CONSERVATION GUIDELINES:
NORTH AVONDALE HISTORIC DISTRICT

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INTRODUCTION TO GUIDELINES

The Conservation Guidelines outlined in this booklet are intended to assist property owners, architects, and contractors who are considering work within the North Avondale Historic District. They include recommendations for building rehabilitation and alterations, site improvements and alterations, new construction and additions, and demolition.

The guidelines have been adapted from the Secretary of Interior's Standards for Rehabilitation and the National Park Service's Preservation Briefs. These guidelines are not rigid sets of rules but serve as a guide in making improvements that are compatible with the district's historic character. They set broad parameters for change in the district while maintaining ample opportunity for design creativity and individual choice. The guidelines give the owner and the City's Historic Conservation Board a way to determine if the proposed work is appropriate for the long-term interests of the district.

When construction or demolition is proposed within the Historic District, a Certificate of Appropriateness (C.O.A.) must be obtained from the Historic Conservation Board (HCB). This is in addition to a building permit. The following kinds of work do not require a C.O.A.:

- Ordinary repair and maintenance that does not result in an exterior change.
- Interior work such as painting, plumbing, wiring, and plastering.

The following points are extremely important:

- The guidelines do not require that an owner make improvements.
- The guidelines do not force an owner to "take the property back to the way it was."
- The HCB may modify certain guidelines, as appropriate, in cases of economic hardship.
- The HCB must approve the proposal, even if it doesn't meet the guidelines, when the owner demonstrates:
    1. That there is no economically feasible and prudent alternative that would conform to the guidelines, and
    2. That strict application of the guidelines would deny a reasonable rate of return on the property and would amount to a "taking of the property without just compensation."
- The guidelines and the legislation that set up the HCB are structured for negotiating solutions that will give the owner substantial benefit without causing substantial harm to the district. The Board may grant approval, set conditions, or waive certain guidelines to aid negotiations.
- Any applicant who disagrees with a Board decision may appeal the decision to the Zoning Board of Appeals.

Applicants are encouraged to consult with the Historic Conservation Office staff during the planning stages prior to formal application for a building permit. We are available in Suite 500, Centennial Plaza Two, 805 Central Avenue or at 513-352-4890.

This project was made possible in part by a grant from the National Park Service, U.S. Department of the Interior administered by the State Historic Preservation Office of the Ohio History Connection. Department of the Interior regulations prohibit unlawful discrimination in departmental, federally assisted programs on the basis of race, color, national origin, age or disability. Any person who believes he or she has been discriminated against in any program, activity, or facility operated by a recipient of Federal assistance should write to: Office of Equal Opportunity, U.S. Department of the Interior, National Park Service, 1849 C. Street, N.W. Washington, D.C. 20240.

GENERAL CHARACTERISTICS

Description of Physical Appearance

North Avondale is a residential neighborhood characterized by substantial, high-style homes built between 1896 and 1940 on large lots, many a half-acre in area. The area is characterized by picturesque curving streets, broad lawns, mature trees and gaslights.

The homes are solidly built of stone and brick masonry with some stucco and wood shingle siding. The district displays an exceptional array of architectural styles, including Queen Anne, Shingle, Richardsonian Romanesque, Italian Renaissance, Neoclassical, Chateauesque, Beaux Arts, French Eclectic, Swiss Chalet, Colonial Revival, Tudor Revival, Prairie, and Craftsman, which typify the period of significance. The buildings are fairly ornate, with elaborate cornices and brackets, broad eaves, dramatic rooflines with slate and tile, half-timbering and prominent porches.

In the 1940s and 1950s, a few properties with large homes were cleared and subdivided, and smaller homes were built. Other large dwellings have been converted to multi-family residences or institutional uses, particularly on Dana Avenue and Reading Road. Nevertheless, the vast majority of existing buildings and streetscapes retain a high degree of physical integrity,

Statement of Significance

The North Avondale Historic District is significant in the history of Cincinnati as an upper middle-class residential neighborhood developed between 1896 and 1940. Development of the district as it appears today was initiated by Robert Mitchell, the wealthy owner of the Mitchell & Rammelsburg Furniture Company and partners. Buyers who built homes in the neighborhood included other captains of industry such as grocer Barney H. Kroger, clockmaker and jeweler Frank Herschede, and brewer Albert Lackman.

The North Avondale Historic District is architecturally significant for an unusually rich array of architectural styles, mentioned above, that typify the period of significance. All of the contributing homes are individually distinctive, and many were designed by prominent local architects including John Scudder Adkins; Matthew H. Burton; John Henri Deeken; Desjardins & Hayward; Elzner & Anderson; A. Lincoln Fechheimer; S. S. Godley; Harry Hake; Samuel Hannaford & Sons; Anthony Kunz, Jr.; Harry Price; Herbert Spielman; and Tietig & Lee.

