

NORTH AVONDALE HISTORIC DISTRICT

PROPOSED REHABILITATION  
GUIDELINES

February 19, 2025

Beth Sullebarger

Preservation Consultant

# BENEFITS OF GUIDELINES

- **Community Identity:** These guidelines will preserve our historic character and enhance community pride.
- **Local Autonomy:** By protecting our unique architectural character, we safeguard North Avondale from the homogenizing trends of “Connected Communities” that can dilute our local identity.
- **Quality of Life:** Consistent design standards protect property values and foster a sense of belonging, ensuring that future developments complement—not override—our neighborhood’s heritage.

Dawn Johnson  
President, NANA

# GENERAL GUIDELINES FOR REHABILITATION

- The guidelines for Building Rehabilitation 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 (HCB) 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 IS subject to review.

# GENERAL GUIDELINES FOR REHABILITATION

## Identify, Retain, and Preserve

- Identify, retain, and preserve features that are important in defining the overall historic character of the building and are in good condition.

## Protect and Maintain

- Original building materials should not be covered by other materials.
- Surface cleaning should be done by the gentlest means possible.
- Cleaning may not be necessary at all if the materials have a protective patina, are not heavily soiled, or could be damaged by cleaning methods.

## Repair and Replace

- Original materials should be repaired, restored, and reused wherever possible. If replacing, replicate the original based on existing materials.

# EXTERIOR WALLS AND ARCHITECTURAL FEATURES

Exterior walls and architectural features of historic buildings in North Avondale are composed of stucco, brick, stone, and wood.



# EXTERIOR WALLS AND ARCHITECTURAL FEATURES

## RECOMMENDED

- Repair masonry by repointing mortar joints where deteriorated. Duplicate old mortar in strength, composition, color, and texture, and duplicate old mortar joints in width and in joint profile.
- Replace missing or deteriorated materials with ones that match the original as closely as possible, when known, with regard to type, color, style, shape, and texture of material, composition, type of joint, size of unit, placement and detailing.
- Clean exterior materials by the gentlest means possible and only when necessary to halt deterioration or remove heavy soiling.

## • NOT RECOMMENDED

- Sandblasting and wire brushes or other abrasive cleaning.
- Waterproof and water repellent coatings unless there is water penetration through the masonry.

# EXTERIOR WALLS AND ARCHITECTURAL FEATURES

## NOT RECOMMENDED

- Creating a false historic appearance because the replaced feature is based on insufficient historical, pictorial, and/or physical documentation.
- Introducing a new feature or substitute material—aluminum or vinyl siding, artificial stone, asbestos, asphalt shingles—that is incompatible in size, scale, reflectivity and color.
- Treating a material without identifying, evaluating, and removing the source of deterioration.
- Applying paint or other coatings (such as stucco to masonry) to a building that has been historically unpainted or uncoated to create a new appearance.
- Removing paint from historically painted material.



# DOORS AND WINDOWS



## OVERVIEW

- Windows and doors are an essential part of the overall design.
- Common Window Styles: wood 1/1, 6/1; wood and steel casements, decorative leaded windows
- Common Door Styles: board and batten, full-glazed, many with arched heads

## RECOMMENDED

- Original doors and window sashes should be repaired rather than replaced, whenever possible. When replacement is necessary, the new door or window should match the original in size and style as closely as possible.



# WINDOWS AND DOORS

## RECOMMENDED

Original openings should not be filled in on street-facing facades.

Screens and storm windows should be as inconspicuous as possible.

Repair window frames, windows sashes, and doors. If an entire window, door, or its parts are extensively deteriorated or missing, replace in kind or with compatible substitute material.

Missing shutters may be reintroduced where existing hardware proves they existed originally. New shutters must fit the original window openings and be functional.



