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# MT. AUBURN: PROSPECT HILL HISTORIC CONSERVATION PLAN

historic conservation/Cincinnati Planning Commission Office of Architecture and Urban Design



# CREDITS

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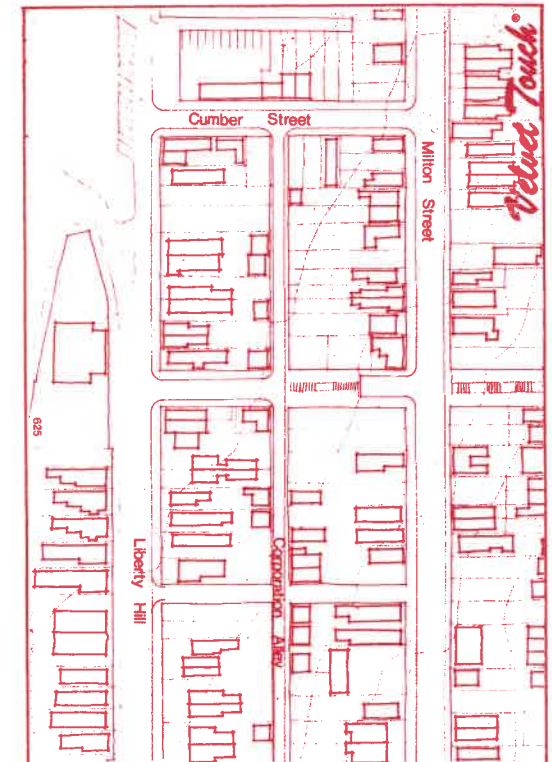
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The Prospect Hill Urban Conservation Plan was developed by the Prospect Hill Task Force and the Office of Architecture and Urban Design of the City of Cincinnati, coordinated by the City Planning Commission to provide specific proposals for the improvement of the community. Background information was drawn from the Mount Auburn Urban Design Plan, issued in 1975 by the Department of Development. The guidelines portion of this report relied heavily upon work already accomplished by the Findlay Market Historic District Guidelines, prepared by the Miami Purchase Association in 1972 for the Department of Development.

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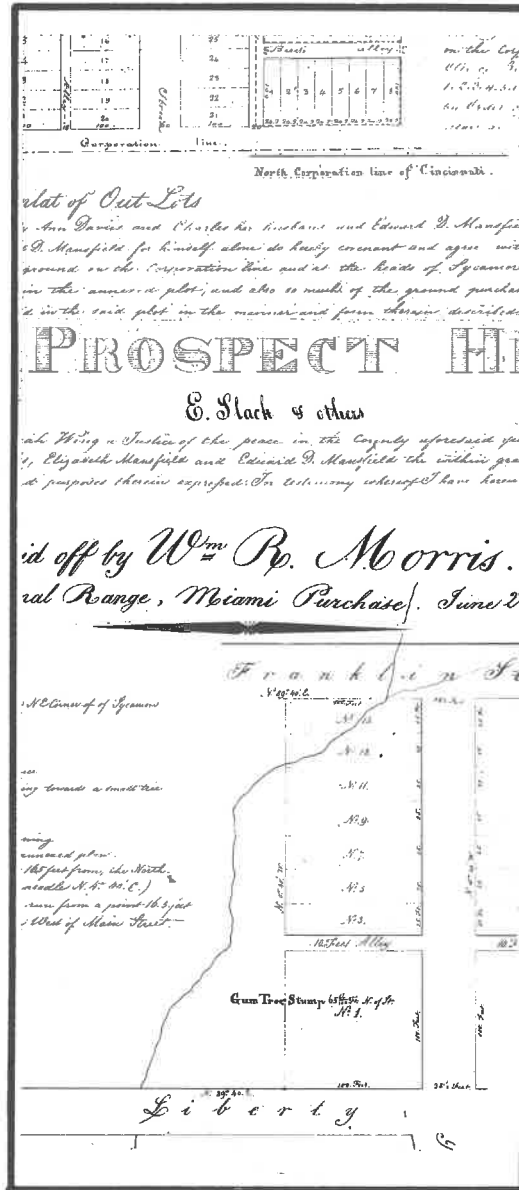
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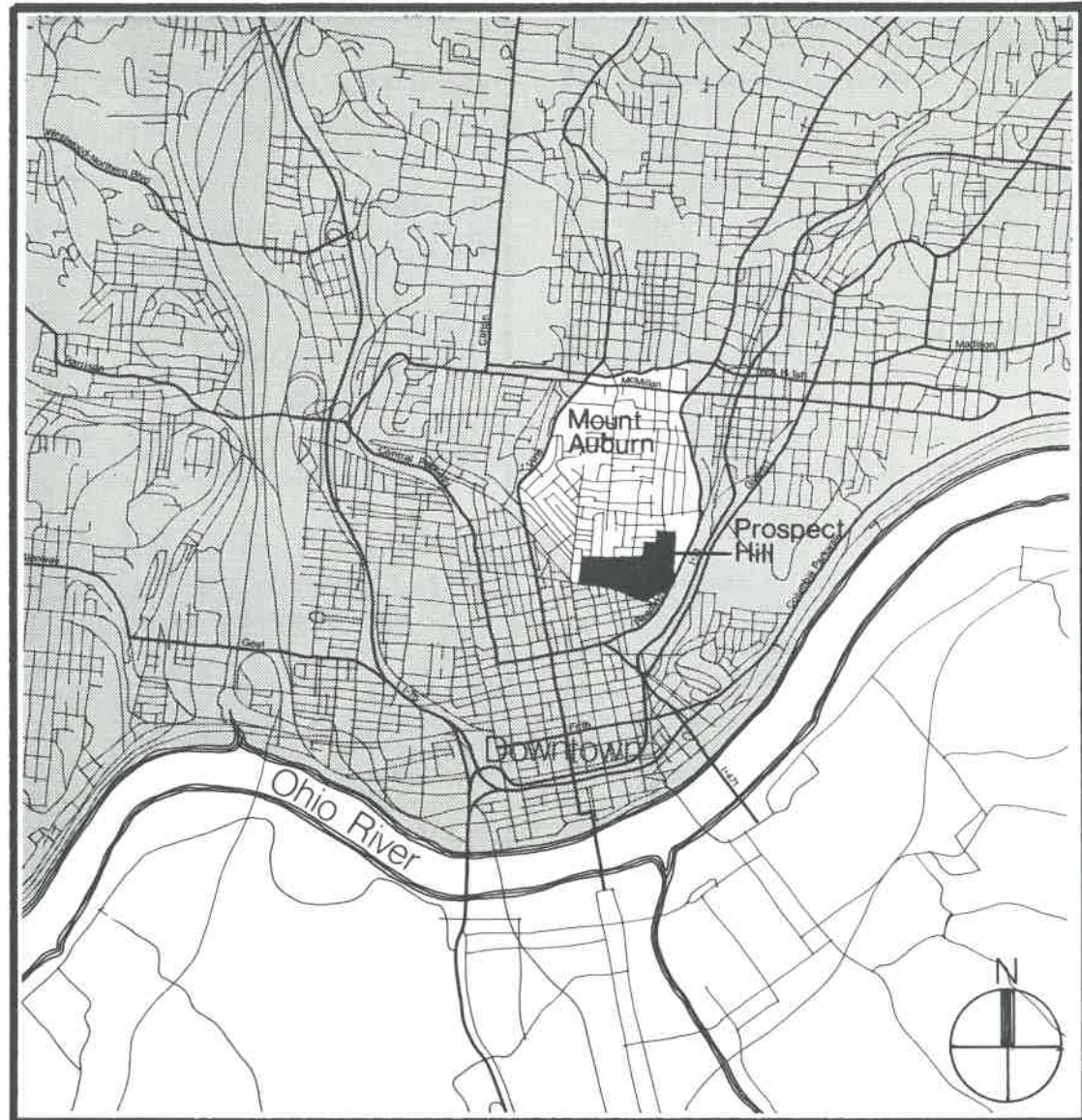
# LOCATION MAP

## AREA DESCRIPTION

Prospect Hill is located approximately one half mile north of the downtown Cincinnati Central Business District, immediately north of the Over-the-Rhine area. The neighborhood is located within the Mount Auburn community. The northern fringe of the neighborhood is situated on a high flat hilltop that slopes steeply downward to the south. The flat plane of the Pendelton District is the southern edge to the district.

The major access to Prospect Hill is provided by Liberty to the south, Highland to the east and by Sycamore/Auburn Avenue to the west and north. Milton and Boal are secondary east west streets running between Highland and Sycamore.

The hilltop portion of Mount Auburn is a stable residential neighborhood, with a concentration of institutions, medical offices and large homes. The hillside region of Prospect Hill contain some fine historic Italianate structures, but also many deteriorated buildings. The rapid redevelopment of this unique area has created problems which this urban design plan is specifically directed to address.



# I. Introduction

# I. Introduction

The Prospect Hill area of Mount Auburn has changed significantly in recent years. The hillside area, with over 250 Mid-19th Century working class homes, has experienced more housing reinvestment than almost any other area of the City. Homes that were once condemned or badly deteriorated are today undergoing major rehabilitation. The social makeup of the area has also changed. Low-income Blacks and Appalachians that once dominated the Prospect Hill area are now in the minority.

While urban reinvestment is a praiseworthy occurrence, it sometimes causes unfavorable social and environmental side effects. The Prospect Hill Neighborhood Association (PHNA) was concerned about the implications of rapid reinvestment activities. They feared that continued property speculation might lead to further displacement of existing neighborhood residents.

They recognized that much of the rehabilitation work was inappropriate and did not respect the architectural and historical integrity of the area. Similar concerns were voiced about inappropriate new construction possibly causing hillside slippage, obstructing scenic views and intruding on the historical character of their neighborhood. The Prospect Hill Conservation Plan grows from these concerns and from the 1975 Mt. Auburn Community Plan, which identified Prospect Hill as an area deserving of historic recognition and environmental protection.

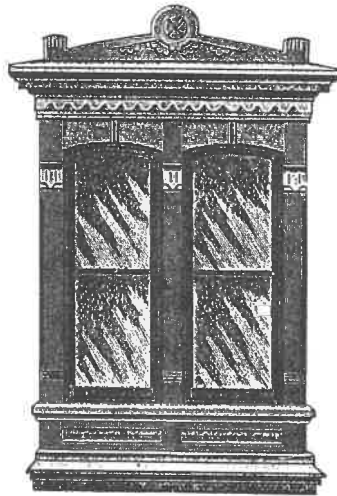
The Conservation Plan was begun in September, 1979, completed in June, 1980, and amended in April, 1981, after City Council's adoption of the Prospect Hill Historic District Ordinance. The Plan examines the problems confronting this area of Mt. Auburn and attempts to suggest both private and public initiatives that will guide the forces of

change that prevail. The plan was prepared jointly by the City's Office of Architecture and Urban Design, the Walnut Hills Redevelopment Foundation, and the City Planning staff. For the most part, it is a do-it-yourself neighborhood guidebook of conservation and improvement strategies which the community can begin to implement.

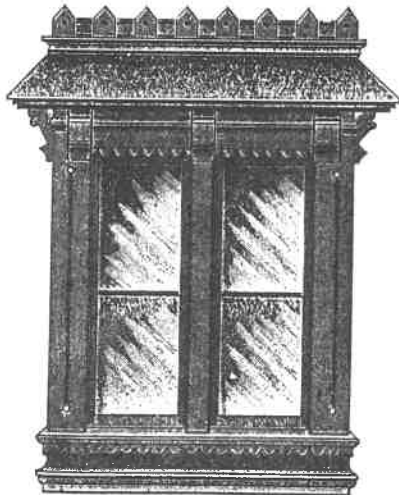
Public improvements identified in the plan are recommendations only. They were developed in response to suggestions by the Prospect Hill Neighborhood Planning Task Force. Their inclusion in the plan should not be construed as a commitment by the City to implement them. Such a commitment can only be obtained through the Mt. Auburn Community Council's participation in the annual budgetary process of the City.

## II. Summary

## II Summary



2385



2387

### History

Cincinnati, a city prominent in the Ohio River Valley, was incorporated in 1819. During the first year as a city with a population of 10,824 persons, the northern city limit was located where Liberty Street/Liberty Hill now runs and Prospect Hill was considered to be "country." As the city grew in the 1830's and 40's, Prospect Hill was subdivided by Elijah Slack, Robert Boal, Jr., Jared Mansfield, and others and Mount Auburn became Cincinnati's first suburb boasting "a city view with country air, free from the polluted air of the basin." The 1860's and 1870's saw the rapid development of Prospect Hill. More land was subdivided in 1866 by William Price and his earlier subdivision, which incorporated the area on both sides of Price Street (the present Highland Avenue) began to have houses constructed on it. In 1867, the Elijah Slack Estate was further subdivided north of Boal Street and east of Young Street. In the same year, the street railway which ran from Main Street up Liberty and Highland to Mt. Auburn was opened, providing easier access to the new lots and convenience to downtown and Mount Auburn.

### Architectural Guidelines

A task of these criteria is to set forth the basic design vocabulary of this time period. The illustrations and descriptions in the criteria and appendices are intended to give a basic understanding of the architectural elements common to Prospect Hill.

A great deal of the picturesque charm on the hill comes from the harmonious interaction of basic design elements and the resulting visual continuity. As one moves down a street each structure and detail adds to the prevailing sense of harmony and continuity. The design criteria recognize a number of design elements which if repeated in new and remodeled construction will help maintain the harmony and continuity of the district. The individual criteria are not always equally important and their relative importance may change from site to site.

The purpose of this section is to provide property owners or potential owners with guidelines for new construction or property rehabilitation. The intent in developing these guidelines has been to identify specific design elements which, if repeated or echoed a sufficient number of times, will assure the maintenance and preservation of the architectural and historic character of the area.



## Neighborhood Improvement Strategy

This study was initiated by the Prospect Hill Neighborhood Association to respond to the increased pressures for urban growth and change operating within the area. The section consists of 3 parts: Housing, Streetscape and Zoning analysis and Recommendations.

After reviewing the existing conditions and conducting an analysis of the land uses within the area, the related problems and their recommended solutions were organized into a small number of easily identifiable categories. Each category represents an independent system of site elements that will need continued attention if the district is to retain and develop its attractive image. Each category contains a map illustrating the text and an implementation strategy.

## Housing Analysis and Recommendations

The housing analysis component was included in order to recommend specific housing strategies for preserving the existing socio-economic mix of neighborhood residents.

The Prospect Hill neighborhood has experienced intensive change in the past fifteen years. As new investment capital flowed into the neighborhood, vacant buildings began to be reoccupied, and in many cases, occupied buildings were sold and low-income tenants were displaced. By 1979 a degree of stability had returned with many newly rehabilitated residences, a still-substantial low- and moderate-income population, and most of the remaining vacant buildings undergoing renovation.

In recent years Prospect Hill residents have been concerned about the implications of their own reinvestment activities. They recognized that the potential for new development which is not in keeping with the neighborhood's historic character has greatly increased. Secondly, they were concerned that property speculation might also lead to further displacement of neighborhood residents. Therefore, housing strategies were developed which would be appropriate in order to retain the existing residential mix.

The housing analysis component of this urban plan includes a thorough identification of present ownership and occupancy conditions and specific recommendations which would address the housing needs of the existing low- and moderate-income residents of Prospect Hill.

## Lighting

Realizing that existing overhead lighting is required to remain, this plan therefore presents a coordinated plan for utilizing specific decorative pedestrian light fixtures whenever site improvements at entry points, parking areas, city steps and private lots are undertaken. A suggested spacing and pattern are noted for utilizing the same fixture along the residential streets to be implemented by private sources. Other improvements and suggestions that result from private sector involvement in providing lighting are given.

The funding strategy points out the capital costs and assessments required to provide the additional lighting.

## Landscaping

The public improvements at the entry points, which include landscaping, are described with specific tree types and planting details. This plan encourages the residents to plant specific trees at established spacings and provides information as to where certain tree types should go and how they are to be planted. This plan can therefore be realized on an ongoing basis to create a coherent landscaping treatment. Other improvements are suggested such as a pruning and maintenance program which would significantly help the quality of the streetscape. Various prominent or significant structures are called out to receive plantings and landscaping treatment. The final portion of the recommendations is a suggested funding schedule.

## Paving

This plan makes specific recommendations as to brick paving areas and paving types. Because a standard paving type, coupled with a unified tree base treatment would do much toward unifying the character and pedestrian features of Prospect Hill. As one walks through the district, improvements such as curb ramps, additional crosswalks and paved bus stops would significantly enhance the quality and safety of the area. Because of the expense and maintenance problems encountered when a special paver is used, only the areas that are likely to have a high degree of pedestrian usage are considered for brick pavers. The funding schedule for the work makes up the final portion of the section.

## Focus Areas

The plan calls out specific site improvements to establish appropriate entries into the neighborhood, with a redesign of the Liberty/Liberty Hill traffic configuration. By adding trees, lighting, paving, signage, bus stops and other pedestrian amenities at key points, the sense of arriving into Prospect Hill District will be enhanced, an area image will be created, and pedestrian safety improved. This is a very "high profile" and significant neighborhood improvement which is considered to be funded by public improvement funds.

## Stairways

After years of neglect this plan recognizes the fact that the steps remain as a vital feature of the hillside district. The first priority should be to maintain the steps to allow them to be usable and safe. The additional improvements of small scale pedestrian lights, low deciduous and flowering plantings, viewing platforms and crosswalk improvements would enhance and develop this fine resource as would new steps where they are needed.

## Parking

The plan calls out vacant sites that have a capability to hold cars, which if treated as shown will not interrupt the scale and appearance of the neighborhood. By filling in gaps in the streetscape with site improvements such as trees, lighting, fencing, walls and plantings, in conjunction with parking, the existing features of Prospect Hill would be enhanced. Also noted is a policy for parking area implementation and ownership. The existing parking situations which would benefit from the same site improvements have been shown.

## Zoning

There is a considerable problem associated with existing zoning when attempting new housing in a historic district. Therefore, this plan makes recommendations to resolve these conflicts. The first portion is an analysis of the existing conditions. The emphasis is on highlighting those aspects of the code which would prohibit compatible new structures in Prospect Hill. The recommendations then propose various upgradings of outdated existing zones and elimination of certain zones altogether. This report also recommends historic district modifications to current zoning regulations concerning setback, minimum yard size and building height to allow for compatible new buildings.

## Implementation

This plan calls out the various elements that can be most effectively implemented by the private sector as well as the major projects which can only be done with public improvement funds. These include such items as the pedestrian lighting, street tree program and the individual parking areas. The city's commitment to the area can best be shown by the funding of major improvements of a highly visible nature. These include improvements to the intersections, creation of area image at entry points, maintenance and upgrading of the city steps and paving improvements in conjunction with crosswalks.