GENERAL GUIDELINES

Adapted from the Secretary of Interior's Standards for Rehabilitation

1. A property will be used as it was historically or be given a new use that maximizes the retention of distinctive materials, features, spaces and spatial relationships. Where a treatment and use have not been identified, a property will be protected and, if necessary, stabilized until additional work may be undertaken.
2. The historic character of a property will be retained and preserved. The replacement of intact or repairable historic materials or alteration of features, spaces and spatial relationships that characterize a property will be avoided.
3. Each property will be recognized as a physical record of its time, place and use. Work needed to stabilize, consolidate and conserve existing historic materials and features will be physically and visually compatible, identifiable upon close inspection and properly documented for future research.
4. Changes to a property that have acquired historic significance in their own right will be retained and preserved.
5. Distinctive materials, features, finishes and construction techniques or examples of craftsmanship that characterize a property will be preserved.
6. The existing condition of historic features will be evaluated to determine the appropriate level of intervention needed. Where the severity of deterioration requires repair or limited replacement of a distinctive feature, the new material will match the old in design, color and texture.
7. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.
8. Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.
9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale and architectural features to protect the historic integrity of the property and its environment.
10. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

DEFINITION OF EXISTING CONDITIONS

<u>Excellent</u>
Excellent conditions consist of no signs of aging or ordinary exposure; the architectural feature should look brand new. This condition will often only be used after the repair, restoration or replacement of an architectural feature.

<u>Good</u>
Good conditions consist of typical signs of aging and ordinary exposure from the elements. Deterioration at this level should generally be addressed through repairs or restoration and/or can be sufficiently maintained at its current condition through routine maintenance.

<u>Fair</u>
Fair conditions consist of long-term neglect; inadequate protection against the elements; damage from vandalism or small fires; intentional destruction or removal of portions of

architectural features. Deterioration at this level may require rebuilding, replicating or replacing architectural features or portions of them.

Poor
Poor conditions consist of rot, irreparable deterioration, collapse or partial collapse, past removal and destruction of significant architectural features. Architectural features that display poor conditions lack the physical integrity to be repaired or restored.

BUILDING REHABILITATION AND ALTERATION

GENERAL GUIDELINES FOR REHABILITATION

Overview
The guidelines for Building Rehabilitation and Alteration are intended to ensure that rehabilitation will maintain 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 appearance of the building shall not be subject to review. Replacement is subject to review.

The following general guidelines apply to all subsections of *Building Rehabilitation and Alteration:*

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. Rehabilitation work should fit the character of the original building.

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.

Replace missing or severely deteriorated material sensitively to harmonize with or replicate the original as closely as possible with regard to:

Type of material	Color	Placement
Size of Unit	Shape	Detailing
Composition	Texture	
Size	Type of joint	

If no evidence of original materials or detailing exists, alterations and completely new features should be detailed in a simple manner and be contemporary in design yet harmonize with the character of the building in terms of scale, texture, design, and composition.

Not Recommended

- Making the building look older than it really is or inventing a feature that "might have been."
- Removing or altering historic materials or distinctive architectural features.

1. EXTERIOR WALLS AND ARCHITECTURAL FEATURES

Overview
Exterior Materials: Stucco, Brick, Stone, Mortar, Wood shingle, Wood, Metal

Location of Materials: Walls, Foundations, Architectural Features

Exterior Architectural Features: Porches, Cornices, Architraves, Pediments, Brackets, Railings, Columns

The exterior walls and architectural features of buildings in this district are composed primarily of stucco, brick, stone, wood, and cast and wrought iron. Stucco, a mix of lime, Portland cement, sand and a coarse aggregate. is the most common exterior material in the district, which features many homes in variations of the Tudor Revival, Prairie and Craftsman styles. Brick varies considerably in color, and includes red, buff, brown, and one example of green-glazed brick. Because buildings in the district date mostly from 1895 to 1940, brick is generally hard-fired, and mortar typically includes some Portland Cement as well as lime and sand. Stone can include various types of sandstone, limestone, marble, granite, slate and fieldstone and be used in foundations, porches, roofs, and ornamentation. Wood was used as shingle or clapboard siding and for ornamentation such as cornice brackets, porches and half-timbering. Wrought iron can be found in architectural features including porch railings.

For help with identifying masonry materials, refer to Preservation Brief 2.

Identify, Retain, and Preserve
Identify, retain, and preserve all **exterior features** that are important in defining the overall historic character of the building such as **walls, brackets, railings, cornices, window architraves, door pediments, steps, and columns;** and details such as tooling and bonding patterns, coatings, and color.

Protect and Maintain
Protect and maintain **masonry, wood,** and **architectural metals** by providing proper drainage so that water does not stand on flat, horizontal surfaces or accumulate in curved decorative features.

