



NORTH AVONDALE HISTORIC DISTRICT

UPDATES SINCE APRIL 3RD CPC

GUIDELINE AMENDMENTS

- Introduction
 - Clarifying language on COA
 - Defining grandfathering conditions
- Provided more flexibility for windows on non-visible sides
- Added substitute materials for slate and tile roofs
- Walls and Fences- adding clarifying language as to when they should be avoided or removed
- Deleted Landscape and Site Features section
- Accessory Structures- simplified the language.
- Demolitions- revised per the law department requirements
- Non-contributing buildings, added 4 properties to the non-contributing building list.

PUBLIC ENGAGEMENT

- One Additional in person NANA meeting open to the community to present and vote on the amended guidelines. NANA/ Community Council approved the amendments.
- One additional virtual Staff Conference.

HISTORIC AND ARCHITECTURAL SIGNIFICANCE

North Avondale is one of the most intact historic neighborhoods built from the 1890s through the 1930s in Cincinnati and even in Ohio.



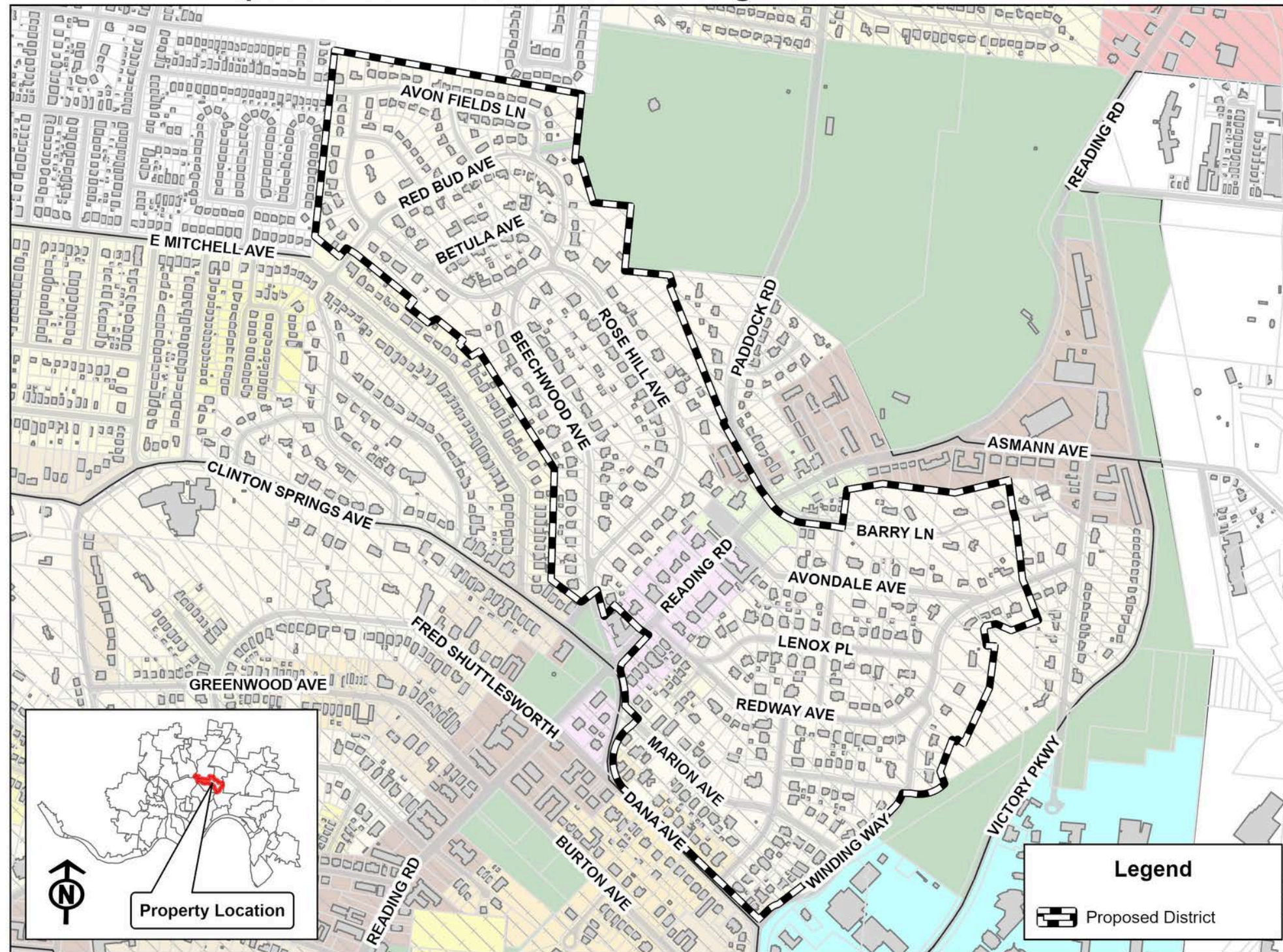
HISTORIC AND ARCHITECTURAL SIGNIFICANCE

North Avondale features an exceptionally diverse collection of architectural styles set within a picturesque landscape-lawn neighborhood plan defined by curving streets, expansive lawns, and a cohesive park-like setting.



NORTH AVONDALE HISTORIC DISTRICT BOUNDARY

Proposed Local Historic District Designation in North Avondale



- Includes the main historic area developed between 1896 and 1940
- Captures the largest concentration of contributing buildings
- Reflects the cohesive landscape plan with curving streets and open lawns
- Follows original subdivision lines and historic development patterns
- Excludes areas with newer or less intact buildings
- Contains a majority of property owners interested in the historic district designation

NEIGHBORHOOD CHARACTER IS KEY

People Choose North Avondale because...

- ✓ **Beautiful historic homes** with distinctive character
- ✓ Quiet, residential feel while still **close to downtown and major corridors**
- ✓ Strong **sense of community** and neighborhood pride