# WINDOWS AND DOORS



## NOT RECOMMENDED

- Altering or infilling original openings.
- Replacing a window or door when it can be repaired.
- Installing new windows and doors with inappropriate materials, finishes, or colors that noticeably change the type of sash, depth of reveal, muntin configuration; reflectivity and color of the glazing; or the frame.
- Vinyl and metal windows, trim, storm windows and doors.
- Roll-down shutters and metal grilles on door and window openings.
- Glass block windows

# ROOFS



## OVERVIEW

Historic roofing materials in North Avondale include clay tile and slate. Most roofs now have asphalt shingles, but 30+ clay tile roofs remain. Most are red, but there are also green examples.

Clay tile roofs are an integral part Colonial Revival, Tudor Revival, and Italian Renaissance homes. Slate is often seen on Tudor Revival homes, as well as Colonials. There are ~15 slate roofs in the district.

## RECOMMENDED

The original roof shape and dormers must be retained.

Original materials should be maintained where possible or replaced to match.

If using the same material is not technically or economically feasible, a compatible substitute material may be considered, especially on flat or low-pitched roofs not visible from public rights-of-way. The color of the new roof is important.

# ROOFS

## NOT RECOMMENDED

- Failing to clean and maintain gutters and downspouts properly.
- Permitting a leaking roof to remain unprotected.
- Using a substitute material that changes the appearance of the roof.
- Removing a feature of the roof that is unrepairable, such as a chimney or dormer, and not replacing it or replacing it with a new feature that does not convey the same appearance.
- Adding features such as vents, skylights, decks, and rooftop utilities unless inconspicuously placed and screened.



# PORCHES & DECKS

- Many homes have prominent high-style porches on the front and side that add to the character of the homes. These porches are typically open to the air.
- Front and side porches should be retained in their original configuration and not enclosed with screens, glass or other materials. On rear elevations, enclosure of porches may be permitted.
- Repair and replace to match the original in design and materials.
- Decks are not appropriate for the front or side but may be permitted on rear elevations.





# GARAGES & CARRIAGE HOUSES



- Many homes have garages or carriage houses that match the architecture of the house and contribute to the character of the district.
- These outbuildings should be retained and subject to the same guidelines as the house.
- They may be adapted through compatible alterations to serve as Accessory Dwelling Units (ADUs).

# ADDITIONS

## OVERVIEW

Additions to existing buildings are permitted and encouraged if they enable continued use and rehabilitation of buildings but they should be secondary to the historic structure.

## Guidelines

I. In general, additions should follow the guidelines for new construction in terms of materials, form, scale, height, detailing and siting.



# ADDITIONS

2. The design of an addition should respond specifically to the architecture of the original building. While the addition should be sympathetic to and compatible with the existing building, it should not try to duplicate its style or appear to have been built at the same time as the original building. The design should also respond, in a more general way, to adjacent buildings.
3. If the original building is architecturally or historically significant, the addition should take a respectful "back seat" to it and not overpower the original. An addition may be taller than the original building if site considerations and careful design still allow the older building to remain dominant.
4. The connection of the addition to the original building should be designed so that it does not detract from either structure. Significant architectural features of the original building should not be destroyed, removed, or obscured by the addition.



# SIGNS

## OVERVIEW

New signs for businesses within commercially designated Historic Districts should be designed for clarity, legibility and compatibility with the building or property on which they are located.

## RECOMMENDED

- New signs do not need to appear historic but should be made of materials that are consistent in appearance with the age of the building.
- New signs should respect the size, scale and design of the historic building.



# SIGNS

## NOT RECOMMENDED

- Any sign that disrupts or covers significant architectural features of the building and neighboring buildings.
- Attaching signs to buildings that were originally private homes, except for small identification signs.
- Attaching signs to buildings in a way that damages historic fabric, such as installing signs directly into the brick masonry and not into the mortar joints.
- Billboards and rooftop signs are prohibited regardless of installation on a secondary elevation.
- Uniformity of signs within commercial districts is discouraged.
- Neon signs are not appropriate for the district.