**ADOPTED - APRIL 1981**

Local Historic  
District Ordinance

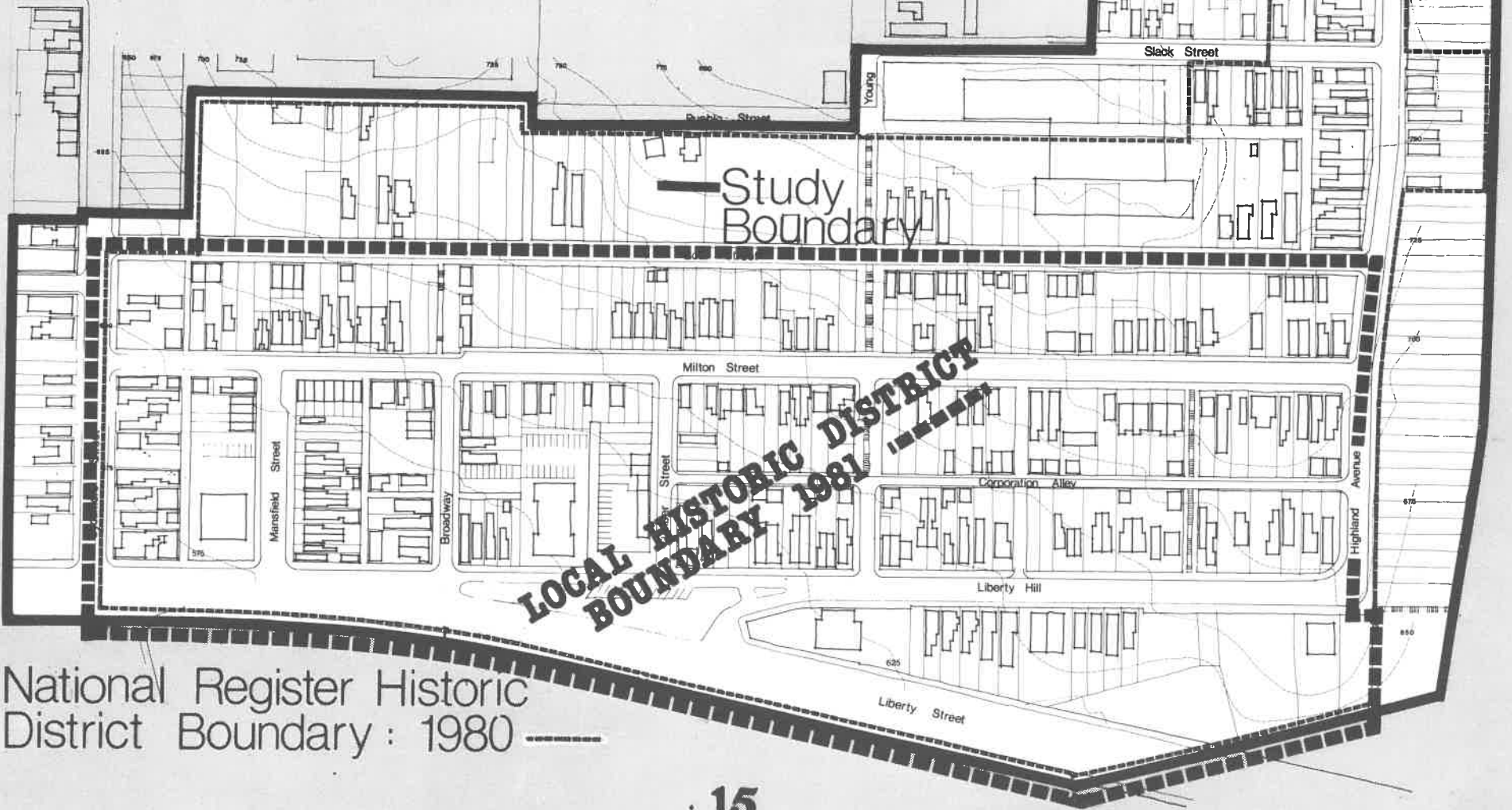
# III. Study Boundary

**NOTE: MAP ALSO INCLUDES 1981  
LOCAL HISTORIC DISTRICT BOUNDARY**

### III. Study Boundary

The study area boundaries were derived from considerations of the physical/architectural qualities of the district. This study area incorporates a smaller area within Mount Auburn outlined by Miami Purchase Association as a historic district eligible for the National Register. The primary point to consider is the topographic features of the hillside that makes Prospect Hill a coherent, well defined district. Various other factors have also been considered in determining the extent of this urban design plan but this fact should be apparent: The study boundary has been chosen to accurately reflect the total Prospect Hill District strictly according to urban design criteria. An effort was made to establish a logical boundary according to topography and as to the type and scale of buildings. The western side of Sycamore Street, including buildings and property has been included as it is obviously necessary to treat both sides of a street to create a significant urban design improvement. The northern boundary of the district takes the line of the hilltop along Pueblo, to cross Sycamore Street the boundary was chosen just north of the block of buildings on Sycamore. The district continues in a northern manner to include those buildings of a similar age and type between Slack and Channing. The boundary is between the larger institutional buildings of God's Bible School and the residences within the district. The WKRC Building on Highland Avenue becomes the obvious division point for the northern boundary. The eastern side of Highland Avenue, both buildings and open space are included because both sides of a street are a vital part of the urban design plan and the hillside provides an obvious and natural division to the east. Finally the southern boundary to the district must obviously be the southern side of Liberty Street, where the pre-established boundary between Mt. Auburn and the rest of the City occurs.

# STUDY BOUNDARY

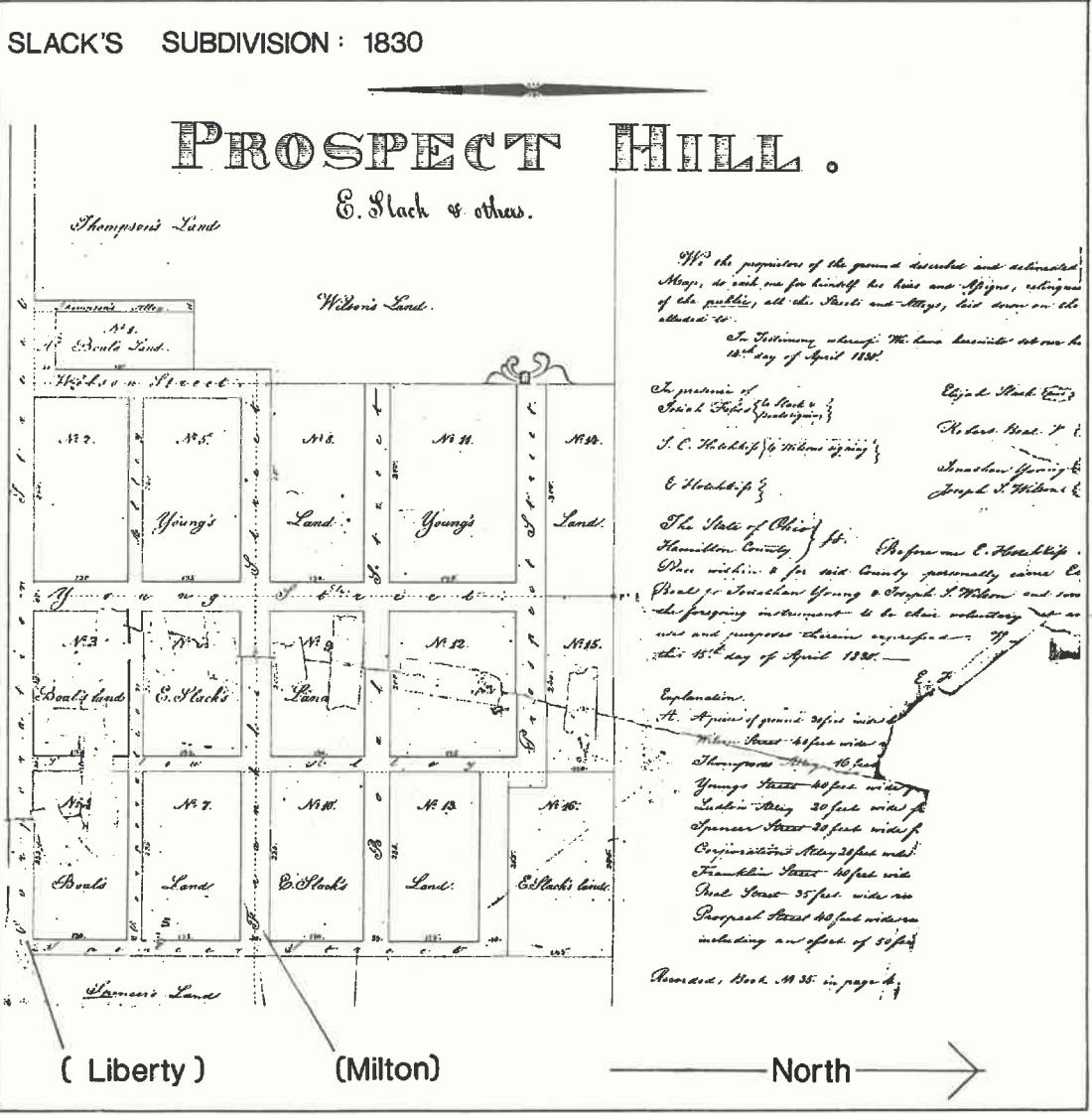
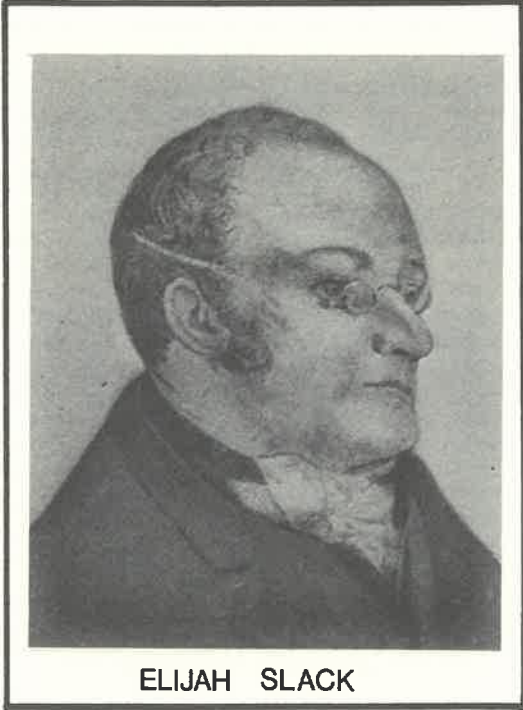


National Register Historic District Boundary : 1980

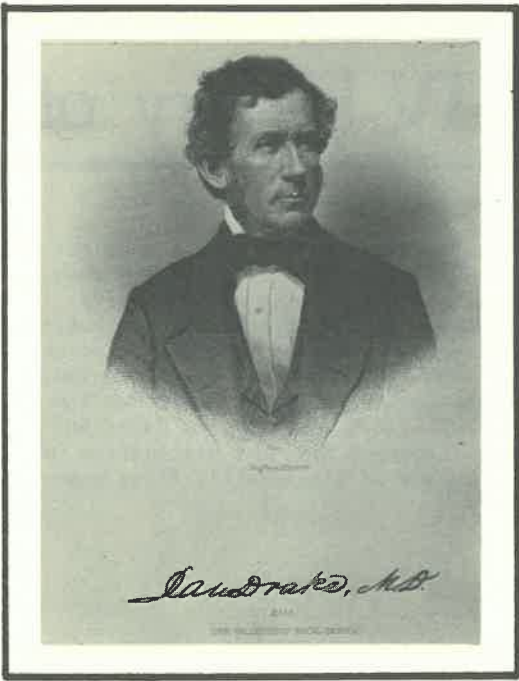
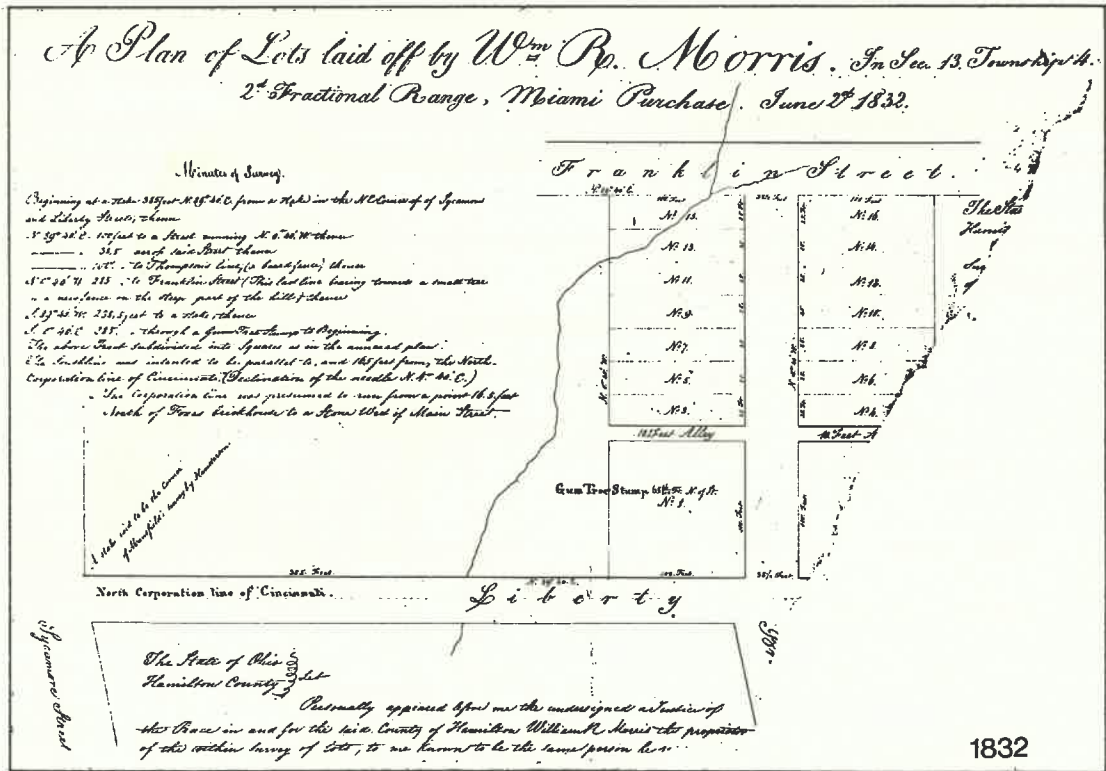
## IV. History of the Community

# IV. History of the Community

Incorporated in 1819 with a population of 10,824, Cincinnati was, even then, an important city in the Ohio River Valley. By 1835 Cincinnati was internationally known as the Queen City and by 1848 it had annexed its first land areas north of Liberty Street as far as McMillan Street, giving Mount Auburn/Prospect Hill the distinction of being one of Cincinnati's first suburbs.







The earliest subdivision which included a small portion of Prospect Hill on the west side of Sycamore Street was created from the Thomas Hughes Estate in 1825. Then, in 1830, ownership of blocks of land between Cumber, Spencer, Slack and Liberty Streets was divided between Jonathan Young, Robert Boal, Jr. and Elijah Slack and streets were plated and named. A similar subdivision of the land around Sycamore and Mansfield Streets between Liberty and Milton occurred when the land holding of Jared Mansfield were divided between his heirs in 1830. Another early subdivision was made by W.R. Morris in 1832. This subdivision contained the land on both sides of Broadway between Liberty and Milton with the exception of the south east corner which belonged to Daniel Drake. Subsequent subdivisions were made by Mansfield and Davis in 1842, William Price in 1845 and 1854, and Wilson's heirs and E. Slack in 1847. In general, the pattern of development in Prospect Hill seemed to repeat the downtown pattern from south to north up the hill.

Originally, Liberty Street marked Cincinnati's northern corporate limit and the settled portion of town reached only to Eighth Street. The area north of Liberty Street, which was then Corporation Street, was known as the Northern Liberties, indicating that the laws of the town were not enforced there. Sparsely populated and part of the Northern Liberties, the area known as Prospect Hill was generally considered too far from town to be desirable.

One prominent person, however, is known to have lived in Prospect Hill around 1817, although his stay was only temporary. This was noted physician, Dr. Daniel Drake. While in the process of building a new house on Third Street at the corner of Ludlow Street, Drake suffered financial reverses and was

forced to move into a log cabin on Prospect Hill which he called "Mount Poverty". Situated near the present Milton Street between Broadway and Sycamore, the location was described as "on the very threshold of the forest." Apparently, a common house type for the area during the early 1800's, Drake's cabin was considered "a typical country home away from the noise of town."

By the 1830's, the land in Prospect Hill was held by a few landowners, many of them associated with Daniel Drake. Property ownership was generally considered to be the safest and, to some people, the most profitable form of investment. This was particularly true for the Prospect Hill area which had good investment potential considering the progression of the city's development in a northerly direction away from the river.

Of these early landholders, only one besides Daniel Drake appears to have lived in Prospect Hill. This was Elijah Slack, who according to the 1831 City directory, resided in the Northern Liberties and, according to the 1850 directory, in a 'Prospect Hill cottage!' Many of these men were linked however, through their connection with the medical profession and Daniel Drake. Drake founded the Ohio Medical College which was chartered in 1819. Reorganized by Drake in 1835 as the Medical Department of Cincinnati College, it was the forerunner of the present medical college at the University of Cincinnati. In

1818, Drake and Elijah Slack conducted a medical lecture series. Later, when the Ohio Medical College was formed, Slack held the title of Professor of Chemistry and Pharmacy, and after that became president of Cincinnati College. Robert Boal was a student at the medical college in 1827 and 1828, and William R. Morris was President of the Board of Trustees of the Medical Department of Cincinnati College. William Price was also a physician. Although not linked professionally with the Mansfield family, Daniel Drake married Harriet Sisson, Jared Mansfield's niece and Edgar Mansfield's (Mansfield and Davis subdivision) cousin.

COL. JARED MANSFIELD



1830

# J. MANSFIELD

(Milton)

Book 34, p. 180.  
Recorded 27 July 1830.

	Franklin		Street		
Cycamore	60	60	60	60	60
10	14	30	10	14	30
9	13	29	9	13	29
8	12	28	8	12	28
7	11	27	7	11	27
6	10	26	6	10	26
5	9	25	5	9	25
4	8	24	4	8	24
3	7	23	3	7	23
2	6	22	2	6	22
1	5	21	1	5	21
100	100	100	100	100	100

Corporation line

*Maple Hill.*

Franklin Street 40 feet in width  
 Sycamore do 60 do do  
 Mansfield do 60 do do  
 Division Alley 15 do do  
 Centre do 20 do do  
 Beach do 28 do do

Lots numbered from 1 to 30 inclusive are 24 feet in front and running 100 feet in depth. Lots numbered from 1 to 8 front on the Corporation line are 24 feet in width by 100 feet. All of Beach and the part of Centre Alley and all of lots 1, 2, 3, 4, 5, 6, 7 and 8 enclosed within the red lines marked by Order of Court. For new division see William E. Morris's plan of lots recorded in Book 44, p. 512.