- ✓ **Walkable streets** with a scenic, suburban feel in the city
- ✓ Opportunity to be part of a **historic and architecturally significant neighborhood**

WE WANT PRESERVATION AND DEVELOPMENT



Reusing historic buildings can reduce environmental impacts by up to 82% while delivering development faster and more affordably than new construction.

Adaptive reuse can deliver housing faster and often more affordably than new construction, helping address housing shortages

NORTH AVONDALE HISTORIC DISTRICT CONFORMS TO PLAN CINCINNATI

Plan Cincinnati references preservation roughly 70 times across the document, reinforcing it as a core citywide priority

Historic Preservation is one of the 12 fundamental building blocks of Plan Cincinnati pg. 56

...our built resources, such as our walkable neighborhoods and historic structures, are some of our city's greatest assets. We need to protect our assets and reverse the modern trend of disposable development. pg. 81

As housing demand increases in the oldest neighborhoods, the City's broad and reputable historic building stock should be preserved. pg. 98

We will promote renovations over demolitions whenever feasible. pg 197

Use the historic inventory to create new historic districts. pg 197

NEIGHBORHOOD PLAN

1974

Adopted

North Avondale is unique for its large, old single-family homes with distinguished architectural style, which are located on large parcels of land and surrounded by a great variation in ecological features and beautiful topography. This highly organized residential character must be preserved and further developed in order to provide alternative housing within the city limits.

2026

Proposed

✂ **Tactic: Preserving Character Through a Historic District** ✂

North Avondale is actively advancing a historic district proposal with strong neighbor support and the aim to forward a nomination to the Cincinnati Historic Conservation Board for eventual approval by City Council. Advocates affirm that the aim is not to block growth but to ensure new development respects the area's architectural legacy.