# WALLS AND FENCES

## OVERVIEW

- With a few exceptions, front yards of buildings in the North Avondale Historic District are not enclosed with fences. Where fences exist, they are wrought iron with cast-iron posts (3950 Rose Hill Avenue, 991 Marion and 992 Marion Avenue) or low painted wood-picket fences (1055 Valley Lane). There are a few examples of stone retaining walls and gateways (3885 Dakota Avenue, 3910 Winding Way).

## RECOMMENDED

- New fences and walls in front yards shall be constructed only where physical, photographic, or other evidence suggests they historically existed. These fences and walls should not exceed four (4) feet in height in the front yard, so that views of the contributing buildings in the district are not obstructed.
- New fences and walls are appropriate at the side and rear of the property if they are compatible with the materials within the historic district.

# WALLS AND FENCES



## RECOMMENDED

- New fences should be of wood, metal, or stone and should be simple and contemporary in design.
- Plain board fences (vertical boards nailed side-by-side on horizontal stringers) or wire fences are appropriate at the rear and side of the property.
- Landscaping in front of a fence is encouraged. In some instances, planted hedges may be more appropriate than new fences or walls.



## NOT RECOMMENDED

- Chain-link, concrete-block, unfaced concrete, plastic, vinyl, fiberglass, or plywood fences and walls are inappropriate.

# MURALS

## Design

Murals may vary in artistic depictions, design, and colors.

## Location

Murals should be located on secondary elevations that were previously painted or on exposed party walls. Only one wall of a historic building can have a mural.

## Not Recommended

- Murals located on the front.
- Any mural that constitutes as a sign.



# CONTRIBUTING & NON-CONTRIBUTING RESOURCES ARE TREATED DIFFERENTLY.

## 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. These buildings differ architecturally from the district's historic buildings in scale, massing, 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.



# GUIDELINES FOR NON-CONTRIBUTING BUILDINGS

The rehabilitation guidelines provide a framework for maintaining a non-contributing (NC) building's basic architectural character; they do not require that a NC building be redesigned or altered to appear older than it is.

Alterations to a newer building should be compatible with the original architectural character of that structure or help the building to relate better architecturally to the historic district. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, should not be undertaken.

The rehabilitation of an older, altered structure should restore elements of the building's historic character, whenever possible, based on remaining physical evidence, historic documentation, or similar buildings nearby.



## NON-CONTRIBUTING BUILDINGS (27)

923 Avondale Avenue

931 Avondale Avenue

670 Avon Fields Lane

915 Barry Lane

919 Barry Lane

926 Marion Avenue

934 Marion Avenue

3816 Reading Road

3880 Reading Road

3909-11 Reading Road

3927 Reading Road

686 Red Bud Avenue

820 Red Bud Avenue

1020 Redway Avenue

1024 Redway Avenue

1028 Redway Avenue

1032 Redway Avenue

1038 Redway Avenue

1044 Redway Avenue

4075 Rose Hill Avenue

4201 Rose Hill Avenue

4209 Rose Hill Avenue

4211 Rose Hill Avenue

4215 Rose Hill Avenue

4219 Rose Hill Avenue

3821 Winding Way

3980 Winding Way

## NEXT STEPS & COMMUNITY INVOLVEMENT

- Meetings: Hold another meeting to discuss the guidelines for new construction on a date TBD.
- Application: Complete the local historic district designation application, including the guidelines.
- Comments: Post the designation application on NANA website and receive comments. Revise and repost.
- Review: Present the designation application to NANA Exec. Board followed by NANA general meeting.

## WHAT YOU CAN DO TO HELP

- Sign up for news at <https://northavondalecincinnati.com/feedback-wanted-historic-district/>
- Form a committee tasked with creating yard signs and forms for the website and developing marketing tools for outreach and education.
- Share what you know about your house.
- Show support at hearings of the historic conservation board, city planning commission and city council.