*Heirs of Jared Mansfield plat of Out Lots.*

Know all men by these presents that we Mary Ann Davies and Charles, her husband and Edward D. Mansfield heirs of Jared Mansfield deceased with Elizabeth Mansfield his widow and Edward D. Mansfield for himself alone do hereby covenant and agree with themselves their heirs and assigns and the public forever to lay off so much of the ground on the Corporation line and at the heads of Sycamore Hill and Broadway, late the property of Jared Mansfield deceased as is included in the annexed plat, and also so much of the ground purchased by David Evans J. of the Bank of the United States and adjoining the same as is included in the said plat in the manner and form therein described and do hereby grant, give and demise the Streets and Alleys therein marked and laid off to the use and benefit of the public for ever. In testimony whereof we have hereunto set our hand and seal this 23<sup>rd</sup> day of July 1830.

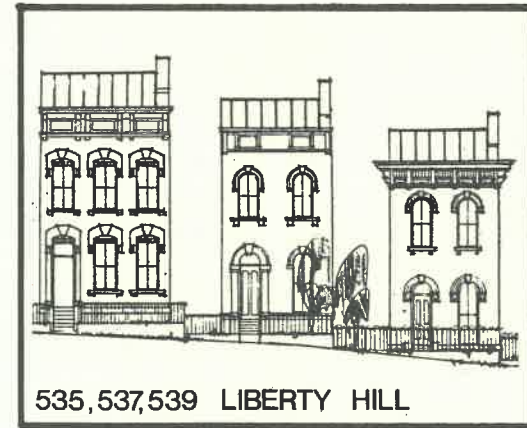
In presence of Isaac King  
 J. W. Shadinger

Charles and Mary Ann Davies  
 by Edward D. Mansfield - their Atty.  
 Edward D. Mansfield  
 Elizabeth Mansfield

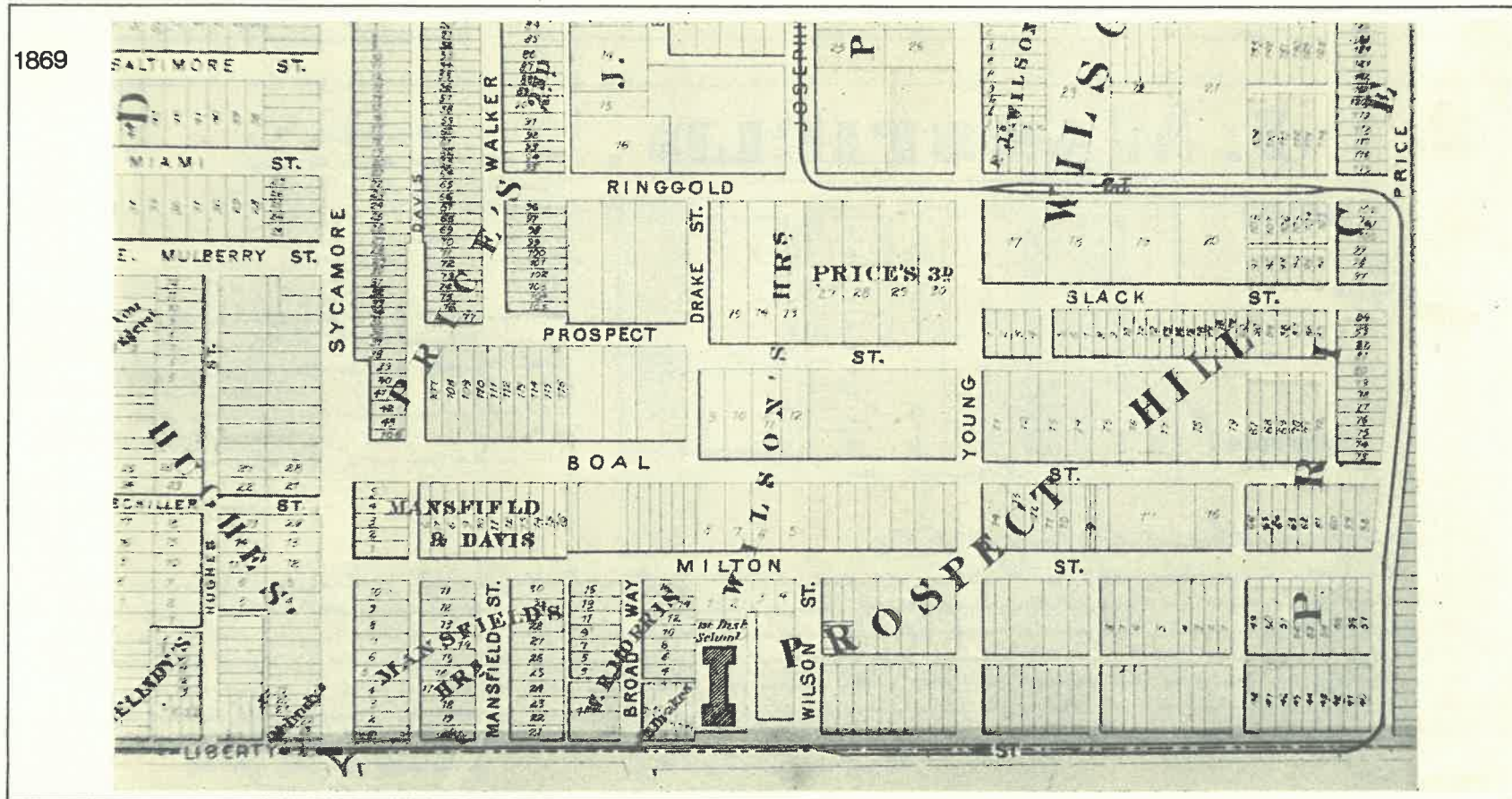
State of Ohio  
 Hamilton County C.

People who actually settled in Prospect Hill in the 1830's and 40's when individual lots began to be sold, probably chose the location for a variety of reasons. Charles Cist, in his chronicle of early Cincinnati, states that "citizens whose business was in the City but who proposed to reside outside the corporate limits to escape taxation, resided in Covington, Newport, Fairmont, Mount Auburn and Prospect Hill. Other forces were also at work. A flood in 1832, industrial expansion and the first wave of German immigration served to influence settlement northward.

Houses built in Prospect Hill during this time were constructed in the Greek Revival style and utilized classical details and geometric forms. They may be found scattered throughout Prospect Hill but are most prevalent on the lower streets which were developed earliest.

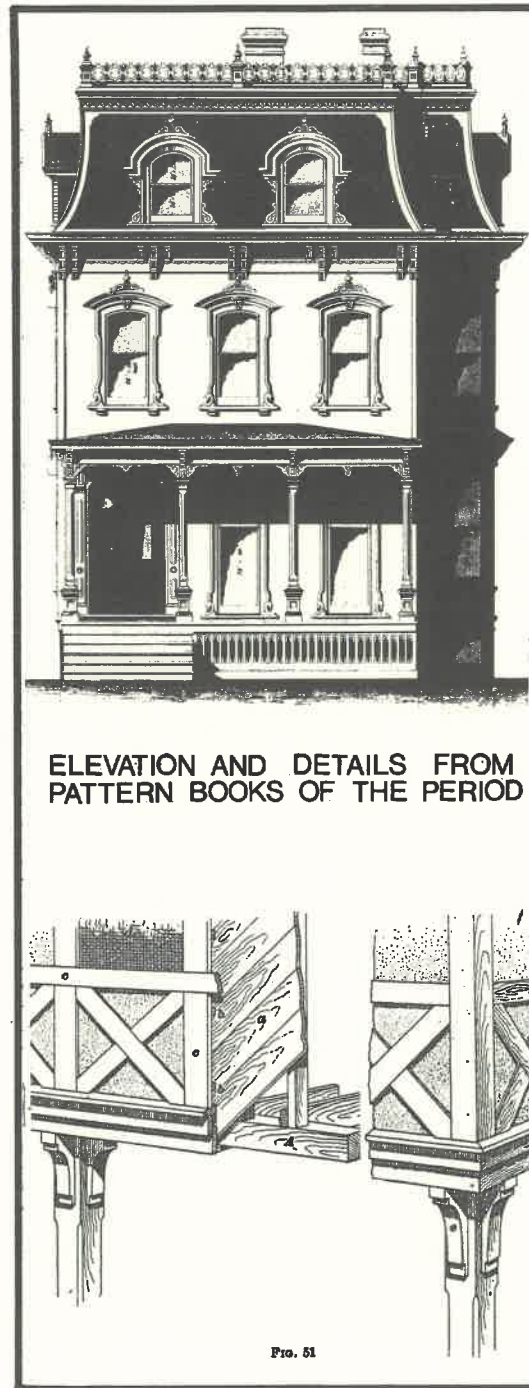


535, 537, 539 LIBERTY HILL



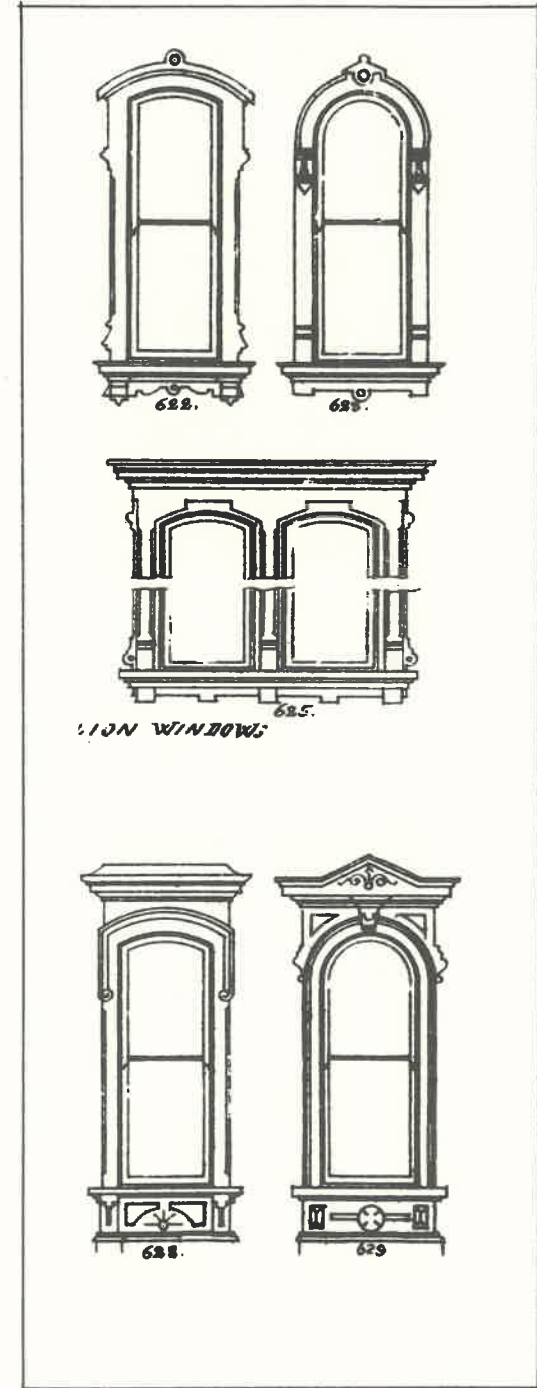
The 1860's and 1870's saw the rapid development of Prospect Hill. More land was subdivided in 1866 by Dr. William Price and his earlier subdivision, which incorporated the area on both sides of Price Street (the present Highland Avenue), began to have houses constructed on it. In 1867, the Elijah Slack estate was further subdivided north of Boal Street and east of Young Street. In the same year, the street railway which ran from Main Street up Liberty and Highland to Mt. Auburn was opened, providing easier access to the new lots and convenience to downtown and Mt. Auburn. The growth of German-owned financial institutions sparked a surge of building activity and Alvin F. Harlow states, in his book *The Serene Cincinnatians*, "In 1868-69, it was remarked that a 'building fever' was raging amongst the Germans. This was coincidental with their promotion of building and loan associations in the City." Harlow also speaks of the European flavor of the community: "The new German home-building began to be noticed in 1868 on the steep climb of Sycamore Street up the hill where lots were cheap and the new houses clung to the slopes like cliff swallows' nests, so that it began to be remindful of a hillside town in Bavaria or Baden." Apparently German residency was solicited since Harlow says that many Germans were actually lured to the city with tales of "garden plots of one to six acres" which later proved to be the long lots of Prospect Hill.

Contributing to the distinct character of Prospect Hill are the street steps which evolved in response to a hillside environment which did not lend itself to a linear grid plan. Where the terrain was too steep to build roads, stairways and "paper" streets developed. Those streets that were built often cut sharply into the hillside requiring retaining walls along lot fronts, and open spaces between lots reflect the fact that the land was too irregular there to build.



ELEVATION AND DETAILS FROM PATTERN BOOKS OF THE PERIOD

FIG. 51



WINDOW DETAILS

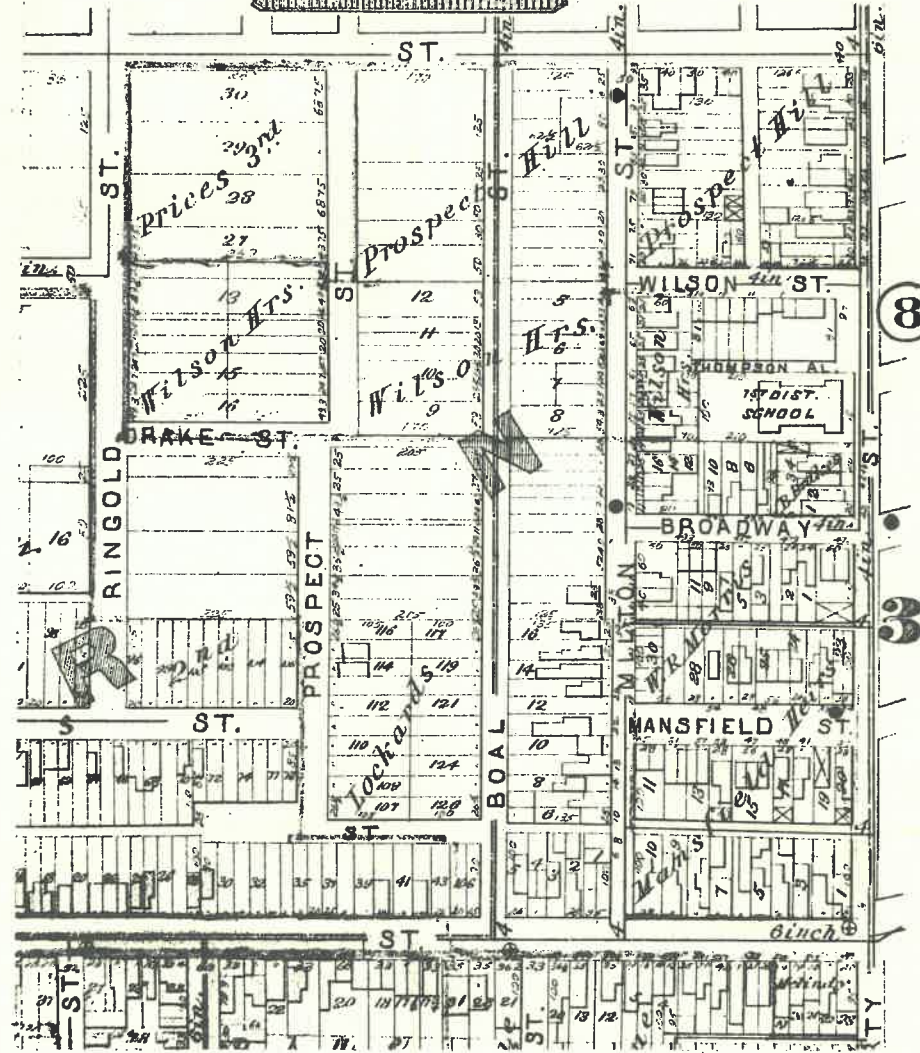


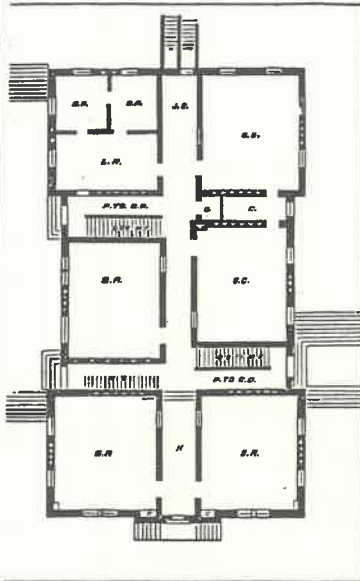
ROBERT BOAL

The style of architecture which was constructed during the 1860-80 period in Prospect Hill was the Italianate. Using arched lintels to set off the windows and bracketed cornices to decorate the roofline, the three dimensional quality of this style provided a contrast to the smoother surfaces of the earlier Greek Revival style. The Italianate style is predominant in Prospect Hill indicating that the majority of buildings were constructed during the 1860-80 period. Employing paired windows, arched lintels and the bracketed cornice of the Italianate style as well as the pointed arch of the Gothic style and corbel table (projecting brick under the eave on the side elevations) of the Romanesque Revival style is the First District School House on Liberty Street. Constructed in 1867-68, it is one of the oldest examples of public school architecture in Cincinnati. Completed at a total cost of \$78,545, it was designed by architects, Walter and Stewart and was considered "the most convenient and best internally arranged building yet erected in this city for a public school."

1883/1884

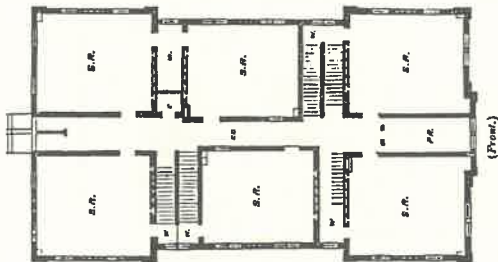
PART  
 WARD S 2 3 11 2 & 13  
 &  
 SECTION 13  
 CINCINNATI





(Front.)  
 BASEMENT—FIRST DISTRICT.

SCHOOLHOUSE PLANS



(Front.)  
 FIRST MAIN FLOOR.

