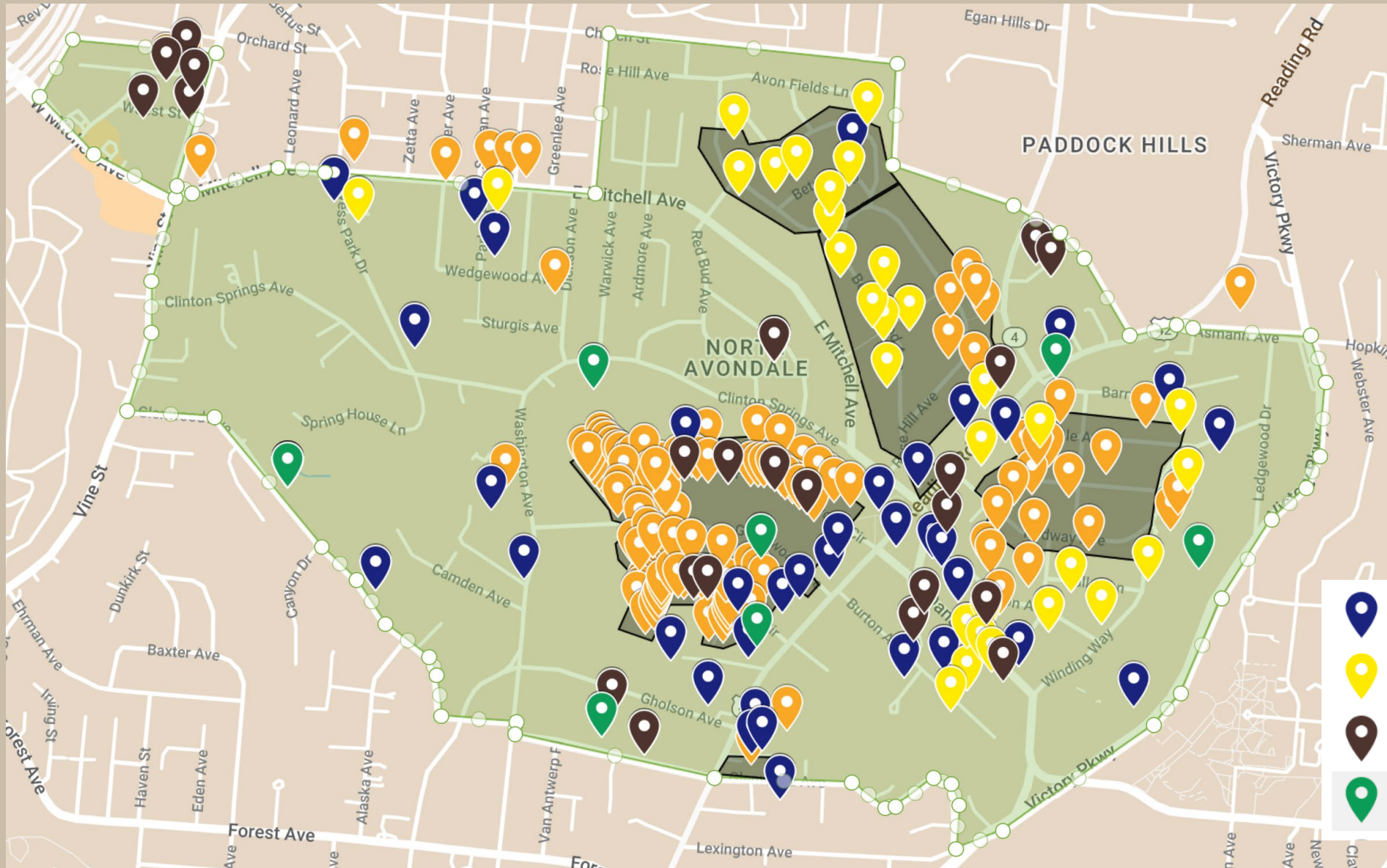
Can include interior and exterior, landscaping, open space and outbuildings.

Cincinnati Preservation Association Holds 89 Easements in the Greater Cincinnati Region.





Changes to the property approved by CPA

Follow the Secretary of the Interiors Standards

WHAT ELSE HAS BEEN IDENTIFIED?