The cleaning of **exterior materials** should be done by the gentlest means possible. Identify the particular material prior to any cleaning procedure. Clean **masonry** only when necessary to halt deterioration or remove heavy soiling. *Refer to Preservation Brief 1 for recommended cleaning methods for masonry surfaces.* Clean **architectural metals**, when appropriate, to remove

corrosion prior to repainting or applying other appropriate protective coatings. *Refer to Preservation Brief 27 for maintenance and repair of architectural cast iron.*

While not permanent, **paint** provides an effective protective skin for structures. Painted **brick** buildings should be repainted rather than stripped or cleaned to reveal the natural brick color. The best treatment for **painted brick** is a gentle scraping, then repainting. Conversely, do not apply **paint** or other coatings (such as stucco) to masonry that has been historically unpainted or uncoated to create a new appearance.

Inspect painted **wood** surfaces to determine whether repainting is necessary or if cleaning is all that is required. On **wood** surfaces, remove damaged or deteriorated paint to the next sound layer using the gentlest method possible (hand scraping and hand sanding), then repainting. Apply chemical preservatives to **wood** features such as beam ends or outriggers that are exposed to decay hazards and are traditionally unpainted. Retain coatings such as **paint** that help protect the **wood** from moisture and ultraviolet light. *Refer to the Secretary of Interior Standards Guidelines on Wood for treatment of painted wood surfaces.* For **architectural metals,** apply appropriate paint or other coating systems after cleaning in order to decrease the corrosion rate of metals or alloys.

Applicants who desire guidance about appropriate colors may contact the Historic Conservation Office.

Repair

Repair **masonry and wood** features by patching, piecing-in, or consolidating the masonry using recognized preservation methods. Repair **architectural metal** features by patching, splicing, or otherwise reinforcing the metal following recognized preservation methods. Repair may also include the limited replacement in kind—or with compatible substitute material—of extensively deteriorated or missing parts of architectural features. *Refer to Preservation Brief 16 for recommended use of substitute materials.*

Repair **masonry** walls and other masonry features by repointing the mortar joints where there is evidence of deterioration. When repointing an existing **masonry** wall, duplicate old **mortar** in strength, composition, color, and texture, and duplicate old mortar joints in width and in joint profile. *Refer to Preservation Brief 2 for mortar history, technical assistance, and recommendations for repairing.*

Replace

Missing or deteriorated materials is to be replaced with new materials that match the original details as closely as possible, when known, with regard to the following: type, color, style, shape, and texture of material, composition, type of joint, size of unit, placement and detailing. When alternative materials other than those historically used in the district are proposed the following qualities will be used in evaluating its appropriateness and its establishment of visual continuity:

1. Life-span/durability of the material
2. Sheen, glare, reflectivity
3. Texture
4. Color
5. Design/Pattern/Profile
6. Dimensions

Not Recommended for Exterior Walls and Architectural Features

- Removing or radically changing features that are important in defining the overall historic character of the building so that, as a result, the character is diminished. Replacing or rebuilding a major portion of exterior walls that could be repaired so that, as a result, the building is no longer historic and is essentially new construction.
- Replacing an entire feature when repair of and limited replacement of deteriorated or missing parts are appropriate. Using a substitute material for the replacement part that does not convey the visual appearance of the surviving parts of the feature or that is physically or chemically incompatible.
- Removing a feature that is unrepairable and not replacing it; or replacing it with a new feature that does not convey the same visual appearance. Creating a false historical appearance because the replaced feature is based on insufficient historical, pictorial, and physical documentation. Introducing a new feature that is incompatible in size, scale, material and color.
- Treating a material without identifying, evaluating, and removing the source of deterioration.
- Applying **paint** or other coatings (such as stucco) to masonry that has been historically unpainted or uncoated to create a new appearance. Removing **paint** from historically painted material. Radically changing the type of paint or coating or its color.
- Sandblasting and use of wire brushes are not acceptable methods of **cleaning**. *Refer to Preservation Brief 6 for the dangers of abrasive cleaning.*
- **Waterproof and water repellent coatings** should never be used on **masonry** unless there is actual water penetration through the **masonry**, then only the affected area should be treated and only after it has thoroughly dried. *Refer to Preservation Brief 1 for recommended water-repellent treatment.*
- Removing non-deteriorated **mortar** from sound joints, then repointing the entire building to achieve a uniform appearance. Repointing with **mortar** of high Portland cement content unless it is the content of the historic mortar. Repointing with a synthetic caulking compound. Changing the width or joint profile when repointing. *Refer to Preservation Brief 2 for additional information on repointing historic mortar joints.*
- The use of aluminum or vinyl siding for wood clapboard siding replacement or resurfacing material on wood frame buildings. The use of artificial stone, asbestos, asphalt shingles, and other similar resurfacing material.
- Enclosure of a historic porch on the front is prohibited. Enclosure of porches on side and rear elevations may be appropriate if maximum transparency is maintained.

2. DOOR AND WINDOW OPENINGS

Overview

Common Window Styles: various configurations of double-hung wood sashes - 1/1, 6/1, 9/1, 12/1, 12/12 and 2/2; wood and steel casements, decorative leaded windows and transoms

Common Door Styles: wood batten with round-arched and pointed-arched heads, full-glazed wood, and paneled wood doors.