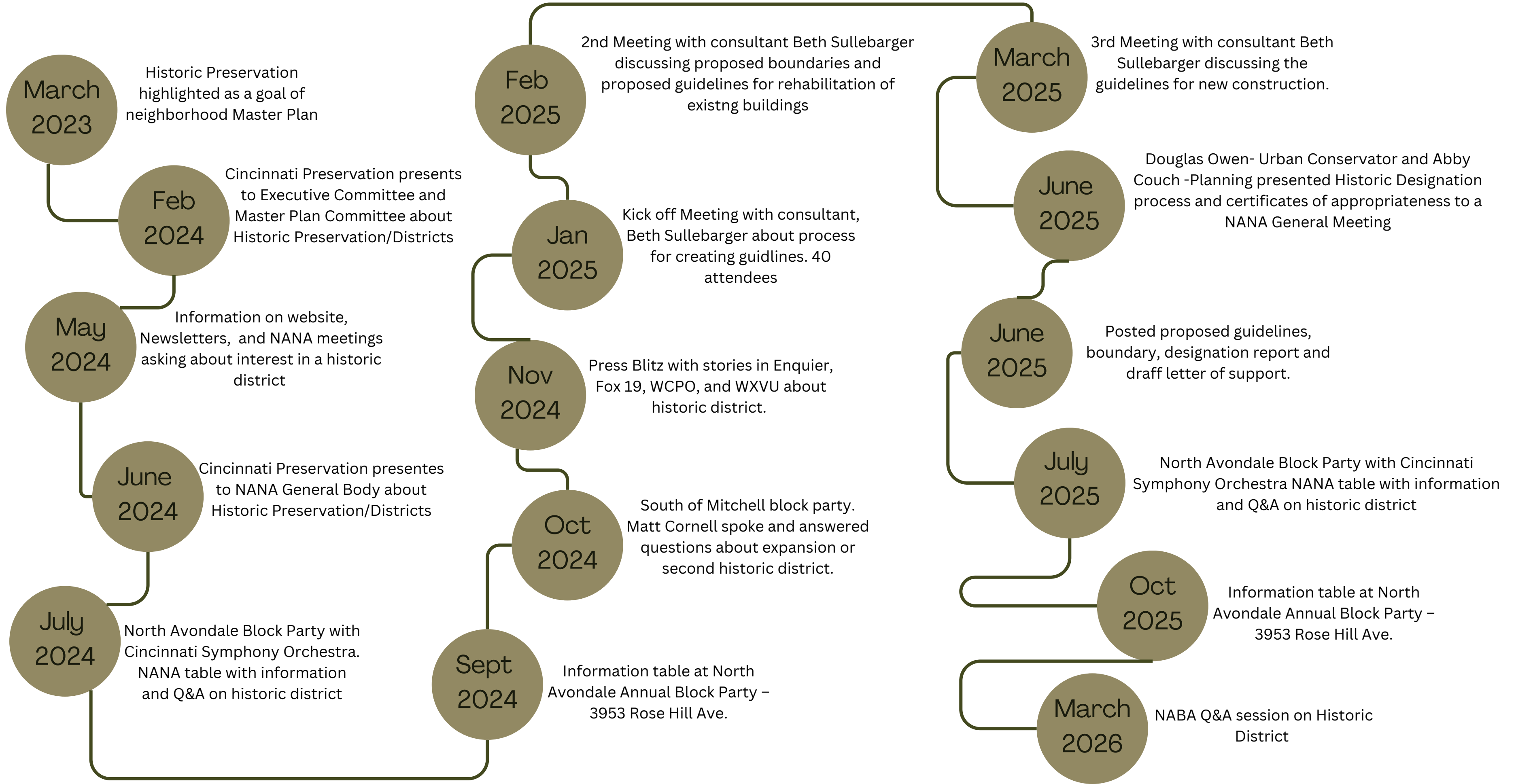
North Avondale contains one of Cincinnati's largest and most intact collections of early 20th-century residences. Tudor Revival, Colonial Revival, and Arts and Crafts styles line streets such as Rose Hill, Lenox Place, and Clinton Springs Avenue, reflecting the neighborhood's growth between 1890 and 1930, when it became a destination for Jewish and Protestant families seeking suburban stability close to downtown. The architecture, together with mature trees and curving streets, gives the neighborhood a distinct identity.

Creating a local historic district would provide a formal framework to preserve this legacy. In other parts of the city (Over-the-Rhine, Walnut Hills, and East Walnut Hills) designation has proven to protect distinctive architecture, channel reinvestment through clear design guidelines, and open access to rehabilitation incentives such as state and federal tax credits. These tools not only safeguard historic buildings but also foster pride, stabilize property values, and attract new investment.

The impact would be felt over time. In the short term, residents and developers would gain clarity on renovation standards and access to incentives for home improvements. Over the medium term, reinvestment would likely increase as homeowners pursue rehabilitation projects guided by preservation best practices. In the long term, North Avondale would be recognized as one of Cincinnati's premier historic residential districts, honoring its civic and cultural legacy.

For North Avondale, designation would formalize decades of resident advocacy, ensuring that future investment strengthens rather than erodes the neighborhood's unique character.