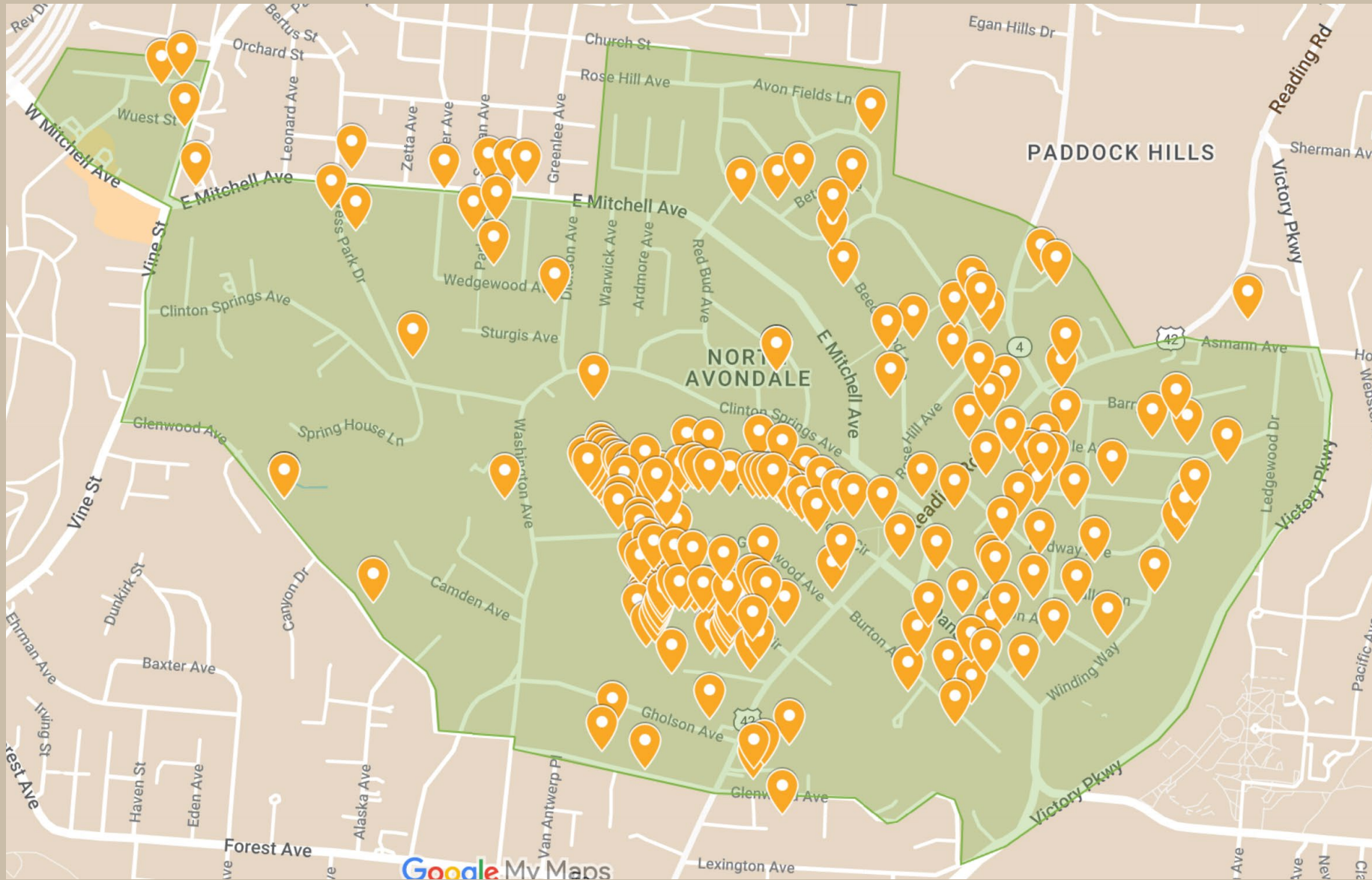
- **Previous City Inventories**
 - 1978 and 2001-2003
 - 2017

	NR Eligible (38)
	Historic Interest (33)
	Not Eligible (23)
	DEMOLISHED (12)

WHAT ELSE HAS BEEN IDENTIFIED?

Ohio Historic Inventory Forms- 212 sites

- Basic Documentation- No formal findings



HOW TO PRIORITIZE WHAT BUILDINGS TO DESIGNATE

LOCAL
DESIGNATION

What buildings are threatened?

What buildings would negatively impact the neighborhood if they were gone?

What buildings have cultural, historic, architectural significance?

NATIONAL
REGISTER

What buildings/areas can benefit from Historic Tax Credits?



QUESTIONS?

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