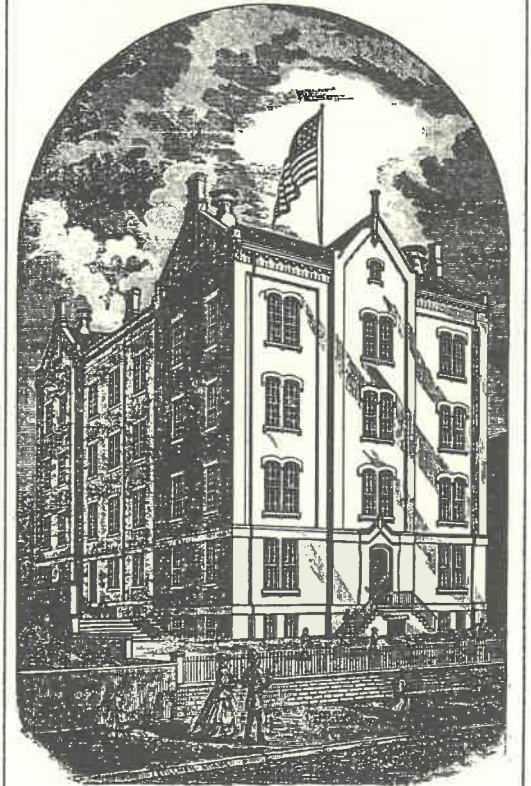
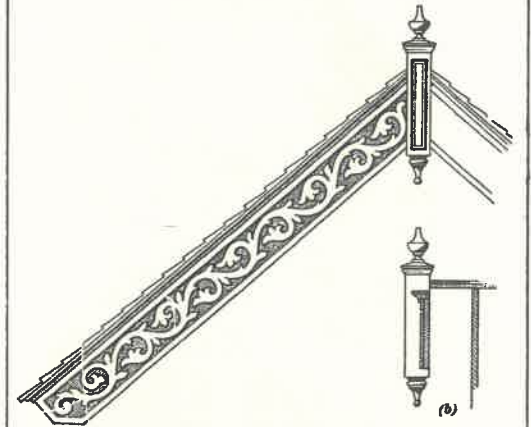
**BASMENT.**—S. R. Front school rooms, 24 ft. 10 in. by 28 ft. 8 in. S. R. Center school rooms, 22 ft. 8 in. by 28 ft. 6 in. C. C. Coal cellars, 22 ft. 8 in. by 29 ft. 6 in. and 38 ft. 8 in. by 24 ft. 6 in. L. R. Living room, 24 ft. 6 in. by 13 ft. 2 in. Bed rooms, 12 by 13 ft. H. Hall, 9 by 30 ft.  
**FIRST MAIN FLOOR.**—S. R. School rooms, in the ends, 25 by 29 ft. S. R. School rooms, in the center, 23 ft. 6 in. by 28 ft. 6 in. P. R. Principal's office, 9 by 21 ft. W. Wardrobes. C. H. Center hall, 7 feet wide. Steps in the rear 10 yards have winter inside doors. C. Closets.

FIRST DISTRICT LOT AND BUILDING.

This building is situated on the north side of Liberty street, between Broadway and Spring streets. The lot fronts 100 feet on Liberty street, and is 210 feet in depth to an alley. An alley 16 feet wide bounds the east side. This lot was purchased in June, 1865, of DAVID SIMON, Esq., and cost \$11,500. The work of grading the lot was begun November, 1866. The building was fully finished in August, 1868. The excavation and lime-stone masonry were done under the direction of the Superintendent of Buildings, and cost \$13,193. From the lime-stone work, the building and fences were completed under a contract with Mr. GEORGE BEARLY, for \$60,682—other sundry items, vaults, sewerage pipe, plumbing, paving alley, lighting rods, curtains, &c., costing \$2,190. The heaters were put in by Mr. JOHN GROSSIUS, costing \$980; furniture by Mr. THOS. KELSELL, costing \$1,500. The total cost at occupancy was \$73,545, exclusive of the lot. This building is 66 feet wide by 112 in length on the exterior line of the walls; is four stories high above the cellar on the front and west sides, three stories high above the coal cellars, for two rooms in length, on the east side of the hall. It has six outside entrances; has one principal stairway from each of the main entrances, and one flight of stairs from the west side to the first main floor. The stairs are of iron, supported in the walls, and have neat hand-rails on each side. The building has 21 school rooms, and an office for the Principal. The front rooms in the fourth story can be thrown into one by means of a rising partition. The Janitor has three rooms. All the school-rooms, but the three in the basement, have wardrobes, which are entered from the rooms only. Two rooms marked "C," on the basement plan, are for coal and changeable furniture. There is a cellar beneath all but the two last named rooms. Seats are provided for 1,200 pupils. The heating is done by JOHN GROSSIUS' "New Patent School-house Stove," supplied with a cold-air flue taken into the heater between the joists of the room, lined with zinc.

The walls from the bottom of the water-table are built with brick. The dressings and weatherings are of free-stone, cornice of galvanized iron; the roof is of Vermont slate, flashings of lead, lightning rods of copper. The plastering on the walls is finished under the float, and colored and blocked to imitate granite. The surface of the lot, inside of the fence walls, equals 1,700 square yards, and is paved with brick. The surface of the lot in the rear of the house is elevated nearly fifteen feet above Liberty street, and is reached by flights of stone steps, as shown on basement plan.

This building was designed by the Superintendent of Buildings, assisted by the Building Committee, and drawn by Messrs. WALTER & STEWART, architects. It is considered by the Board as the most convenient, and best internally-arranged building yet erected in this city for a public school. The accompanying cuts exhibit the appearance of the front and west flank in perspective, and the ground plans of the different stories show the form of the structure, and give the size and arrangement of rooms, halls, stairs, wardrobes, &c. The height of the cellar is 9 feet; basement, in front, 12 feet—in center and rear, 10 feet; the next two stories are 14 feet each, and the fourth story 16 feet.

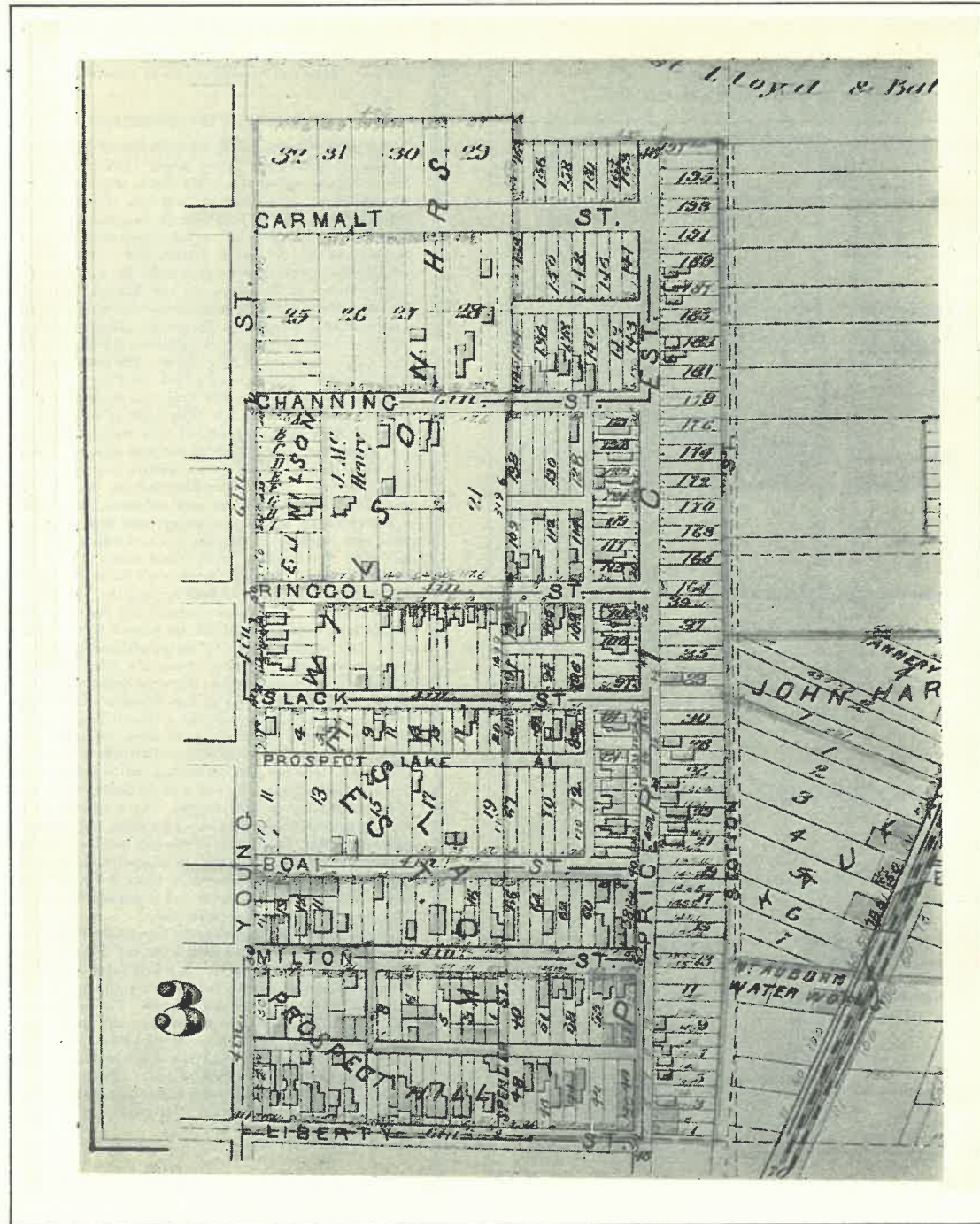


FIRST DISTRICT SCHOOL HOUSE.

The fact that houses built during this period are nearly identical and that lots were small indicates that Prospect Hill at this time was a working class neighborhood. This theory is supported by an 1875 survey showing occupations of area residents. Listings consist almost entirely of working class occupations: cook, bookkeeper, seamstress, cigar packer, plumber, draftsman, sewing machine adjuster, bricklayer, carver, architect, clerk, blacksmith, tailor, carpenter, machinist, gas fitter, foreman, printer, shoe fitter and milliner. The major exception to this was George Pendleton, a major figure in state and national politics, a United States Senator and founder of the Civil Service Commission. Pendleton lived in a house, now a National Historic Landmark, on the south side of Liberty Street (559 Liberty St.). Larger than other houses in Prospect Hill, it is also distinguished by the fact that it incorporates not the Italianate style but in the French Second Empire style with a characteristic mansard roof.



Although it never again experienced a building boom like that of the 1860's and '70's, development in Prospect Hill did continue. Houses were constructed on empty lots throughout the neighborhood until by 1904 Prospect Hill was essentially as we know it today. Some of these houses were built in the Queen Anne style which took the three dimensional quality of the Italianate style one step farther by employing contrasting materials and elaborate surface treatment. Other houses combined details of the Queen Anne style with features of the French Second Empire or Georgian Revival styles.

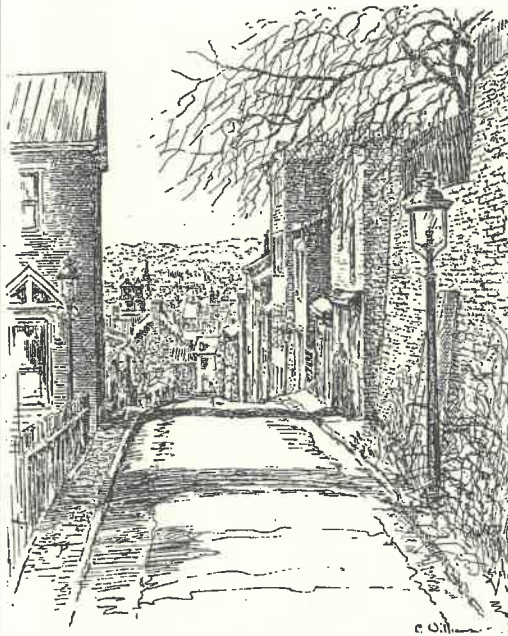


As time went on, this neighborhood appears to have become increasingly inhabited by the poor as the working class moved farther out from the center of the city. Many of these new residents had been forced out of the West End by the building of the expressway and urban renewal. This trend continued into the 1960's.

The late 1960's and 1970's saw at least a minor reversal of the exodus from the city. This change appeared in various parts of the city, including Prospect Hill. Many young professionals began buying up much of the building stock and started renovating these former working class homes to meet their modern needs. The area is now in tran-

sition, but the combination of architectural styles which has evolved in the neighborhood since the 1830's together with the relationships of buildings to each other and to the landscape create a distinct environment which is still readily identifiable as Prospect Hill.

**FROM "STEEPLES, STREETS, STEPS"  
BY CAROLINE WILLIAMS**



**W**HEN Seventh Street was known as Northern Row and marked the edge of the well populated section of town, Liberty Street was the boundary of the corporate limits.

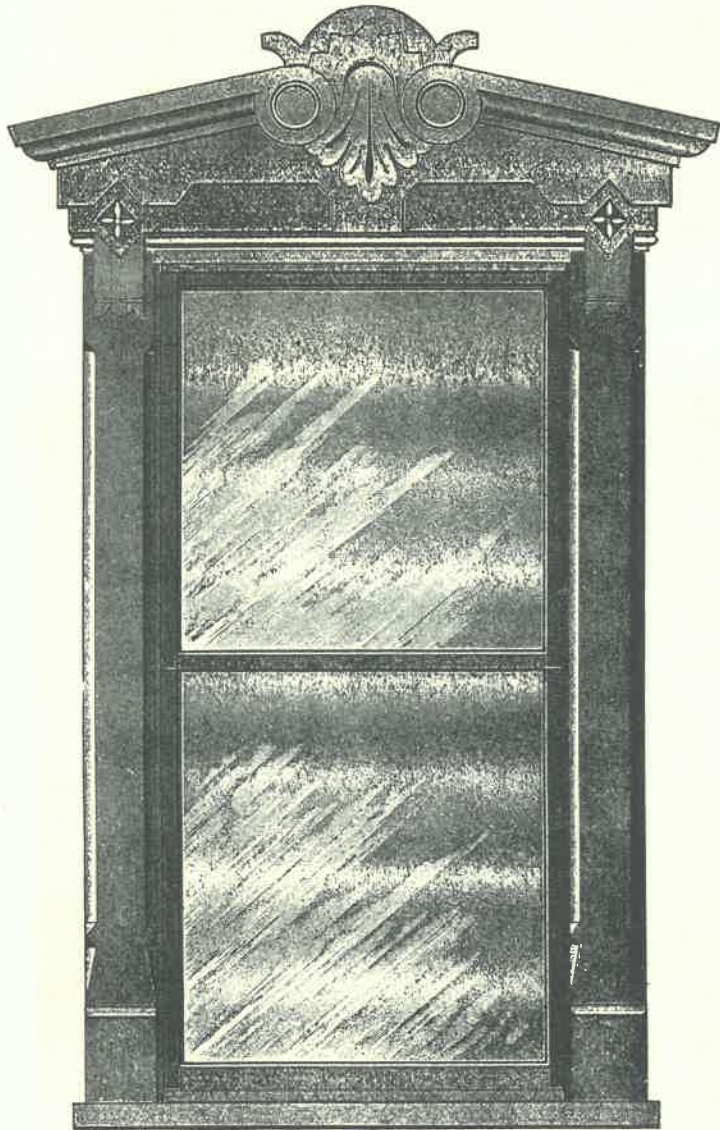
Until 1849 the "Liberty" in Liberty Street indicated to one and all that the laws of the town could not be enforced beyond that point. The name of Title Corporation Alley, which runs from Highland to Cumber Streets along the hill, is just one more reminder of the town limits in those early days.

**1980**



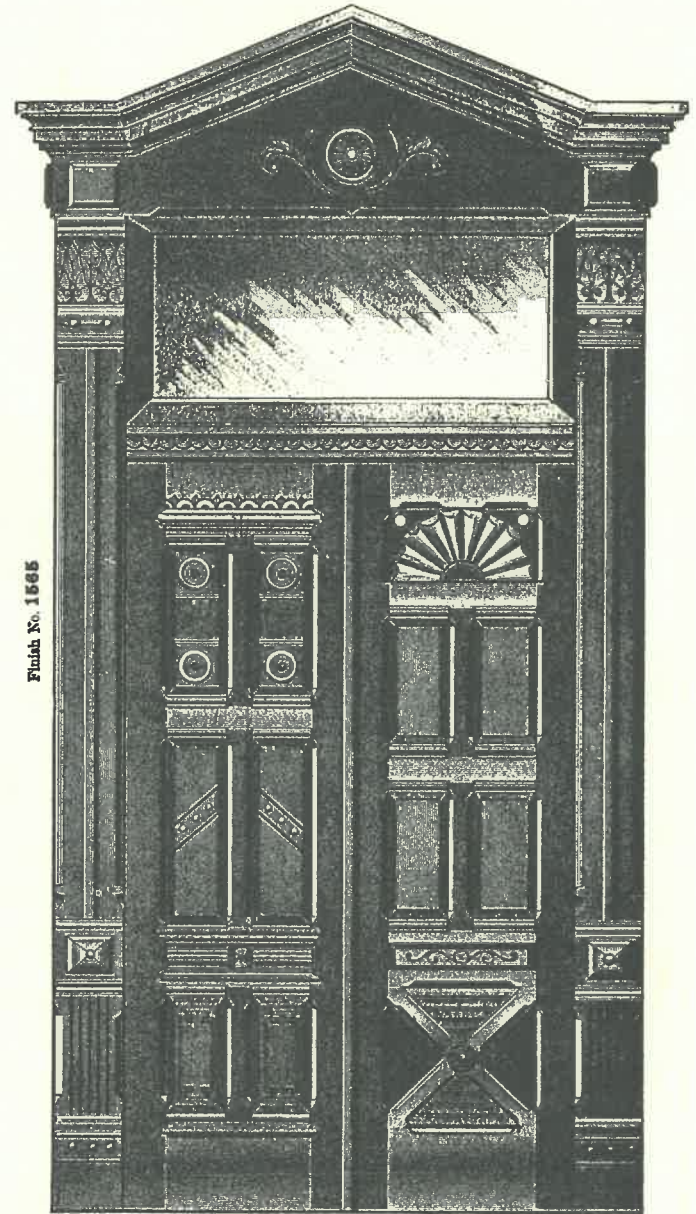


DESIGN FOR WINDOW FRAME.



3029

FRONT DOORS AND FRAME.