Among the most important features of any building are its openings—its windows and doors. The size and location of openings are an essential part of the overall design and an important element in the building's architecture.






Identify, Retain, and Preserve

Identify, retain, and preserve windows--and their functional and decorative features--that are important in defining the overall historic character of the building.

Protect and Maintain

Apply appropriate treatment methods, such as cleaning, rust removal, limited paint removal, and re-application of protective coating systems, to surface materials that comprise the windows and doors. *Refer to Preservation Brief 9 for appropriate wooden window treatments, Preservation Brief 27 for the maintenance of historic cast iron, and Preservation Brief 47 for maintaining and cleaning openings.*

Evaluate the overall condition of materials to determine whether more than protection and maintenance are required.

Repair and Replace

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. Metal-clad wood windows are acceptable.

Original openings should not be filled in, especially on street facing facades. If infill of original openings cannot be avoided, the infill materials should match that of the wall and the outline of the openings should remain apparent by recessing the new infill material a maximum of three inches from the existing wall plane and by leaving the existing sills and lintels in place.

Screens and storm windows should be as inconspicuous as possible.

Repair window frames, windows sashes, and doors by patching, splicing, consolidating or otherwise reinforcing. 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, particularly where existing hardware proves that they were part of the original design and function of the building. New shutters must fit the original window openings and be functional.

Not Recommended for Openings

- Altering or infilling original openings.
- Changing the historic appearance of windows and doors through the use of inappropriate materials, finishes, or colors that noticeably change the sash, depth of reveal, and muntin configuration; the reflectivity and color of the glazing; or the appearance of the frame. Glass block windows are prohibited except at the basement level provided they do not exceed 9 square feet.
- Plastic and Vinyl window frames, trim, and storm windows and metal doors are generally unacceptable unless approved by HCB or Urban Conservator's office. Roll down shutters and metal grille systems installed on the exterior of door and window openings are prohibited.
- Replacing a window or door when it can be repaired.

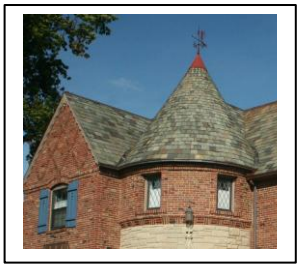
3. ROOFS

Overview

Roof Materials: Besides asphalt shingle, the next most common roof is red clay tile, followed by slate. There are also a few examples of green clay tile, wood shingles, membrane, and built-up roofing Clay roof tiles are seen on Colonial Revival, Tudor Revival, Italian Renaissance, and Mission style homes. Slate is common on many Tudor Revival-style buildings.

Common Roof Styles: Roofs in the district tend to be steeply pitched and multi-gabled, but there are also examples of low-pitched hipped roofs and a few flat roofs. Dormers are common.

The roof is an important design element of many historic buildings. In addition, a weathertight roof is essential to the long-term preservation of the entire structure. Historic roofing reflects availability of materials, levels of construction technology, weather, and cost.



Identify, Retain, and Preserve

Identify, retain, and preserve roofs--and their functional and decorative features--that are important in defining the overall historic character of the building. The existing roofline and architectural features that give the building its character should be preserved. *For help with identifying roofing materials, refer to Preservation Brief 4.*

Protect and Maintain
It is important to identify and locate issues with a building's roof. Protect a leaking roof until it can be repaired. Maintain a roof by providing adequate anchorage for roofing material to guard against wind and moisture penetration. Clean gutters and downspouts and replace deteriorated flashing. *Refer to Preservation Brief 4 for help with identifying common failures of surface materials.*

Repair and Replace
Repair a roof by reinforcing the historic materials that comprise roof features. Repairs will also generally include the limited replacement in kind--or with compatible substitute material. Original materials are always appropriate and should be maintained where possible. If using the same kind of material is not technically or economically feasible, then a compatible substitute material may be considered. On flat or low-pitched roofs that are not visible from public areas, other roof materials may be considered. *Refer to Preservation Brief 4 for use of alternative roofing materials.* The original roof configuration, framing style, and dormers must be retained. An entire feature that is too deteriorated to be repaired can be replaced in kind, however, if the overall form and detailing are still evident and can be used as a model to reproduce the feature. *Refer to Preservation Brief 4 for additional information on repairing and replacing historic roofing materials.*

Not Recommended for Roofs

- Inappropriate roof materials for the district,
- Radically changing, damaging, or destroying roofs that are important in defining the overall historic character of the building so that, as a result, the character is diminished.
- Removing a major portion of the roof, and entire feature, or roofing material that is repairable, then reconstructing it with new material in order to create a uniform, or "improved" appearance.
- Painting or applying a coating to roof that has been historically uncoated.
- Using a substitute material for the replacement part that does not convey the visual appearance of the surviving parts 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 visual appearance.
- The addition of features such as vents, skylights, decks, and rooftop utilities such as solar panels unless inconspicuously placed. *Refer to section Site Improvements - Utility Equipment.*

4. STOREFRONTS AND RESIDENCE-BASED BUSINESSES

Overview
There are few storefronts in the North Avondale Historic District, which is predominantly residential. Just three buildings in this district—two noncontributing buildings at 3909 and 3911 Reading Road and the Art Deco parking garage at 3915 Reading Road—contain storefronts, but they are not historic. Reading Road between Paddock Road and Clinton Springs Avenue, is lined with former dwellings that have been converted to institutional or office use, but none of these have storefronts.