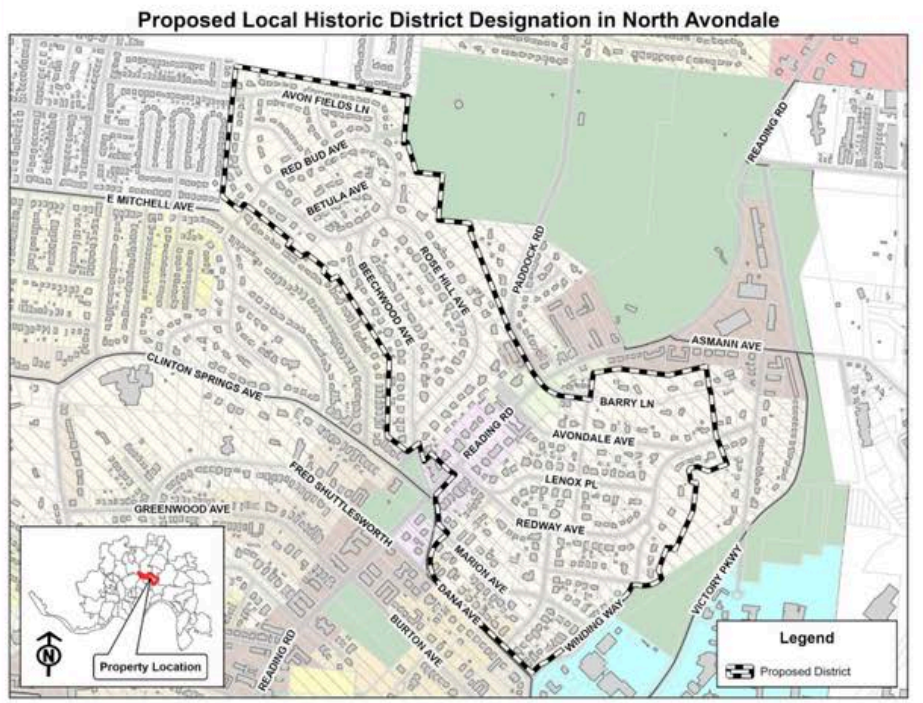
COMMUNITY ENGAGEMENT



COMMUNITY ENGAGEMENT

Home » Historic Designation Feedback Form

HISTORIC DESIGNATION FEEDBACK FORM



Historic Designation Feedback Form

Please share your concerns or questions regarding the Historic Designation Proposal. We also welcome your recommendations.

Full Name *
First Name Last Name

Email Address *

HOW TO GET INVOLVED

[BECOME A MEMBER / PAY DUES](#)

SIGN UP TO RECEIVE THE NANA NEWSLETTER

Name *
First Last

Email *

I am human

Submit

TAKE ACTION. GET ENGAGED HERE.

- [NANA Official Facebook page](#)
- [North Avondale parents and friends Facebook group](#)
- [North Avondale Business Association/naba/](#)
- [Volunteer](#)

LEARN MORE ABOUT NORTH AVONDALE

[North Avondale History & Nostalgia Facebook group](#)

- 6 neighborhood/public meetings dedicated to the historic district
- Tables at Neighborhoodwide events
- Door Hangers throughout the district
- Block captains knocking on doors and being liasons
- Has been on the agenda for NANA meetings for over 2 years
- Dedicated section of the website with a form for feedback
- 2 Staff Conferences

HISTORIC CONSERVATION OFFICE SAYS *YES*

93%

In 2025 **93%** of COA's were Staff Review

2%

In 2025 only 1 application was denied at the HCB. This is just **2%** of cases of all the cases heard by the HCB.

5 of 52 cases at the HCB were continued. **90%** of cases were decided at the first hearing.

90%

Staff Level Reviews take an average of **5 days** to review

5 Days

YOU CAN STILL MAKE IMPROVEMENTS



Only Exterior changes are subject to review. Maintenance and in-kind repairs are NOT reviewed.



All work, other than new windows and some roofing, already requires building and zoning permits.



All properties are **already subject to zoning standards** for uses, building placements, and heights.