Finish No. 1565

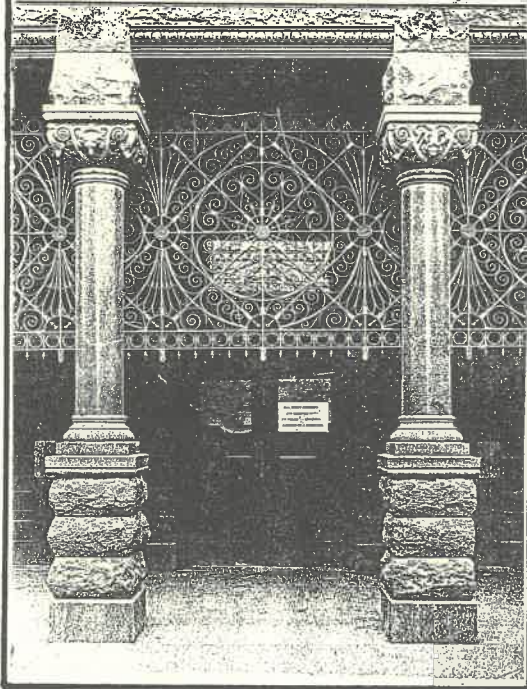
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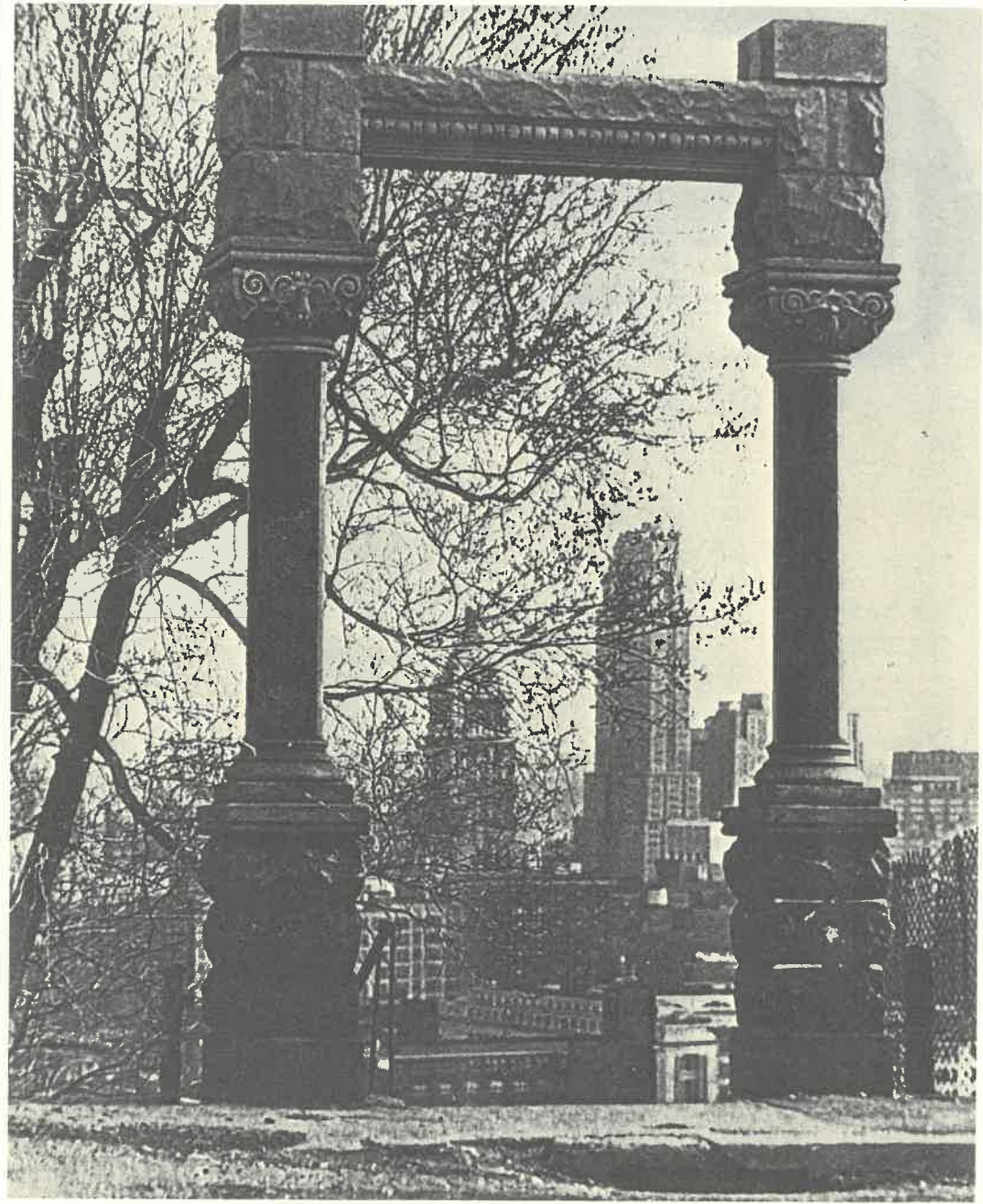
## ARCH AT THE TOP OF PROSPECT HILL

This arch was once the entry to an early Cincinnati courthouse. When the courthouse was destroyed by fire in the mid-1800's. The arch was moved to the top of the Young Street steps, where it stood until 1965 when it was toppled. Plans are now being made to erect it once again on its Prospect Hill site.

CINCINNATI COURTHOUSE -  
DOWNTOWN, 1850



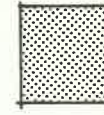
YOUNG STREET STEPS 1965





## Map Key

### Later Period



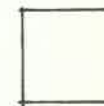
Building, which because of its high visibility and incompatible features such as scale, age, material, and detailing, is not compatible with the architectural character of the district.

### Background



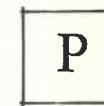
1) A building whose original contributing character has been altered through substantial incompatible renovation or, 2) a building which does not contribute to the architectural character of the district but which is not as visually prominent as an intrusion.

### Contributing



A building whose features, such as scale, age, materials and detailing, are compatible with the architectural character of the district.

### Pivotal



A building from one of the above categories which is visually significant by virtue of its prominence on the landscape.

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### Vernacular

A building which is characteristic of the time of its construction, but which displays few stylistic details.

**1** Townhouse with mansard roof of the Second Empire Style and brickwork of the Queen Anne Style.

**2** Example of a mid-nineteenth century vernacular residence.

**3** Group of small rowhouses in the Greek Revival Style.

**4** Example of mid-nineteenth century vernacular residence.

**5** Remains of arch above Young Street steps.

**6** Taft Broadcasting's new building.

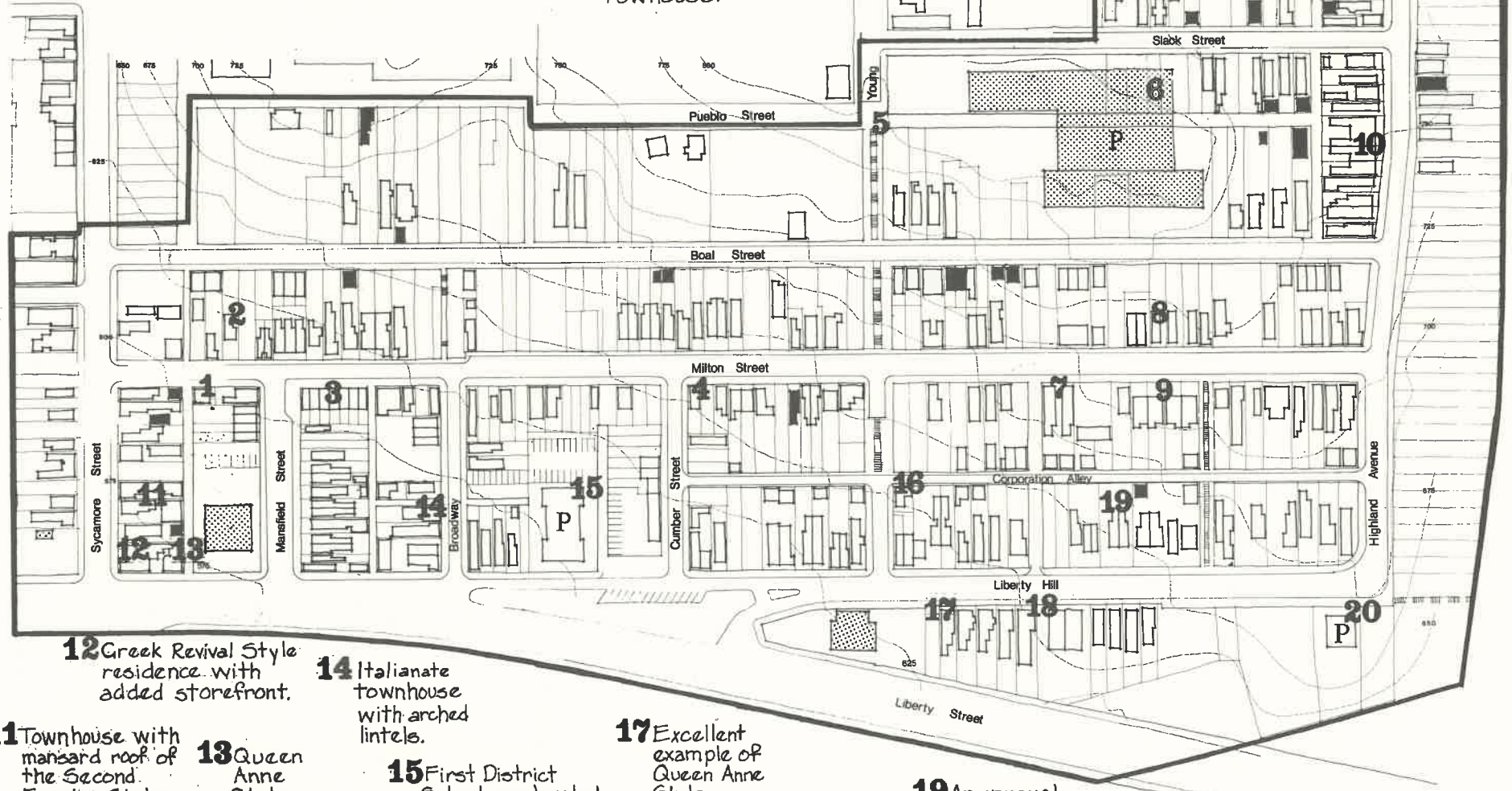
**7** Twin Italianate townhouses with peaked lintels.

**8** Imposing group of Italianate Style buildings with a variety of details.

**9** Outstanding Greek Revival Style rowhouses.

**10** Italianate Style rowhouse.

# ARCHITECTURAL ANALYSIS



**12** Greek Revival Style residence with added storefront.

**14** Italianate townhouse with arched lintels.

**11** Townhouse with mansard roof of the Second Empire Style and door and window trim of the Italianate Style.

**13** Queen Anne Style townhouse.

**15** First District School constructed in 1867.

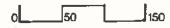
**16** Good example of Greek Revival townhouse.

**17** Excellent example of Queen Anne Style.

**18** Nineteenth Century streetscape.

**19** An unusual Greek Revival Style house with 1/2 story columns and wood facade.

**20** Pendleton House: National Historic Landmark.



# Map Key

I	Italianate
GR	Greek Revival
QA	Queen Anne
SE	Second Empire Victorian

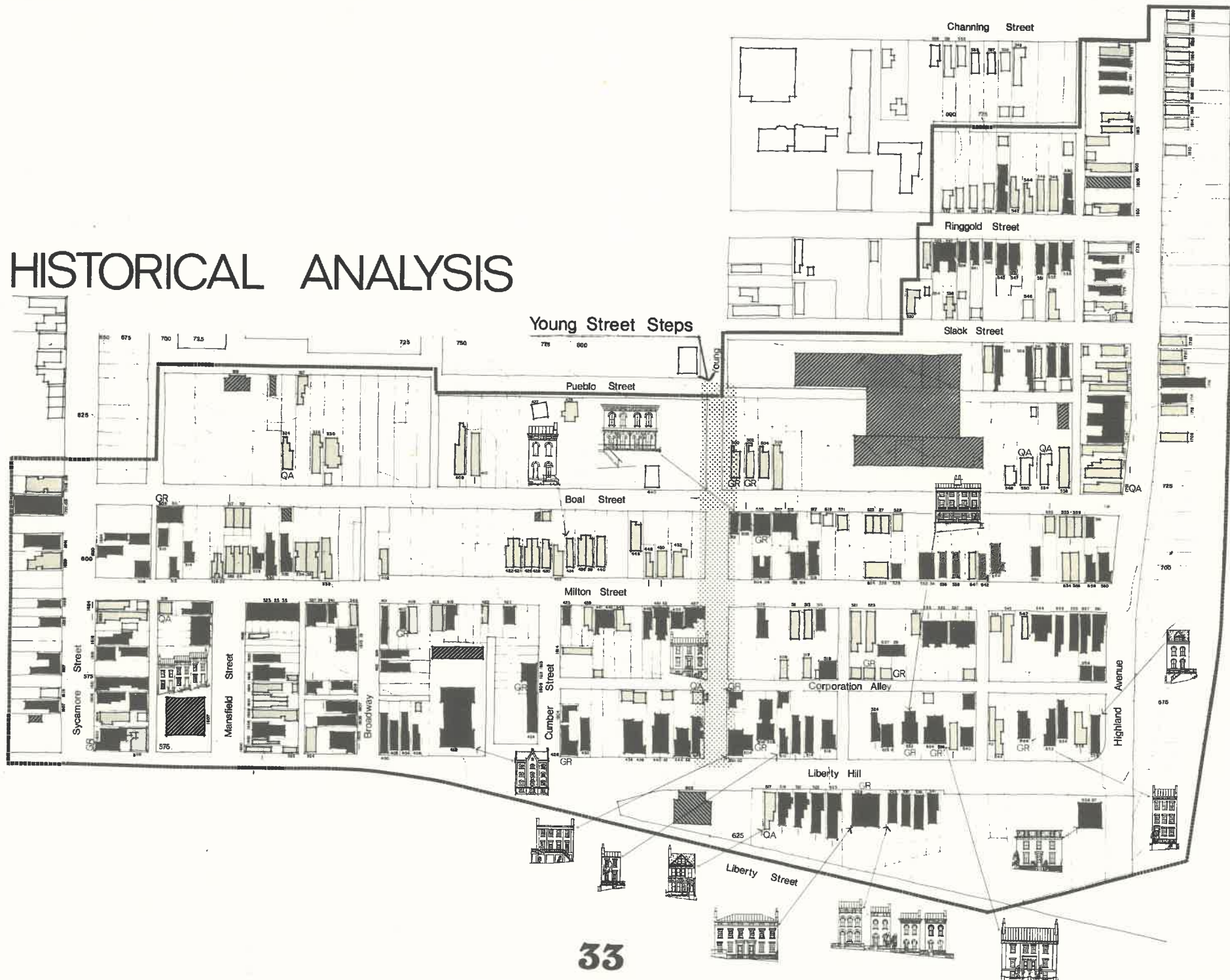
## Estimated year of construction

	1830 - 1869	1905 - 1924	
	1870 - 1884	1925 - 1940	
	1885 - 1904	After 1940	

### Sources:

Cincinnati City Atlas 1883/1884  
Sanborn Insurance Map 1904, 1922

# HISTORICAL ANALYSIS



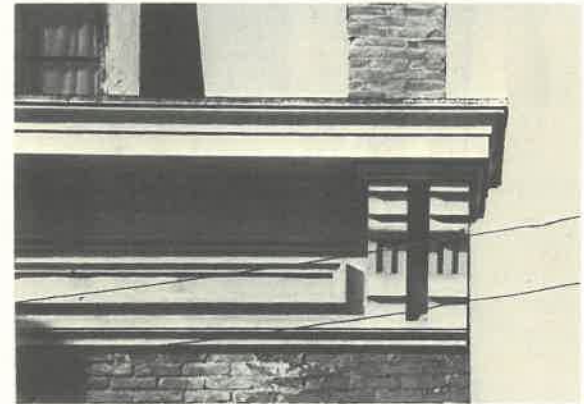
## Styles common in the area

Nineteenth century architectural styles within the district are predominantly Greek Revival, Italianate, Second Empire and Queen Anne. With few exceptions these stylistic distinctions are reflected in decorative trim, building scale, and proportion.

It is evident that the Prospect Hill Historic District is very representative of the major styles of buildings that were erected in this country during the last century. This diverse representation results in a strong visual character throughout the district that sets it apart from other portions of Mt. Auburn.

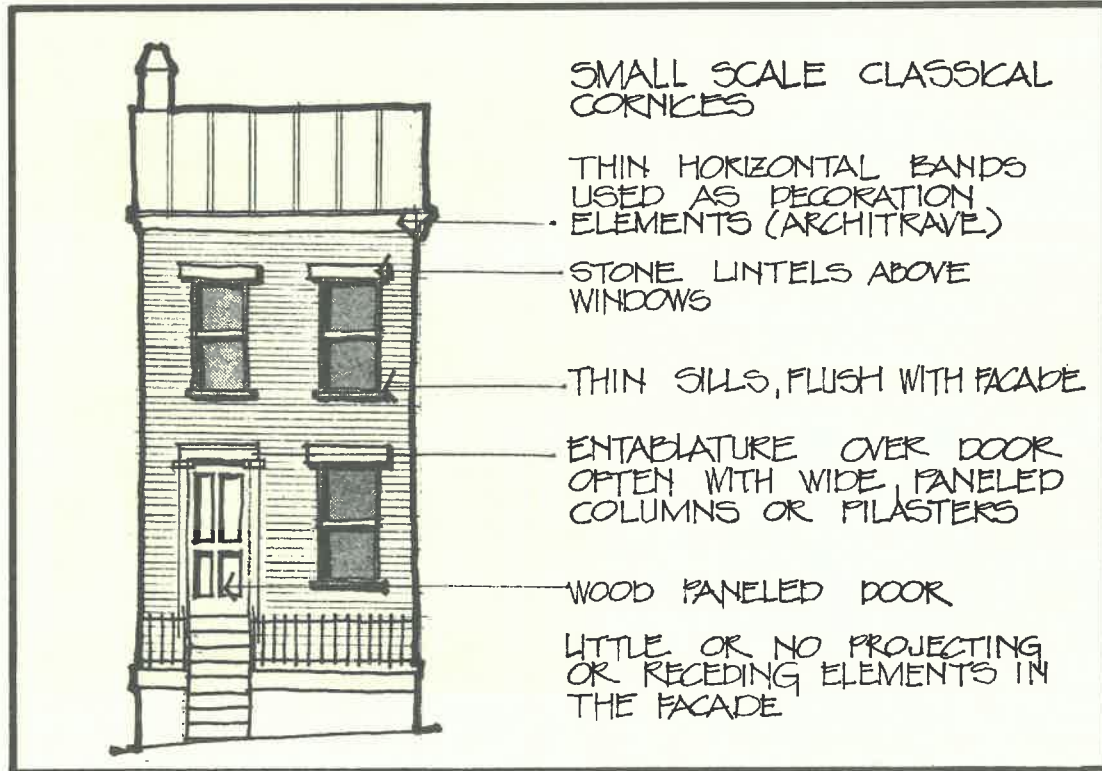
With a number of landmark buildings interspersed within the many good stylistic examples and other compatible buildings, they provide a rich texture for the visual experience of today's residents. This visual texture, part of the district's character is relatively fragile, for its basis lies in details, ornamentation, scale, and proportion. The character, and subsequently the appearance, of an individual building is greatly affected by the removal, replacement, or alteration of historical architecture details. The character of an entire block can also be changed by incompatible remodeling of an old building as well as by its replacement with incompatible new construction.