Design
Where no historic materials or detailing remains, new storefronts should be contemporary in design and compatible in size, scale, and material with the original character of the building. Refer to Preservation Brief 11 for detail on replacement of storefronts.

SITE IMPROVEMENTS AND ALTERATIONS

1. SIGNS

Overview
New signs are permitted in the historic district for businesses in commercial and office zones. Signs should be designed for clarity, legibility and compatibility with the building or property on which they are located. See Zoning Code Chapter 1427 Sign Regulations and Chapter 1437 Urban Design Overlay District for more guidance.

Design
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..

Location
Signs should be located above a storefront, on storefront windows or on awnings, canopies or marquees. Wall and projecting signs should be located above the storefront or first story and below the second story sills. Signs should be appropriately sized for their location and not cover any architectural features or overwhelm the historic character of the building themselves. New signs should also respect and not shadow or overpower neighboring buildings. See Zoning Code Chapter 1427 Sign Regulations and Chapter 1427 Sign Regulations for more guidance.

Installation
New signs should be attached to the building carefully, both to prevent damage to historic fabric, and to ensure the safety of pedestrians. Fittings should penetrate mortar joints rather than brick, for example, and sign loads should be properly calculated and distributed.

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, although small identification signs may be acceptable. Ground signs are an alternative.
- Attaching signs to buildings in a manner that will damage historic fabric, such as installing signs directly into the brick masonry and not at the mortar joints.
- All outdoor advertising signs, billboards and rooftop signs are prohibited regardless of installation on a secondary elevation.
- Uniformity of signs within commercial districts is discouraged.
  Internally lit signage

2. PARKING LOTS

Overview
New parking lots on residential streets are discouraged. If new lots are necessary, such as in the conversion of a single residential building to a multi-family residential building where additional parking is needed, adhere to the recommendations for design and locations below in addition to the Connected Communities Ordinance.

Design
Parking lots shall be located in the rear yard and should be sufficiently screened to minimize the view of parked cars. Appropriate screening includes landscaping, decorative fencing, and berms. Parking lots with a capacity of 10 or more cars should be planted with shade trees in order to soften the visual impact of the lots on the neighborhood. In these cases, trees should be placed around the perimeter of the lots and in planting islands within the lots.

Location
New parking lots shall be placed to the rear of buildings and should be as small as possible. Parking lots should relate well to the natural slopes and site contours, avoiding excessive cutting and filling.

Not Recommended
- Chain link fences shall never be used for screening parking lots.
- Parking lots and pads in areas other than the rear and side yard shall be judged on a case-by-case basis and judged by their impact on the property and on the district.

3. WALLS AND FENCES

Overview
With a few exceptions front yards of buildings in the district are not enclosed with fences. Where fences exist (3950 Rose Hill Avenue, 991 Marion and 992 Marion Avenue, 1055 Valley Lane), they are wrought iron with cast-iron posts or low painted wood-picket fences. There are a few examples of stone retaining walls and gateposts (3885 Dakota Avenue, 3910 Winding Way). Existing historic fences, walls, and gateposts should be repaired and retained wherever possible. *Refer to Preservation Brief 2 for recommendations on caring for masonry and Preservation Brief 27 for protecting and maintaining cast iron.* New walls and fences should adhere to the following recommendations below.

Design
New fences should be wood, iron (or metal resembling iron), or stone and should be simple and contemporary in design. Fencing may be set between cast-iron posts, natural stone posts or pre-cast concrete posts. Fencing may also be set on a concrete curb or on top of a retaining wall. 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.

New retaining walls should be of dry stone or stone masonry or an appropriate masonry unit material that replicates the look, feel and size of stone. Landscaping in front of a fence is encouraged. In some instances, planted hedges may be more appropriate than new fences or walls (as seen at 3955 Beechwood, 4090 Rose Hill and 700 Betula avenues.

Location
New fences and walls are appropriate at the side and rear of the property. These fences and walls should be compatible with the materials within the historic district, as described above.

Not Recommended
- Fences are not recommended for front yards in order to preserve the pastoral character of the district. Exceptions can be made for properties with limited rear yards. Invisible fences are an alternative.
- Chain-link, concrete block, unfaced concrete, plastic, vinyl, fiberglass, or plywood fences and walls are inappropriate. Solid (privacy) fences, including "stockade" fences, are discouraged, except where they are necessary for screening storage or small parking areas or rear yards
- Concrete products including cinder block, stucco and unfinished concrete masonry units should not be used as the finish material for any retaining wall.

