

PROPOSED LOCAL HISTORIC DISTRICT  
IN NORTH AVONDALE

1/25/25

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# 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

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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 that 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

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## TWO LEVELS OF HISTORIC DESIGNATION



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

# LOCAL HISTORIC DESIGNATION

Local legislation is one of the best ways to protect the historic character of buildings, streetscapes, neighborhoods, and individual landmarks from inappropriate alterations, incompatible new construction and outright demolition.



# WHAT LOCAL DESIGNATION DOES...



Establishes an objective process for designating historic properties and districts.

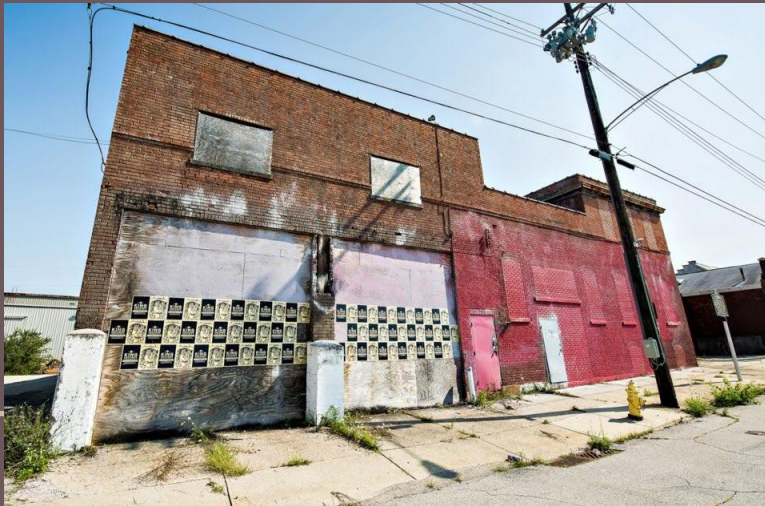
Provides protection of historic properties and districts. (Integrity and Demolition).

Offers a tool to manage change with design guidelines and review process.

Creates a thoughtful process to determine if demolition is the right answer.

Stabilizes declining neighborhoods and protects and enhances property values.

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



# WHAT 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.



# WHAT IS A HISTORIC DISTRICT?

An identifiable area comprised of two or more parcels and containing two or more Historic Assets typical of one or more eras in the city's history or representing an assemblage of structured important to the city's history.

The criteria for eligibility include a property's association with significant events, significant people, architectural significance, and/or archaeological significance.





# ARCHITECTURAL STYLES IN NORTH AVONDALE

Neoclassical



Chateausque



# ARCHITECTURAL STYLES IN NORTH AVONDALE

Tudor Revival



Swiss Chalet



# ARCHITECTURAL STYLES IN NORTH AVONDALE

Colonial Revival



Italian Renaissance



# ARCHITECTURAL STYLES IN NORTH AVONDALE

Italian Romanesque Villa



Prairie Style



# LOCAL DESIGNATIONS IN NORTH AVONDALE



La Ventura Apartments,  
Chalfonte Place

The Redding Apartments,  
Reading Road

# POTENTIAL DISTRICT BOUNDARY MAP



# FACTORS IN SELECTING BOUNDARIES

- Boundaries should encompass a cohesive concentration of buildings, sites, structures or objects making up the district.
- Barriers that break the continuity of the district such as new construction, highways or development of a different character.
- Boundaries at a specific time in history, such as the original city limits or legally recorded boundaries of a residential subdivision.
- Manmade features such as streets and roads.
- Changes in the character of the area due to different architectural styles, building types or periods or a decline in the concentration of contributing resources.
- Natural topographic features such as a ridge, valley, river or forest.
- Differentiated patterns of historic development such as commercial versus residential or industrial.
- Support of property owners

# CONTRIBUTING & NON-CONTRIBUTING RESOURCES

## CONTRIBUTING

A contributing resource is any building, structure, object or site within the boundaries of the district that contributes to the character of the district through its historic associations, architectural qualities or archaeological qualities.



## NON-CONTRIBUTING

A non-contributing resource does not contribute to the character of a historic district, usually for one of two reasons:

1. It was built after 1950. Most of these buildings differ architecturally from a district's historic buildings in scale, materials and style.
2. It has lost integrity of design and materials due to incompatible alterations to the exterior so that the basic design, scale and rhythm of the building no longer relate to the district.



# CERTIFICATE OF APPROPRIATENESS

The Local District and Landmark ordinances require that prior to (exterior) material changes, (exterior) major alterations to or demolition of 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

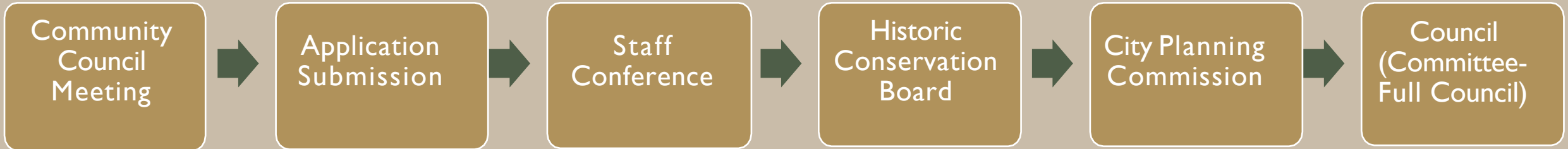
# GENERAL GUIDELINES FOR REHABILITATION

- The guidelines for Building Rehabilitation and Alteration are intended to ensure that rehabilitation maintains significant exterior features of buildings.
- The guidelines are not concrete rules but are used by the Historic Conservation Board as a guide to assess the compatibility and the appropriateness of proposed changes.
- Ordinary repair and maintenance that in no way changes the exterior appearance of the building is **NOT** subject to review.
- Replacement of missing or damaged elements **IS** subject to review.

# CONDITIONS FOR DEMOLITION

1. Demolition has been ordered by the Director of Buildings and Inspections for public safety because of an unsafe or dangerous condition which constitutes an emergency.
2. The owner can demonstrate to the satisfaction of the Historic Conservation Board that the structure cannot be reused, nor can a reasonable economic return be gained from the use of all or part of the building proposed for demolition.
3. The demolition request is for a non-significant building or portion of a building and the demolition will not adversely affect those parts of the building which are significant as determined by the Historic Conservation Board.
4. The demolition request is for a non-contributing building and the demolition will not adversely affect the character of the district.

# LOCAL DESIGNATION PROCESS



# LOCAL HISTORIC DISTRICT DESIGNATION APPLICATION

- Boundary Description and Map
- Statement of Significance, including Period of Significance, history of the district and principal architectural styles
- Compatibility with City Comprehensive Plan
- Photographs
- List of properties in the district including date of construction and C/NC status
- Guidelines for Rehabilitation, Demolition and New Construction

## WHAT CAN YOU DO TO HELP?

- Talk with your neighbors about the benefits of local designation.
- Share what you know about your house.
- Help develop the design guidelines.
- Support the designation at hearings of the Historic Conservation Board, City Planning Commission and City Council.

## NEXT STEPS

- Hold two meetings to discuss the guidelines on dates TBD.
- Prepare the local historic district designation application.
- Present the designation application to NANA Exec. Board.

# QUESTIONS?

Cincinnati Historic Conservation Office  
<https://www.cincinnati-oh.gov/planning/historic-conservation/>

Cincinnati Preservation  
<https://cincinnati-preservation.org/>

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