The following section has been developed as a guide to point out these styles and identify the proper method of treating them when restoring a building's historic character and integrity.



# STYLES

# GREEK REVIVAL



Of the identifiable architectural styles found in the historic district today, the earliest is the Greek Revival.

Often called Classical Revival, the Greek

Revival in its broad sense utilized Greek and Roman architectural elements. The style, popularized in this country in the 1830's, was a return to models of classical antiquity as found in Greece and Italy. No fully developed examples of Greek Revival architecture exist in the Prospect Hill District; however, there are numerous buildings, which, by

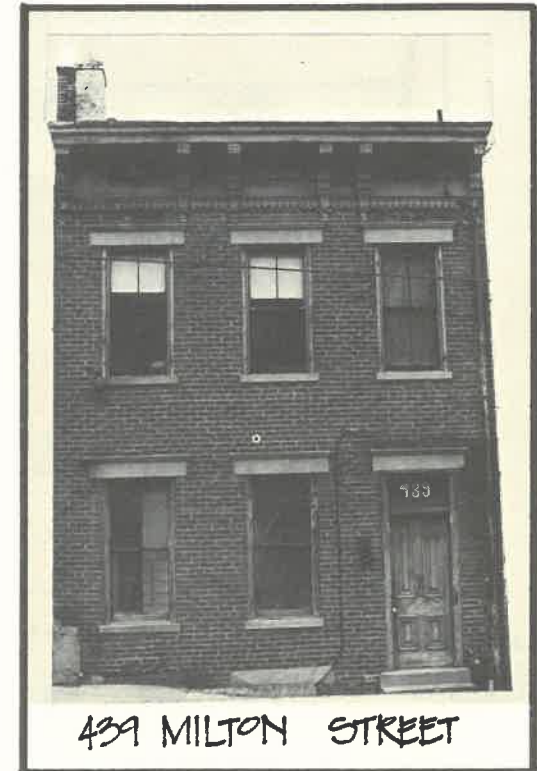
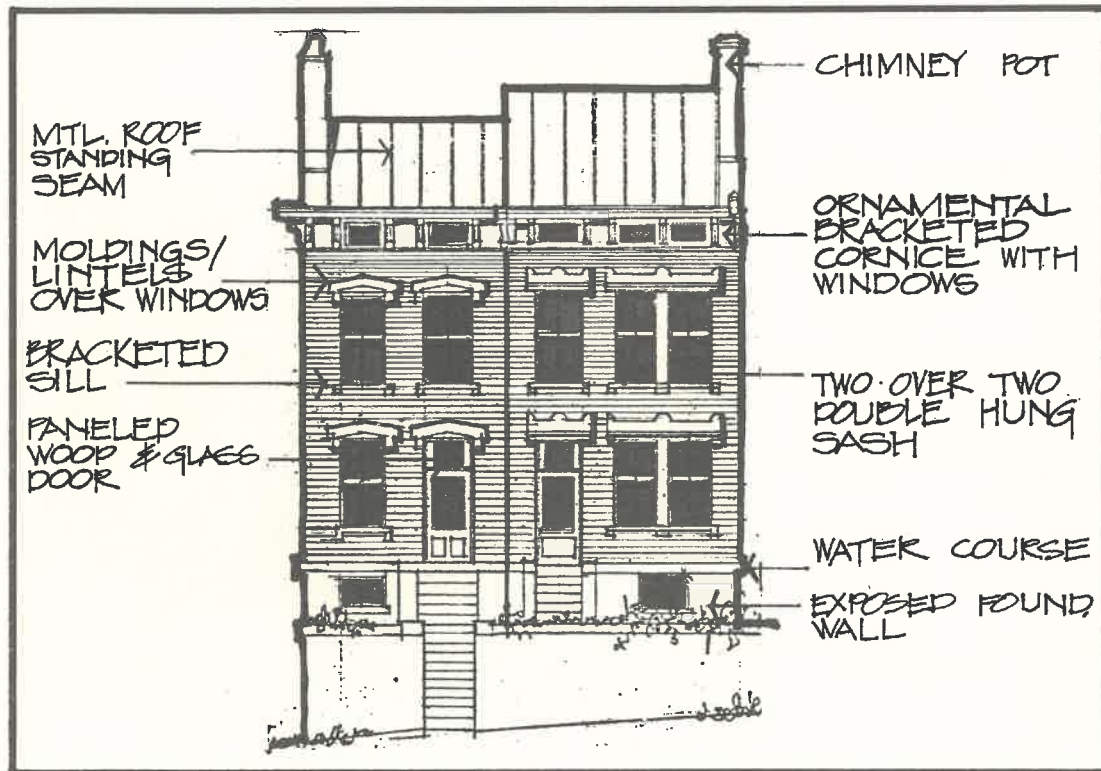
their scale, ornamentation, sheer facades, and date of construction, may be categorized in this style. All of these buildings are straight-fronted buildings with little or no projections or recessions in the facade. The only decorative stylistic elements are thin, stone or brick string courses usually below frieze windows or at the first floor line; small-scale classical cornices; and rectangular door and window openings with plain stone lintels and sills flush with the facade. Most of these buildings were erected between 1830

and 1855.



# STYLES

# ITALIANATE



The style is chiefly distinguished by the heavy use of ornamental brackets, set under wide cornices and under door and window hoods. Mass production of the ornamental hood moldings and lintels over doors made them readily available and relatively inexpensive. The Italianate style is the predominate type in the Prospect Hill District.

Heavily molded doors, often double and asymmetrically placed contained panels of glass. The scroll bracketing over

the door and transom was often the major decorative feature of the house. The windows are tall and slender, usually 2 over 2, often with round tops and brackets.

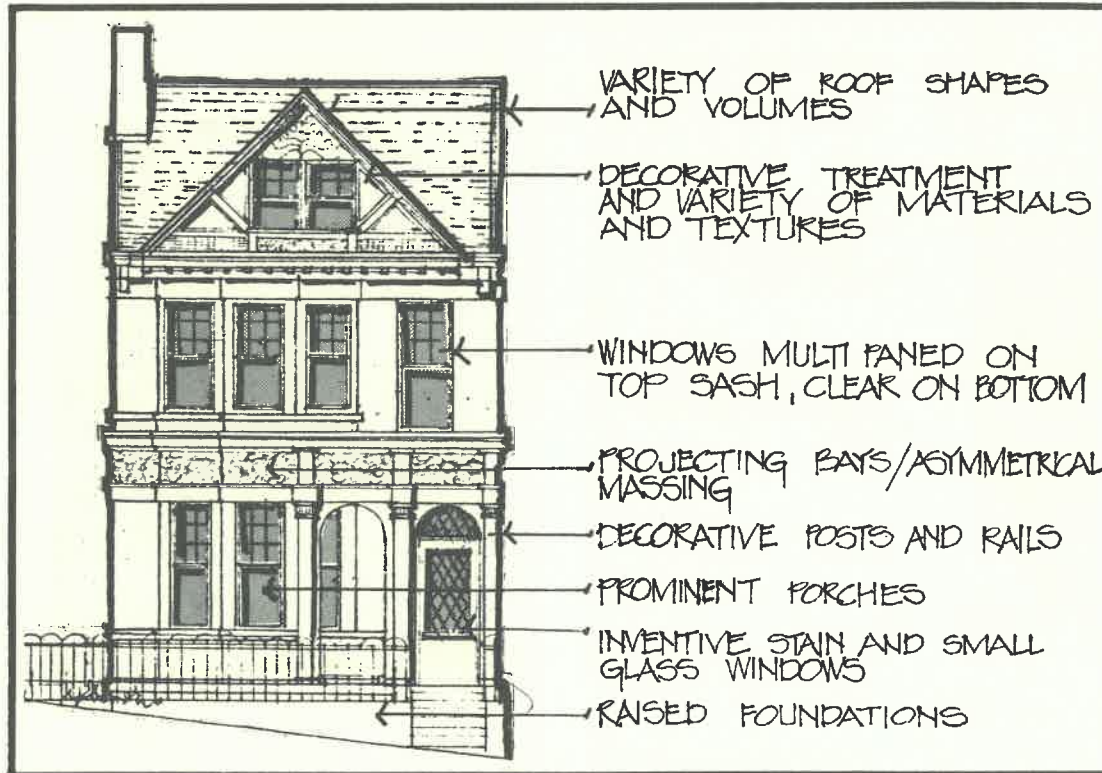
The Italianate was less formal than earlier styles such as Classical Revival with a less rigid massing, often including bay windows, towers and ornate porches.

As the Italianate style developed, it became richer and more ornate but never

at the expense of plain wall surfaces. Ornamentation was always restricted to cornices and door and window openings.

# STYLES

# QUEEN ANNE



517 LIBERTY HILL

The Queen Anne style introduced in this country in the 1870's from England is also represented in Prospect Hill. The Queen Anne style was the result of a movement toward freedom of restraint from the academic styles. The Queen Anne movement emphasized individual expression and borrowed freely from a wide range of style motifs. The movement is too diverse and individualistic to permit a simple analysis of its characteristics. In general, however, it was a style in search of variety and is characterized by surface richness.

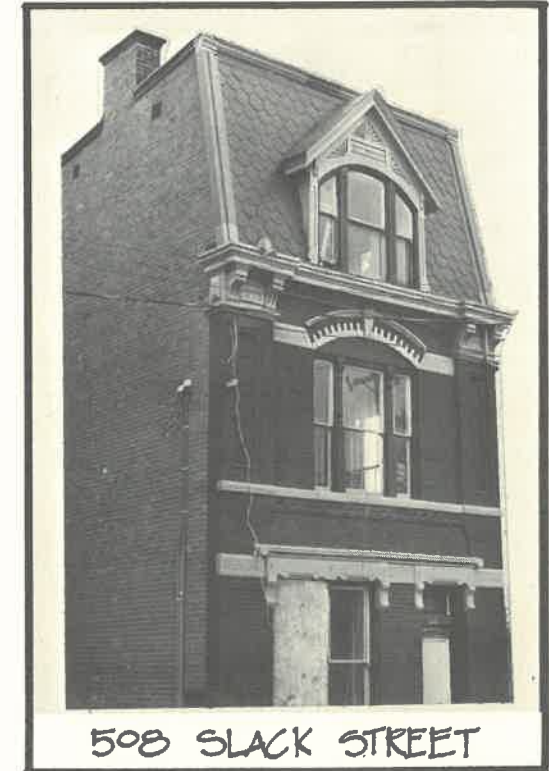
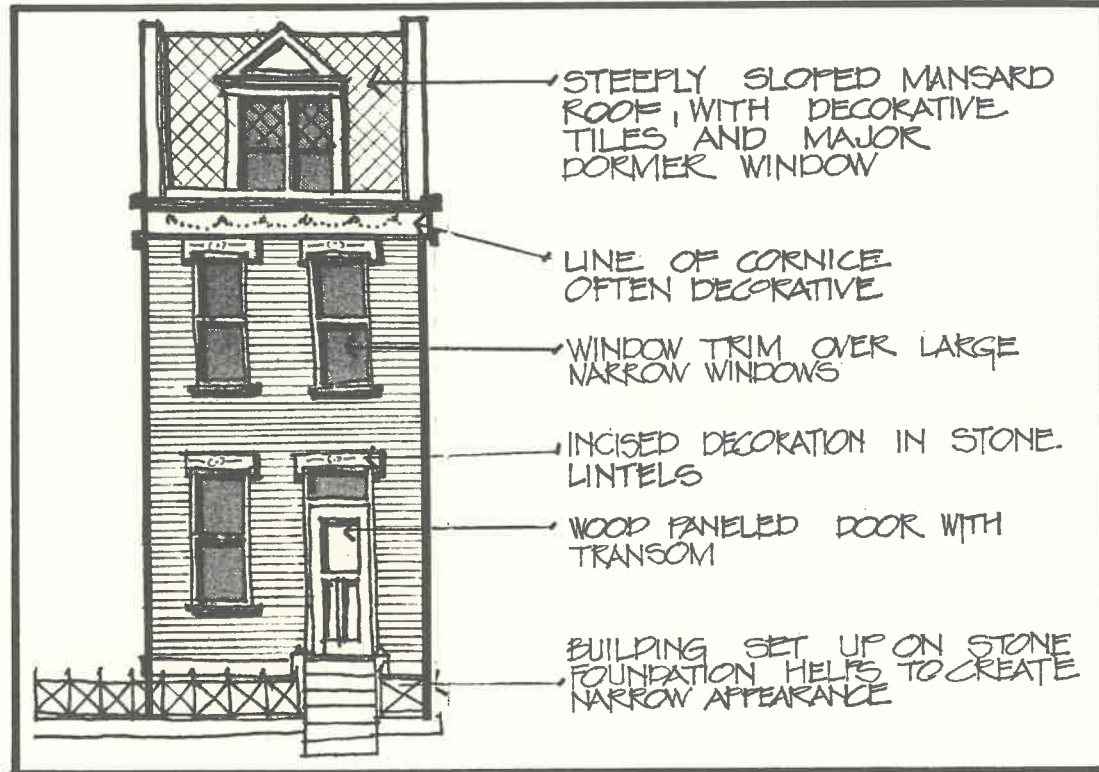
The "Style" is primarily an American invention of irregular medieval shapes with "misused" Renaissance decoration which exhibited a never-before-seen exuberance of surface texture, towers, turrets, bays, and inventive variety of new window types. It is in this style that the skill of the 19th Century builders is shown at its height.

Characteristic features include a strongly asymmetrical building mass with multi-gables roofs, high decorative chimneys,

and a rich mixture of construction materials: wood, brick, stucco, stone and decorative cut shingles.

# STYLES

# SECOND EMPIRE



During the 1870's and 1880's a style of architecture appeared in the district. Known as the Second Empire of the reign of Napoleon III (1852-1870), this style is characterized by mansard roofs pierced with dormer windows, pronounced moldings, and incised decoration on plain stone surfaces. The "Mansard" roof, gives to the building a somewhat top-heavy appearance. Mansard roofs generally rise a full story high and most were originally covered with slate tiles laid in patterns. Dormer windows

of various shapes, capped with heavy pediments, project from the sides of the roof. Other details of this style, found in the Prospect Hill area, are similar to those of Italianate buildings, particularly in the continued use of the stone cornice for door and window openings.

One of the best examples of the second empire style in the district is the Pendleton House on Liberty Hill. This

is a three-story masonry structure with the top story surmounted by a mansard roof pierced by large, closely spaced gabled dormers.

# Glossary of Terms

**ADAPTIVE REUSE** - involves the modernization of the interior of a building for a new use while retaining the exterior architectural integrity.

**ARCHITRAVE** - A shallow molding found around window openings and on the projecting decoration at the roof line.

**BALUSTRADES** - A railing with a top rail and spindles or posts often installed along the roof edge.

**BAY** - External division of a building marked by window and door openings. The Pendleton House has a three-bay front with a central entrance.

**BAY WINDOW** - A grouping of windows which projects from the wall plane, forms an extension of the interior floor space and extends to the ground level. If the projection extends from an upper story it is called an oriel window.

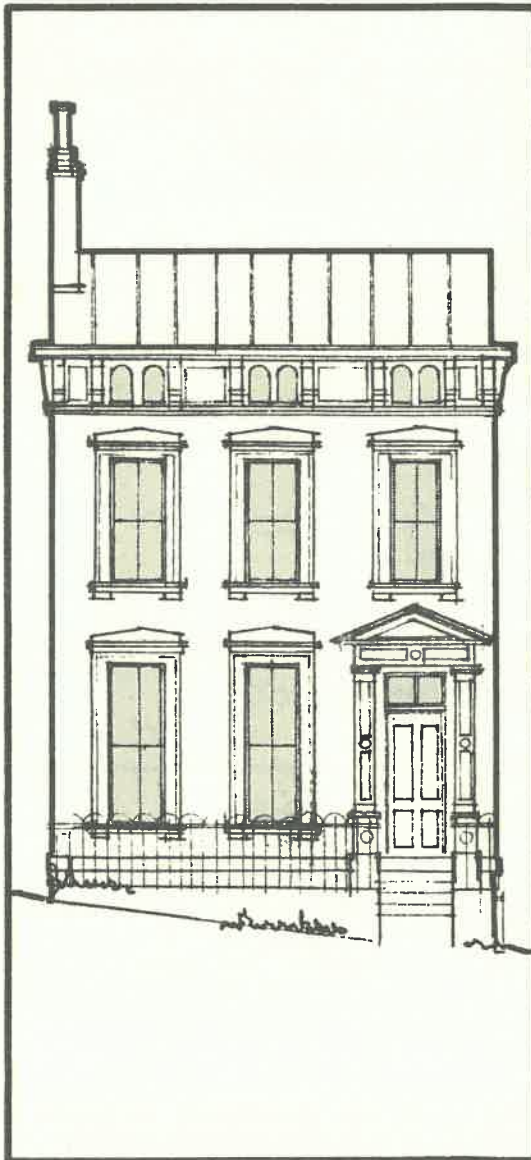
**BELVEDERE OR CUPOLA** - A tower or turret built for the sake of the view. Examples of these may be found on Italianate style houses on Auburn Avenue.

**BELT COURSE** - Horizontal decorative band on the exterior of a building.

**BRACKET** - A small projection usually with carved decoration which supports or appears to support an overhanging weight.

**CAST IRON** - A hard pig iron which is melted and molded to form the decorative details found on many Prospect Hill buildings. In the 1860's and 1870's, Cincinnati became a major producer of cast iron architectural elements.

**CHIMNEY CAP OR CROWN** - Ornamental treatment of brick, stone or concrete which builds out the upper part of the chimney.



**CHIMNEY POT** - A decorative flue extension on top of a chimney.

**CORNICE** - Projecting ornamental molding along the top of a building.

**CORBELLING** - Layers of brick, wood or stone which project from the wall surface and form decorative patterns on chimney caps or the upper portions of walls. Corbelling may be seen on the First District School House.

**CLASSICAL REVIVAL (GREEK REVIVAL)** - Style of architecture popular in America between 1830 and 1860 which utilized and adapted architectural forms and decoration derived from buildings of Classical Greece and Rome.

**CRESTING** - Ornamental iron work often located along the peak or edge of the roof.

**DENTIL** - Small square blocks generally used in a row to ornament cornices.

**DORMER OR DORMER WINDOW** - A window with a roof of its own which projects vertically from a roof slope.

**ENTABLATURE** - The projecting ornamentation along the top of a building. A full entablature is divided into three parts: a shallow molding called the architrave on the bottom; a wide flat section called the frieze in the middle and a larger molded section called the cornice on the top.