4. LANDSCAPE AND SITE FEATURES

Overview
The landscape of a property may include the following site features: circulation systems such as sidewalks and paths; vegetation such as trees and plants; landforms such as terracing, berms or grading; furnishings such as lights, benches or outdoor furniture; decorative elements such as sculptures or monuments; and water features including fountains, streams, pools or lakes. New landscaping should reflect the space in which it is located, the stylistic nature of the property, and the character of the Historic District.

Design
Identify, retain and preserve site features that are important in defining the property's overall historic character. Retain existing vegetation, especially trees, whenever possible. New landscaping should be scaled to complement the primary elevation of the property. Landscaping should not overwhelm or hide primary elevations. A landscape with too much hardscaping can feel uninviting and be less aesthetically appealing. The design of new site features should be simple and contemporary.

Location
When constructing new site features, consider the topography, views, patterns of open spaces and planted areas and other significant existing landscape features of the district. It is important to protect trees and other features during construction. The installation of site features should not cover or require the alteration of any architectural details.

Not Recommended
- Landscaping that overwhelms or hides primary elevations.
- The installation of site features that cover or require the alteration of any architectural details.
- The installation of out-of-character site features, such as antiques or historic reproductions.
- The cutting down of mature, healthy trees. An Arborist report may be required.
- Hardscaping (paving, gravel, stone or concrete pavers, etc.) in the front yard that overwhelms softscaping (plant material).

5. AWNINGS AND CANOPIES

Overview
Awnings and canopies are not typical of the district. The installation of fabric awnings on residential and commercial buildings may be permitted if they are compatible with the historic building. See Zoning Code Chapter 1437 Urban Design Overlay District for more guidance on awnings.

Design
The shape, material, scale, and massing of awnings or canopies must be compatible with the historic character of the building. The traditional shed awning, which is triangular in section with a valance hanging down from the outside edge, is appropriate for most historic window, door, and storefront installations. Awnings and canopies should be made of fabric, preferably canvas. On both commercial and residential buildings, awnings should be wide enough to cover only the single window opening that it shelters.

Location
Awnings should be installed only where necessary, such as elevations experiencing full sun exposure or storefronts. Awnings on storefronts should not be higher up on the building facade than necessary to shade the entrance and display window. Storefronts with glass transoms may have the awnings placed above or below the transom. Awnings and canopies should be installed so they do not cover or require the removal of any original architectural feature.

Installation
New awning and canopy hardware should be installed in a way that does not damage historic materials. Clamps and fasteners used to attach awning frames should penetrate mortar joints rather than brick or other masonry surfaces. If new backboards and rollers are installed, care needs to be taken not to damage cornices or transoms.

Not Recommended
- Internally illuminated awnings are not permitted.
- Use of metal, plastic, vinyl (not vinyl coated fabric) or wood materials for awnings is discouraged, but will be reviewed on a case-by-case basis.
- Installations that require the covering, removal or damage of historic materials.
- See 1. Signs above for guidance on awning signs.

6. UTILITY EQUIPMENT

Overview
The installation of utility and mechanical systems such as water or gas meters, solar equipment, EV chargers, and central air conditioning cooling units, should be placed as inconspicuously as possible and avoided on the façade (primary) elevation.

Design
Utility and mechanical systems at the ground level should be screened from public view. Appropriate screening includes landscaping, decorative fencing, and berms and should be of a design compatible with the surrounding buildings and landscape elements. The appearance of solar panels may be minimized if they are the same color and pitch as the roofing materials.

Location
Utility and mechanical systems, including water, electric and gas meters, should be installed on secondary elevations when possible. A meter placement agreement for utility service providers can be requested through the Historic Conservation Office at 513-352-4890. Utility and mechanical systems such as solar equipment should be located as inconspicuously as possible, preferably not easily seen from the street, such as on a rear slope of the roof or on an outbuilding or yard. The location should maximize the sun's energy and should not interfere with the building's characteristics. See 3. Roofs.

Not Recommended
- Wall air conditioning units on the façade (primary elevation) should be avoided.

7. DECKS, BALCONIES AND FIRE EGRESS

Overview
New decks, balconies, and fire egress may be constructed on secondary elevations and must be compatible with the building and Historic District. Fire escapes located on primary elevations may be removed on a case-by-case basis.

Design
New decks, balconies, and fire egress on secondary elevations should use compatible materials and styles for the Historic District and be designed to be minimally noticeable. Wood decks should be stained or painted.

Location
No part of a deck, including railings, access structures or any element of the deck, should be visible when facing the center of the front façade. The same criteria should be applied to the secondary elevation sides of corner buildings.