UDOD for business cooridor **already requires design and demolition review.**

EXTRA FEES ARE MINIMAL- BUT NANA WILL HELP

| | Fees | | |
|---|----------------------------|------------------------------|------------|
| | Outside of HD | within HD | Difference |
| Roofing and windows without building permit | \$0 | \$154 | \$154 |
| Fence | \$154 | \$154 | \$0 |
| Deck that meets zoning | Building permit fees | Building permit fees + \$154 | \$154 |
| Deck that does not meet base zoning but conforms to historically appropriate setbacks | Building permit fees+\$300 | Building permit fees + \$154 | (\$146) |
| Addition/New Construction that meets zoning | Building permit fees | Building permit fees + \$654 | \$654 |
| New Construction/additions with zoning variances for height or setback residential | building permit fees+\$300 | Building permit fees + \$654 | \$354 |
| New Construction/additions with zoning variances for height or setback commercial | building permit fees+\$500 | Building permit fees + \$654 | \$154 |

COST COMPARISON

Windows

| Material | Typical Cost (installed) | Lifespan | Cost/year | Energy Efficiency (R-Value) |
|---------------------------|--------------------------|------------------------------|----------------|--|
| Vinyl | \$450-\$800 | 20 years | \$22.5-\$40 | ~R-3 to R-4 |
| Wood | \$800-\$1,500+ | 50+ years (with maintenance) | \$16-\$30 | ~R-2 to R-3 |
| Aluminum-Clad Wood | \$900-\$1,500+ | 40-60 years | \$22.5-\$37.5 | ~R-2 to R-3 (similar to wood frame) |
| Fiberglass | \$650-\$1,100 | 40-50 years | \$16.25-\$27.4 | ~R-3 to R-5 (can be higher with premium) |

Roofing

| Material | Typical Cost (installed) per sq foot | Lifespan | Cost/year | Wind Resistance Rating |
|------------------------------|--------------------------------------|------------------------------|-----------|------------------------|
| 3 tab shingle | \$300-\$500 | 15-25 years (most common 20) | \$15-\$25 | 60-70 mph |
| Architectural Shingle | \$400-\$700 | 25-50 (Most common 30 years) | \$13-\$25 | 80-130 mph |

Materials required are often higher quality and will last longer= lower cost over the lifetime of the product, lower maintenance costs and higher return on the investment

DECISIONS SHOULD BE BASED ON FACTS



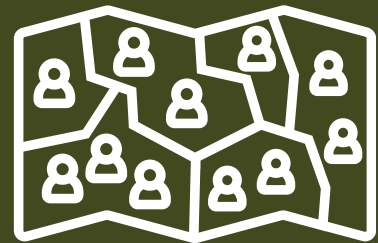
Myth: Historic districts displace minorities and working-class families.

Fact: Non-White homeownership in Cincinnati's local historic districts increased at a faster rate than the city as a whole.



Myth: Historic districts make neighborhoods exclusive and unaffordable.

Fact: In East Walnut Hills Historic District, home values increased 89% over 22 years- the rest of the City increased 85%



Myth: Historic districts prevent housing density.

Fact: Cincinnati's local historic districts average 10,783 residents per square mile, more than double the density of the rest of residential Cincinnati (5,010 residents per square mile). Historic districts support substantial population density and diverse housing opportunities.



Myth: Historic district regulations allow police to enter private property without probable cause.

Fact: Historic district regulations are administered through standard zoning and code enforcement procedures. They do not create authority for warrantless searches or give police special powers to enter private property

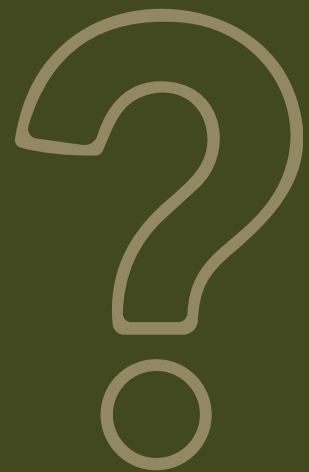
NANA SUPPORTING NEIGHBORS



NANA has dedicated \$5000 to assist neighbors with iCertificate of Appropriateness costs



Reached out to People Working Cooperatively to assist with homeowners who are eligible for their services



Dedicated place on the website to help with questions about the historic district and communication with Urban Conservator



**THE RESIDENTS OF NORTH AVONDALE
SUPPORT THE HISTORIC DISTRICT**

**NANA VOTED TO SUPPORT THE
HISTORIC DISTRICT**