**FACADE** - The front wall or elevation of a building.

**FENESTRATION** - The arrangement of windows

**FINIAL** - A pointed ornament at a roof peak.

**FRENCH SECOND EMPIRE STYLE** - A style popular in the 1870's and 1880's characterized by a mansard roof and dormer windows. Other features can reflect either the Italianate or the Queen Anne Style.

**FRIEZE** - The wide flat portion of the ornamentation found at the roof line of a building. Some buildings in the Greek Revival and Italianate styles contain small windows in this section. Located above the frieze is a molded projection called the cornice.

**GABLE ROOF** - A roof with a central ridge and one slope on either side. A gable is the triangular section of the wall under the roof edge.

**HIP ROOF** - A roof with four slopes.

**IMBRICATED SHINGLES** - Shingles which are shaped and arranged in staggered rows to form patterns. Wall treatment with imbricated shingles is characteristic of Queen Anne style buildings.

**ITALIANATE STYLE** - Type of architecture prevalent in Prospect Hill in the 1860's and 1870's, it is characterized by elaborate window, door and roof line decoration. Windows are often set in rounded or slightly curved openings and brackets below the roof line are typical.

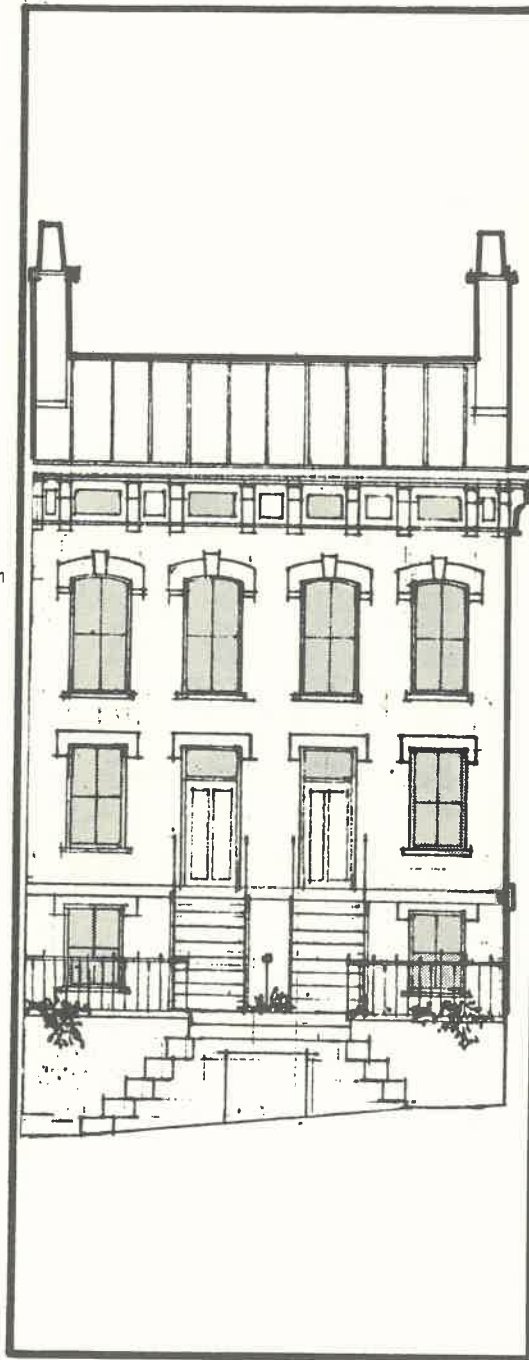
**KEYSTONE** - The wedge shaped piece at the top of an arch.

**LABEL OR DRIP MOLD** - Trim above a window which continues partially down each side.

**LINTEL** - A horizontal beam over a window or door opening. May be decorative or carry the weight of the structure above.

**MANSARD ROOF** - A roof having a slope in two planes, the lower of which is much steeper than the upper. Mansard roofs are characteristic of the French Second Empire style.

**MOLDING** - A decorative band or strip of material with a profile.



**MORTAR** - A mixture of lime sand and water used to bond brick walls together. Modern mortar contains no lime and is much harder than the mortar and bricks used in Nineteenth Century buildings. If used on old buildings without the addition of lime, modern mortar will not expand and contract with weather changes as much as the softer old brick around it. Damage to the soft brick will result.

**MULLION** - A vertical divider between windows.

**MUNTIN** - Narrow dividing strips between window panes.

**PARAPET** - A low wall at the edge of a roof.

**PEDIMENT** - A triangular cap over a window or door, or the triangular space formed at the end walls of a gable roof.

**PIER** - Solid masonry support which is rectangular, as distinguished from a column which is round.

**PILASTER** - A flat pillar attached but projecting from a wall.

**PROPORTION** - The relationship of height to width.

**QUEEN ANN STYLE** - Type of architecture popular in the 1880's and 90's characterized by a variety of surface detailing in different materials and irregularity in building shape achieved through the use of bay windows, balconies and roof ridges meeting at right angles.

**QUINS** - Corner blocks of a masonry wall emphasized by size, color or cutting on a frame house, vertical wooden boards at the corners are cut and sized to resemble corner stones.

**RECONSTRUCTION** - Involves building a replica based on documentary.

**REHABILITATION** - Involves equipping the building for an extended useful life with minimum alteration.

**RESTORATION** - Involves returning a building to its condition and appearance at a specific period in time.

**REVEAL** - The space between the outer surface of a wall and a door or window which is recessed from the wall.

**RHYTHM** - The regular occurrences of elements such as windows, doors and the details in the cornice.

**ROOFSCAPE** - The pattern of chimneys, dormers, cornices, pitched roofs against the skyline.

**ROUND ARCHED** - Curved to form a semi-circle. Italianate buildings frequently employ round arched window and door openings.

**SANDBLASTING** - An abrasive cleaning technique not recommended for cleaning brick buildings. Sandblasting removes the protective covering of brick and exposes the softer inner surface to more rapid deterioration.

**SASH** - The frame in which the panes of a window are set. A double-hung sash contains two movable sections.

**SCALE** - The size of building elements in relation to the human form.

**SEGMENTAL ARCHED** - Curved to form an opening which is less than a semi-circle.

**SHED ROOF** - A single plane roof sloping in one direction usually built against a higher wall.

**SIDELIGHTS** - Long narrow windows located on both sides of a doorway.

**SURROUND** - The decoration around a window or door opening which is attached to or part of the wall fabric.

**TERRA-COTTA** - A ceramic material molded into tiles or decorative shapes and figures and used for ornamentation of Queen Anne style buildings.



**TRANSOM** - An opening above a door which contains a small window.

# V. Architectural Guidelines

**NOTE: OFFICIAL  
ADOPTED GUIDELINES  
FOR LOCAL HISTORIC  
DISTRICT - SEE  
SECTION IX**

## V. Architectural Guidelines

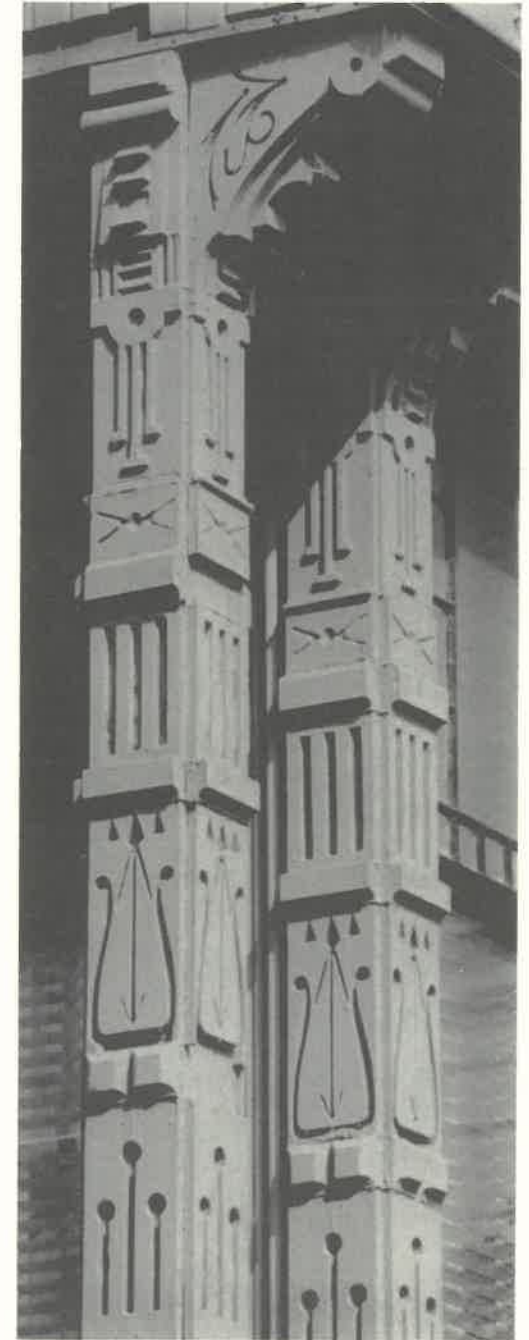
The historic architectural character of Prospect Hill is one of its most important features as well as the district's most valuable asset, and the enhancement of this character through pride and care is the overall responsibility of each citizen owning, residing or working in the district. However, property ownership carries with it special and very important responsibilities, for it is the property owner into whose hands fall the decisions for maintaining and rehabilitating individual buildings or constructing new ones that are compatible with the streetscape. Subsequently, the decision is also theirs whether to capitalize on this asset by preserving and developing the historic character of their property or to destroy it by lack of maintenance, rehabilitation or incompatible new construction. This responsibility should not be taken lightly, as it has an impact on the entire community, especially with regard to exterior improvements, for it is that part of the building that is enjoyed by all and which gives the area its historic character and integrity.

Too often over the past several years buildings in the district have been rehabilitated without sensitivity to their historic and architectural assets. Cornices, ironwork, verandas, and other components which are important not only to historical but also the aesthetic and structural scale of the building have been removed or replaced with inadequate substitutes. Ceilings have been lowered and windows have been replaced with incompatible aluminum windows and blank panels to fill in the space between the new smaller window and the window frame. Doors and windows have been filled in with brick which has no likeness to the brick of the remainder of the building and sand blasting has seriously eroded the masonry.

Therefore, the purpose of this section is to provide property owners or potential owners with guidelines for new construction or property rehabilitation. If these guidelines are carefully and thoughtfully followed, the property owners will not only be making a contribution to their neighborhood today but also creating a legacy for future generations to enjoy.

### APPLICATION OF CRITERIA

In order to assist in the creation of compatible new construction as well as the sympathetic rehabilitation of existing buildings, design criteria have been prepared to help those undertaking construction efforts to arrive at successful solutions. In addition, people in the community and city government may use these guidelines to evaluate requests for building permits.





The intent in developing these criteria has been to identify specific design elements which, if repeated or echoed a sufficient number of times, will assure the maintenance and preservation of the architectural and historic character of the area.

When approaching new construction in the area, some basic parameters must be adjusted if new construction is to be compatible with the old. Namely, the front and side yard restrictions under present R-4 and 6 zones must be suspended and site plans should be considered using these design criteria and review procedures established as extensions of this plan. It may seem most appropriate to consider this area as an EQD area since the plan speaks to most issues of environmental concern that are normally addressed by traditional zoning laws and this is the only mechanism available to address the problem of new construction compatibility. (See recommendations regarding zoning in this document).

Assuming that the zoning regulation will be suspended or modified for new residential construction in the area the following design criteria will have a direct relationship to the design of new construction.

The design criteria identify 15 characteristics of relatedness; eight of these characteristics are of critical importance to the acceptability of the design of a new building or an addition to an existing building. The remaining seven (identified as specific considerations) are also important and will be considered in the evaluation of new construction.

When conducting rehabilitation work a separate set of criteria must apply. Since one is not creating a new element but instead modifying an existing one, the basic elements such as streetscape, height, proportion, spacing, may not apply. Items that are important: materials, windows, roofs, texture, wall and fences, color, etc. are identified.

A. Design Criteria

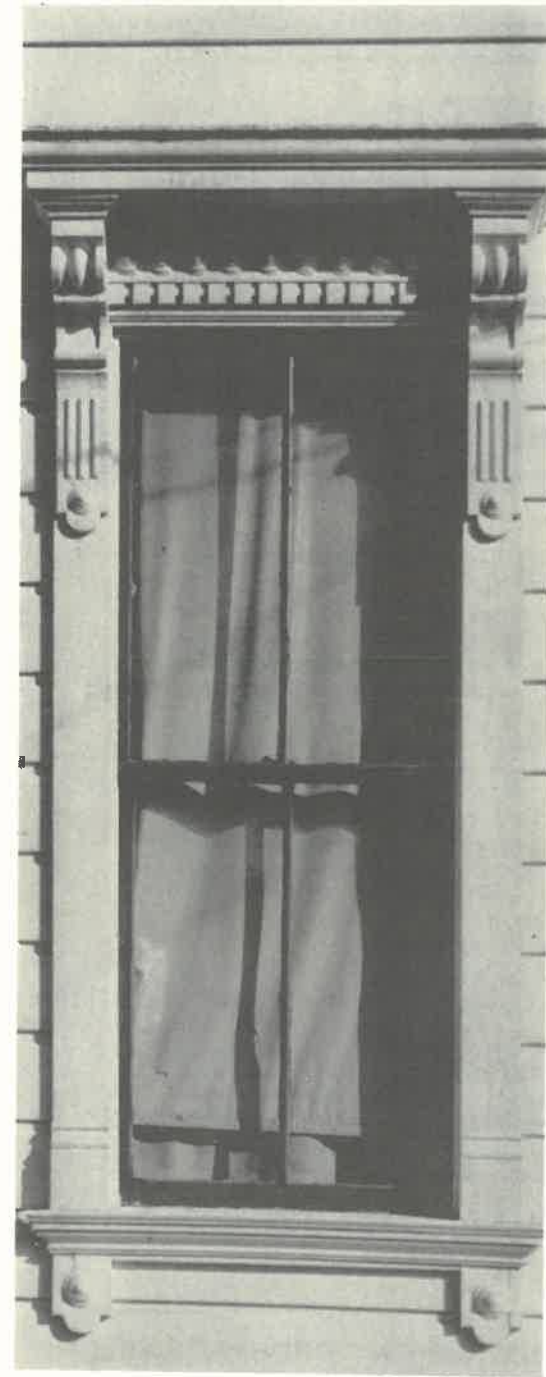
1. General Considerations

- |                |                |
|----------------|----------------|
| a. streetscape | e. openings    |
| b. height      | f. rhythm      |
| c. proportion  | g. spacing     |
| d. scale       | h. landscaping |

2. Specific Considerations

- |              |                          |
|--------------|--------------------------|
| a. materials | e. walls and fences      |
| b. windows   | f. color                 |
| c. roofs     | g. details and entrances |
| d. textures  |                          |

In applying these criteria it is realized by those evaluating the solutions that new construction on isolated sites is different from construction on large (multi-unit) sites. Furthermore, contemporary construction and material availability will have a way of mitigating some aspects of the established criteria.

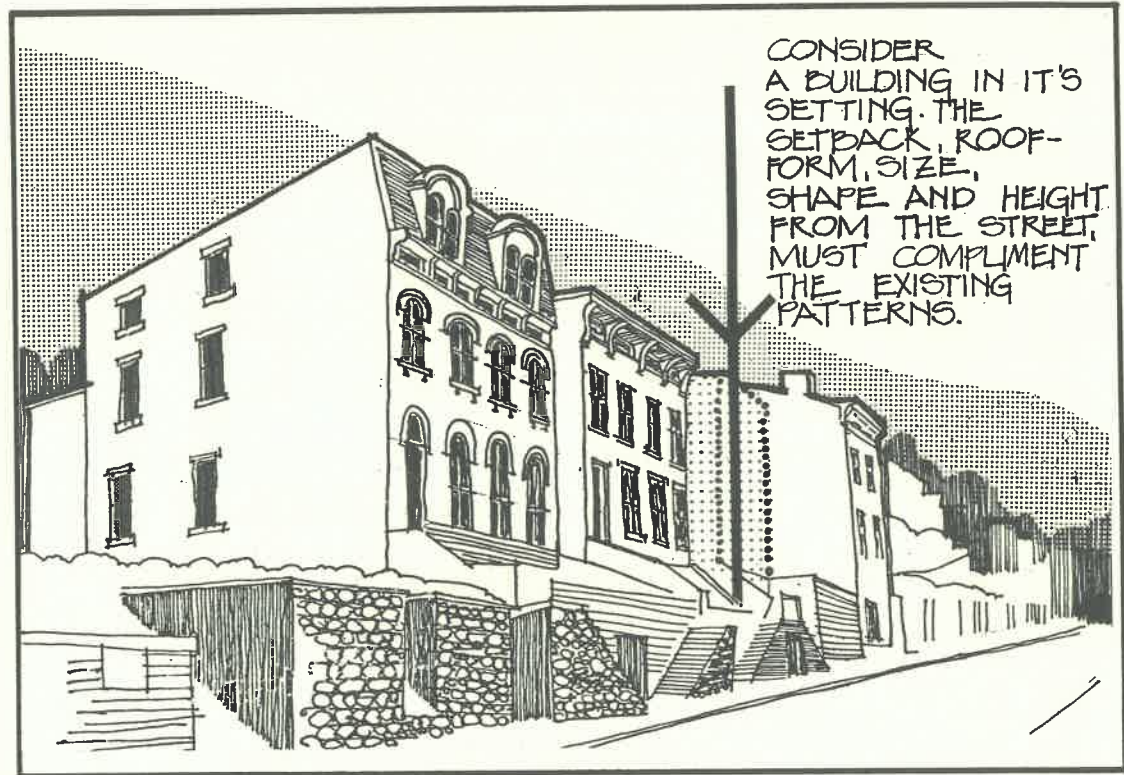


# Part 1: General Considerations:

## A. STREETSCAPE

As the sketch illustrates, an order created through a similarity in height, size, shape and roof forms enables the houses on the street to look like a distinct and recognizable neighborhood. This is a hallmark of a handsome streetscape. These elements of repetition and rhythm create a framework within which the individuality in smaller details of entrances, color, planting and materials become special. Variety in color, style, roof lines and even setback adds interest and excitement to a streetscape. But if the differences are too great, the sense of shared order will be lost.