Fire escapes located on the façade (primary elevation), which were often later additions, may be removed on a case-by-case basis through consultation with Historic Conservation Office Staff at 513-352-4890. Fire escapes on secondary elevations may remain and be maintained. Any fire escape being used as a mean of egress must be inspected periodically. For more information on maintaining existing fire escapes for egress, please review the Façade and Fire Escape Inspection Programs.

Not Recommended
- Design must not detract from the historic integrity of the building and must not damage or cover architecturally significant components.

8. MURALS (WHERE APPLICABLE)

Overview
The installation of murals on historic buildings is permitted.

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

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

Not Recommended
- Murals located on the façade (primary elevation).
- Any mural that constitutes as a sign. For information on restoring painted historic signs on building elevations, refer to the ***Signs*** section of this document.

ACCESSORY RESIDENTIAL STRUCTURES

Overview
Many homes have historic Accessory Residential Structures such as garages or carriage houses that match the architecture of the primary dwelling and contribute to the character of the district.

These outbuildings should be retained and subject to the same guidelines as the principal dwelling.

Accessory Residential Structures may be adapted through compatible alterations to serve as Accessory Dwelling Units (ADUs) per Zoning Code 1421-06.

New or reconstructed Accessory Residential Structures, including ADUs, may not exceed the footprint and massing of the existing structure.

NEW CONSTRUCTION AND ADDITIONS

Overview
New construction could occur on existing vacant lots, particularly on Reading Road and Barry Lane, or on lots where existing buildings are permitted to be demolished under the Demolition section of these guidelines.

The general aim of the guidelines for new construction is to encourage compatibility with (but not replication of) the character and quality found in the existing contributing buildings in the District. The language of the guidelines, therefore, is keyed to the district's contributing buildings.

Additions to existing buildings are permitted and encouraged if they enable continued use and rehabilitation of buildings within the district, however additions should be secondary to the historic principal structure.

1. MATERIALS: USE NATURAL MATERIALS WHEN POSSIBLE

Overview
Most contributing buildings in the district are made of brick or stone, often with stone stucco and half timbering details.

Design
Materials should be of similar color, texture, and scale to building materials found in the district's contributing buildings. The use of natural appearing materials is preferred. Materials that are synthetic in appearance or that are highly reflective are generally inappropriate.

2. SCALE AND MASSING

Overview
The contributing buildings within the district are generally 2 ½-story residential buildings on larger lots. They were originally constructed as single-family houses with a distinguishable main entrance on the first floor. The buildings in the district display a mix of symmetrical and asymmetrical massing. Tudor Revival, the buildings generally have steep roof pitches and are asymmetrical, with the front of the building, and have several projections and recessions, while Colonial homes have low-pitched hipped roofs. Houses built before 1950 generally have garages in the rear.

Design
The scale and massing of a new building and its individual elements (i.e., windows, doors, roof shape, ornamentation) should be compatible with the forms found among the contributing buildings. The designs of new buildings should respond to the pattern of window placement in the district and avoid long expanses of glass or flat masonry walls on the front facade unbroken by openings, setbacks or projections. Garages on the front façade should also be avoided.

3. HEIGHT: CONSIDER THE SURROUNDINGS

Overview
The contributing buildings within the district are mostly 2 to 2 1/2 story residential buildings. The tallest contributing building in the district is the 4 1/2-story Rose Hill Condominiums at 3896 Reading Road.

Design
The height of new construction should not significantly differ from the height of nearby contributing buildings in the district.The contours of the building site may further restrict the height of the new building or may permit the construction of a larger building.

4. DETAILING: AVOID THE CONSTRUCTION OF FEATURELESS BOXES

Overview
The detailing in the district includes half-timbering, banded/grouped windows, stone detailing, arches over entrances and passageways, and sills (lintel are generally not present on the buildings) The design of an addition should respond specifically to the architecture of the original building. While the addition should be 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.

Design

The detailing of new buildings should respond to detailing found on contributing buildings within the district. This should generally include the following:

i. Distinctive detailing at the front door,
ii. Window groupings with multi-pane windows
iii. Window sills and/or distinctive detailing at openings.
iv. Ornamental features such as banding, distinctive comer treatment, half timbering, and accent stonework

5. SITING: STAY IN LINE WITH THE NEIGHBORING BUILDINGS

Overview

Buildings within the district are generally set back at least 35 feet from the front property line with setbacks from each side lot line as well. The buildings generally have their front walls parallel to the street and their main entrance facing the street. Most lots have a driveway on one edge of the lot that leads to the rear of the building. Front walks to the door are either from the street or the driveway. Garages are typically detached buildings on or less than 5 feet from the rear property line or entered from the side or rear.

Design

New structures should be sited with setbacks similar to those of adjacent buildings and to respect historic topographic and neighborhood development patterns. The major entrance to the building or unit should be oriented to the street the building faces. In order to maintain the characteristics of the historic district, no new house may be built with garage doors on the front elevation of said house facing the street. For corner lots, garage doors may face the street on the side elevation. Site improvements and changes should comply with the guidelines for site improvements and alterations. (Refer to Site Improvements and Alterations section for applicable guidelines.)

6. SUBDIVISION: SHOULD REFLECT EXISTING PATTERNS

Application for approval of subdivision plats or the cut-up of existing lots within the North Avondale Historic District shall be in compliance with the base district's standards. Any variances to the standards shall follow the existing subdivision regulations and process. The Urban Conservator or their designee shall comment on the proposed subdivision and its appropriateness to the district before a final decision is made by the City Planning Commission.

7. COMPLIANCE WITH AMERICANS WITH DISABILITIES ACT (1990)

Overview

For any change of occupancy, additions/new components, and/or alterations made to existing buildings, including those designated as historic, there are requirements for accessibility pursuant to the Ohio and Cincinnati Building Codes (2011 OBC, Chapter 34, Existing Structures).

Design and Location

Unless *technically infeasible* (see summary of Accessibility Requirements for Existing Buildings and Structures for definition), alterations and additions to historic buildings shall be required to meet Ohio Building Codes.

When *technically feasible,* accessibility solutions should preserve the property's historic character and avoid impacting its historic significance. New or altered accessible ramps, routes, and entrances should be located on a secondary elevation. If these new or altered accessible features must be on a primary façade, the feature should be designed and located in a way that is compatible with the historic building and does not impact the overall historic character. Refer to Preservation Brief 32 for accessibility solutions on historic properties.

If compliance with requirements for accessible features threatens or destroys the historic significance of a building, OBC sections 3411.9.1-3411.9.4 may be required as an alternative.

8. ARCHAEOLOGICAL RESOURCES

Under Section 106 of the National Historic Preservation Act of 1966, the City of Cincinnati is responsible for reviewing federally funded projects and are to take into account how the undertaking is affecting historic properties. To apply for Section 106 review, contact the Historic Conservation Office Staff at 513-352-4848.

New construction sites that are not federally funded should also be evaluated for their potential for archeological resources. Contact the Historic Conservation Office Staff at 513-352-4848 for consultation and guidance on existing archeological survey protocols.

For information on New Construction within a Historic District or the construction of an Addition to an existing building within a Historic District, refer to the City of Cincinnati's Building Codes or contact the Buildings & Inspections Permit Center, 805 Central Avenue, Suite 50 or at 513-352-3267.

DEMOLITIONS

The demolition of existing buildings shall not be permitted unless one of the following conditions exist:

1. Demolition has been ordered by the Director of Buildings and Inspections for public safety because of an unsafe or dangerous condition that 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 that are significant as determined by the Historic Conservation Board.

The demolition request is for a non-contributing building and the demolition will not adversely affect the character of the district.

NON-CONTRIBUTING BUILDINGS

Overview
Buildings that do not contribute to the distinctive character and historical significance of the district fall into two general categories:

> Newer buildings: Most buildings that were built within the past seventy-five years do not fit the historic or architectural context, or period of significance, of the neighborhood. The majority of these newer buildings differ architecturally from the district's historic buildings, especially in scale, building materials, and detailing.
>
> Significantly altered buildings: Some older buildings have lost the integrity of their original design due to substantial, incompatible exterior alterations. Buildings in this category not only have been stripped of architectural details but have been completely altered in their appearance. This does not include buildings that have façade treatments covering historic facades. The basic design, scale and rhythm of these buildings no longer relate to the historic buildings of the District.

The following buildings do not contribute to the District:

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

The Historic Conservation Board shall review the proposed alteration or demolition of these buildings based on the guidelines in this section. These guidelines encourage changes in the District that will reinforce its historic and architectural character but acknowledge that some buildings are of a different age or architectural period.

GUIDELINES FOR NON-CONTRIBUTING BUILDINGS

The rehabilitation of non-contributing buildings should comply with the guidelines for rehabilitation, as outlined in the *Rehabilitation and Alterations* section of this document. These rehabilitation guidelines provide a framework for maintaining a building's basic architectural character; they do not suggest that a building be redesigned or altered to appear older than it is.

Alterations to a newer building should be compatible with its original architectural character, help the building to relate better architecturally to the surrounding historic district or improve the condition and quality of its design. 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. Refer to the *Rehabilitation and Alterations* section of this document.

Alterations to non-contributing buildings should not create a false sense of history. In many cases it is preferable to rehabilitate and reuse a non-contributing building than to have a vacant parcel or parking lot.

Additions to non-contributing buildings should comply with the guidelines outlined in the Additions section of this document. Additions should be designed to relate architecturally to adjacent buildings and to the building of which they are a part. Additions should not overpower the original building. *Refer to Preservation Brief 14 for further guidance on additions.*

Non-contributing buildings may be demolished if the demolition will not adversely affect the character of the District. The Historic Conservation Board's review of an application to demolish a non-contributing building will include an evaluation of plans for the redevelopment of the cleared site based on the *New Construction* and *Site Improvements and Alterations* sections of this document.