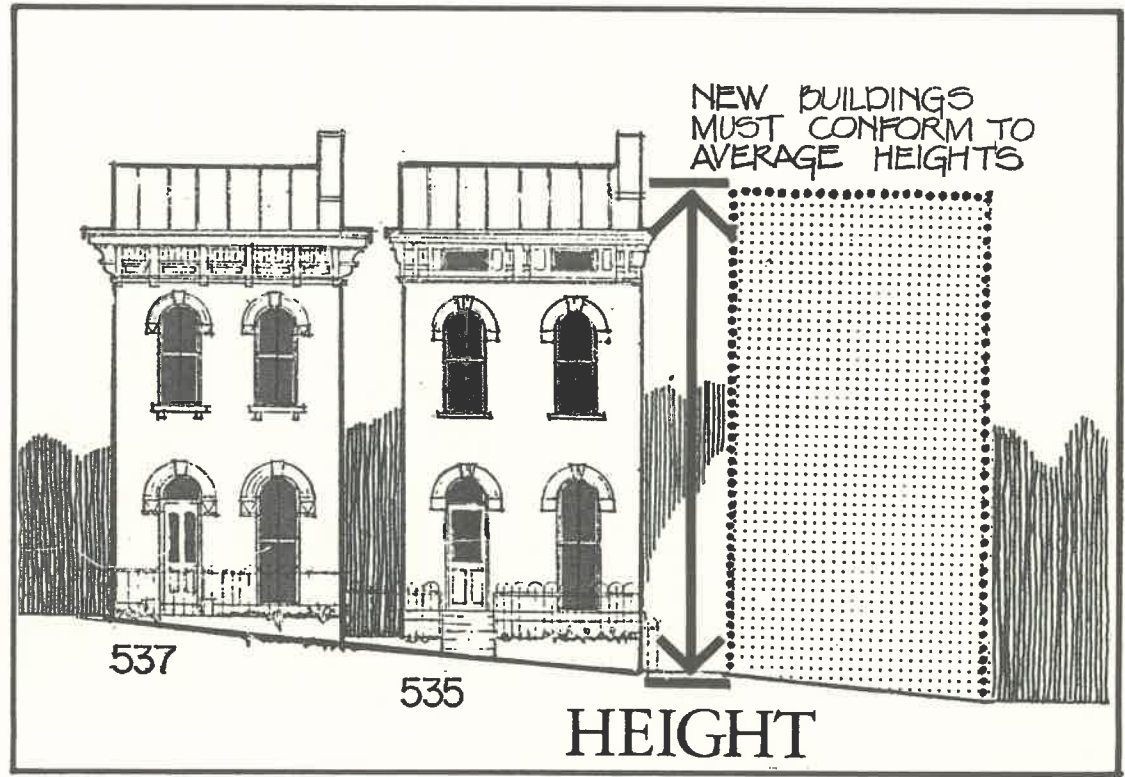
■ A building that departs dramatically from the pattern established by its neighbors risks the danger of being an unsympathetic structure to the characteristics of a handsome street. The setback, roof-form, size, shape, foundation and height from the street should be similar to the existing patterns.



## B. HEIGHT

It is important along street facades that the height of new buildings, especially those occurring between two buildings, be within ten percent of existing adjacent buildings.

■ A new building should conform to the average height of other buildings in the block, existing rooflines must be maintained at their present height.



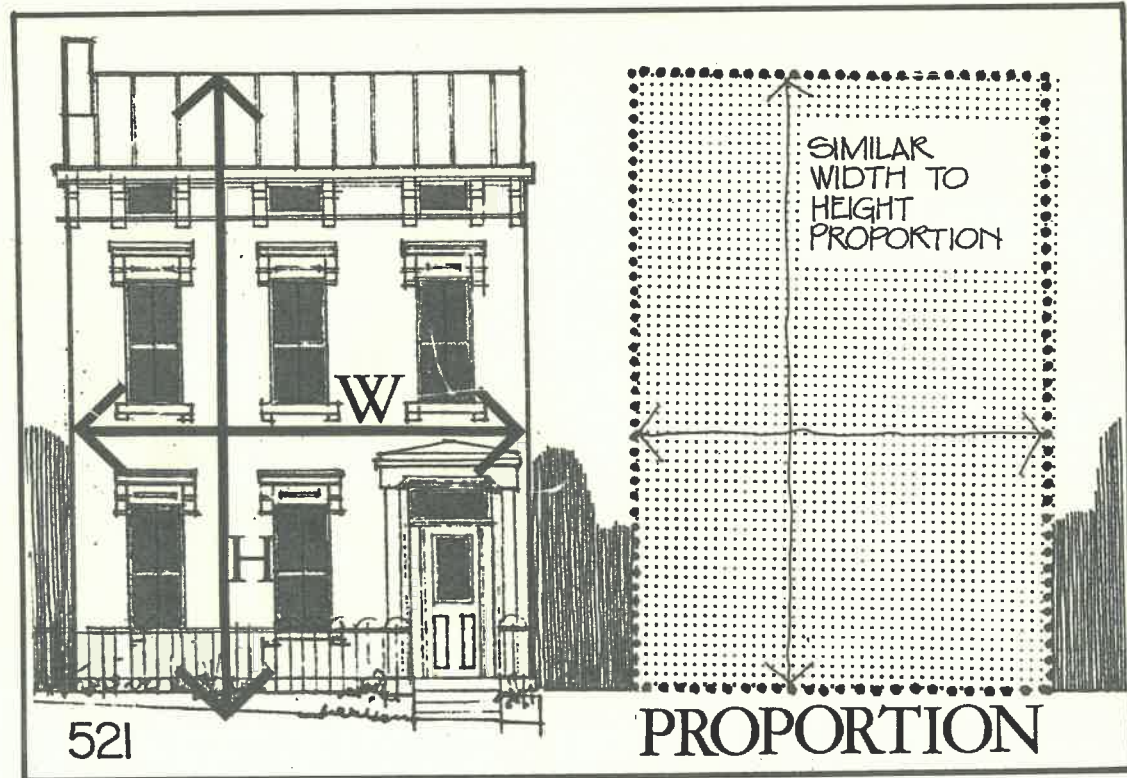
## C. PROPORTION / DIRECTIONAL EMPHASIS

The proportions of a new building along a street frontage should be similar to existing buildings adjoining the site. The relationship of a building's width to its height, of any elevation, determines the proportions for that facade.

Architectural design may give a predominantly vertical, horizontal, or non-directional expression to a building's facade. Many design elements can contribute to the predominant vertical expression of a building facade, including the proportion of the facade itself (greater height than width) proportion of windows within the facade, types of materials used and building elements such as bay windows, columns and chimneys. Often modern construction has a horizontal expression which typically does not fit harmoniously on Prospect Hill, for this reason new materials must be picked judiciously with a vertical emphasis in mind.

■ The directional expression of new and remodeled construction should relate to that of existing adjacent structures.

Although a building may be different in its shape or style, its relative proportions should match its neighbors.



DESIGN CRITERIA

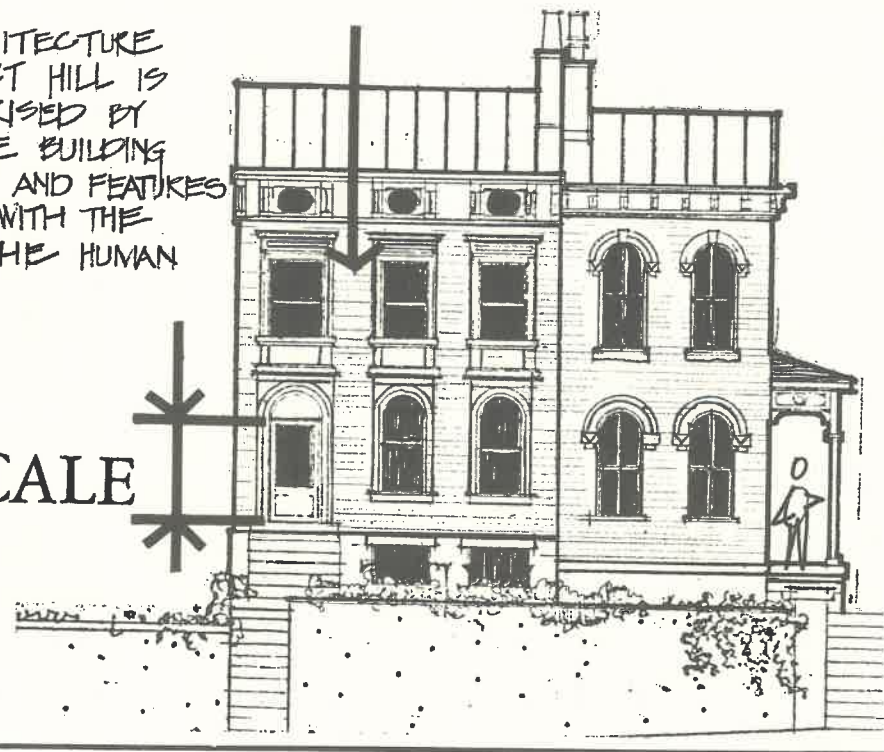
## D. SCALE

Scale is created by the size of construction and architectural detail which relate to the size of man. It is a difficult matter of taste, but also crucial to the preservation of a district. A human scale is developed by the size of a building and its open spaces, as well as factors of a building's details, its brick and stone sizes, its window, door, porch and balustrade sizes. Buildings can appear to be "monumental" or "intimate" according to these elements of scale.

■ New construction should develop a scale in keeping with the district by employing similar sized building elements and details.

THE ARCHITECTURE  
OF PROSPECT HILL IS  
CHARACTERISED BY  
SMALL SCALE BUILDING  
ELEMENTS AND FEATURES  
IN KEEPING WITH THE  
SIZE OF THE HUMAN  
FIGURE

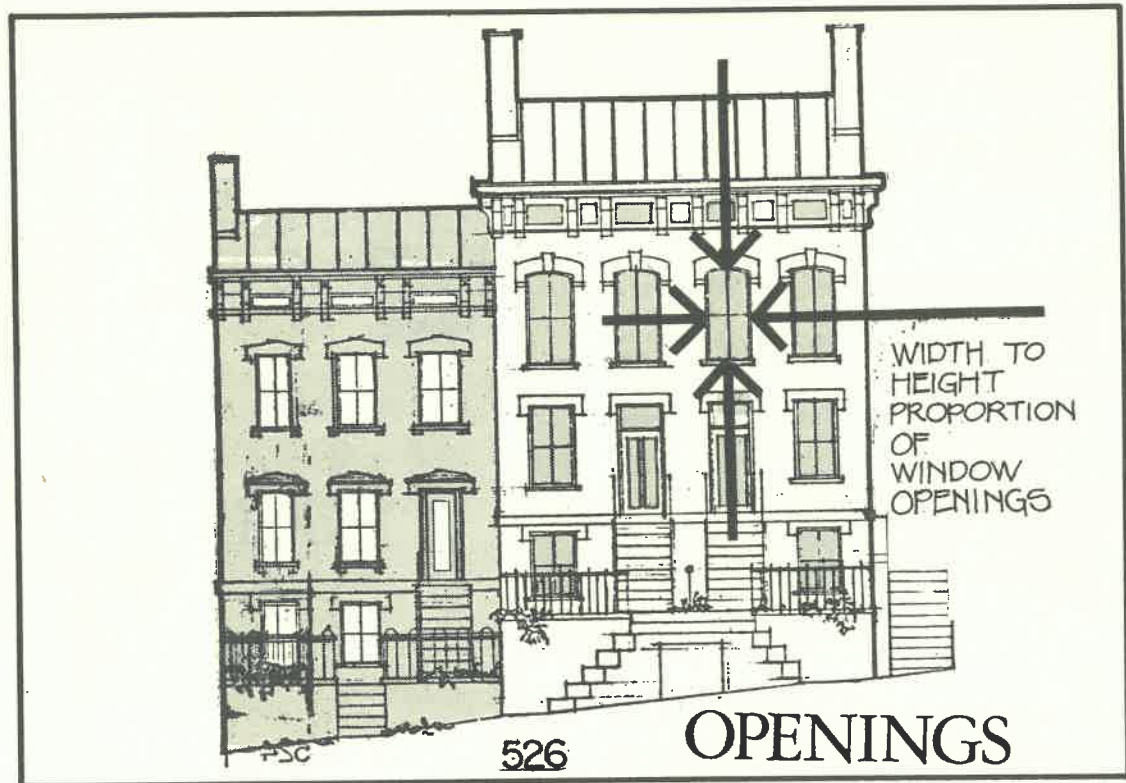
SCALE



## E. OPENINGS

The similarity of window and door proportions throughout Prospect Hill is among the most significant characteristics of a traditional neighborhood. The proportion of a window opening in a building's facade is defined as the ratio of its height to width, and varies, within limits, from house to house, but remains relatively consistent throughout the district.

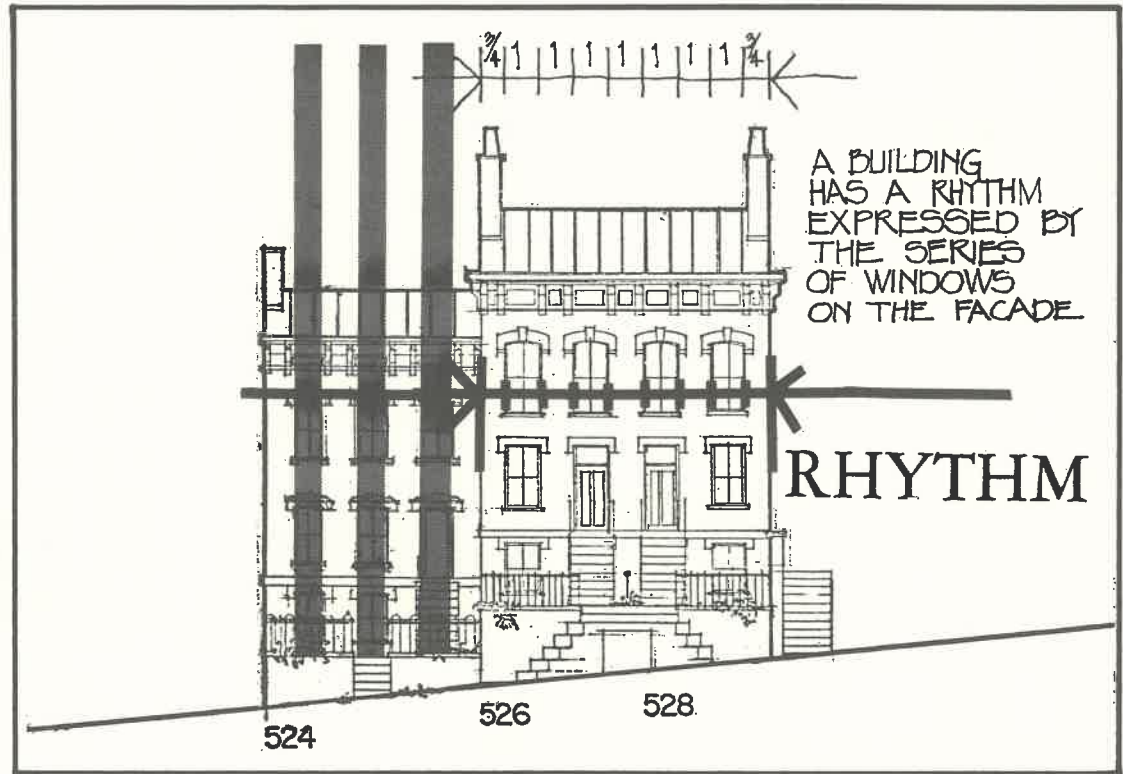
■ The window proportions of 2:1 and 2.5:1 are standard for the architecture of Prospect Hill. New window and door openings should be of a similar narrow proportion and orientation.



# E. RHYTHM

There is a pattern of windows (voids) and panels (solids) between the windows within a building's facade. This is the so called 'Rhythm' of a building's facade and is a factor of the size of windows and door openings, when compared with the building's solid panels. As a general rule, buildings in Prospect Hill demonstrate an extremely rhythmic pattern of solid to window.

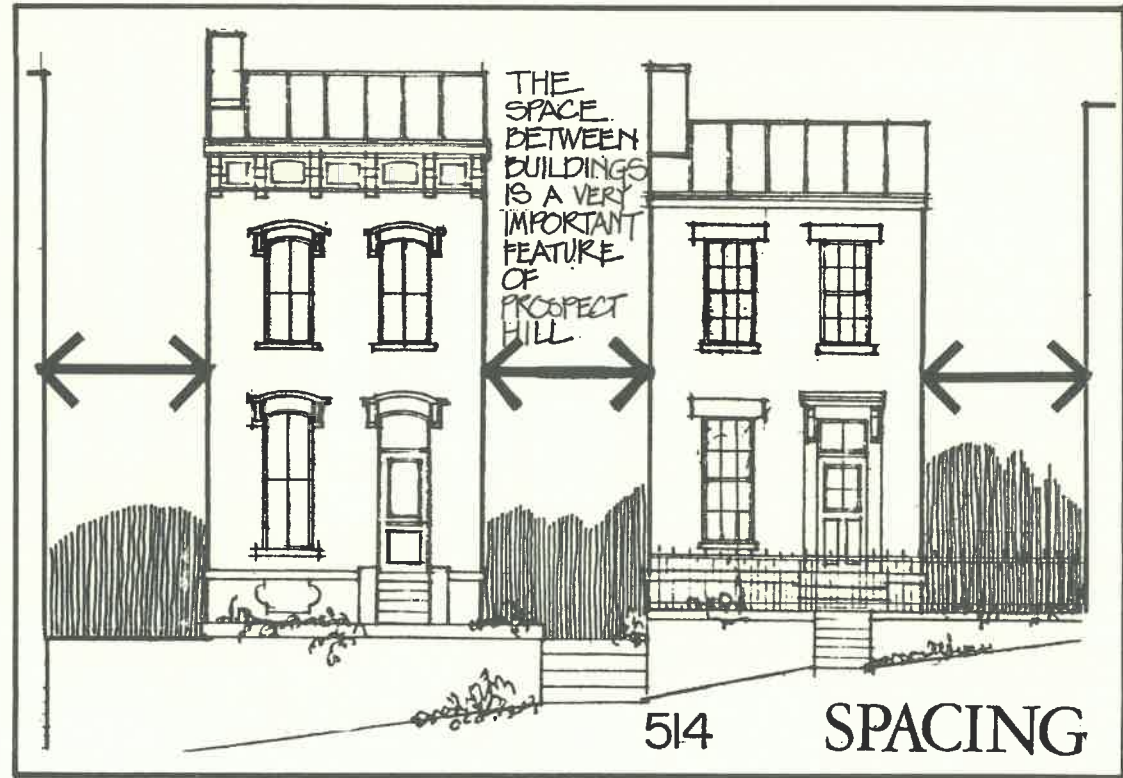
■ A building should demonstrate a compatible or similar pattern of openings to solids, with the immediately adjoining buildings.



## G. SPACING

The space between buildings creates the order and unity that makes Prospect Hill a distinct neighborhood. This gap is a certain proportion of the adjoining buildings width and remains relatively constant throughout the district.

■ The repetition of spacing between buildings is a significant pattern and should be acknowledged in the design of new structures or renovations.





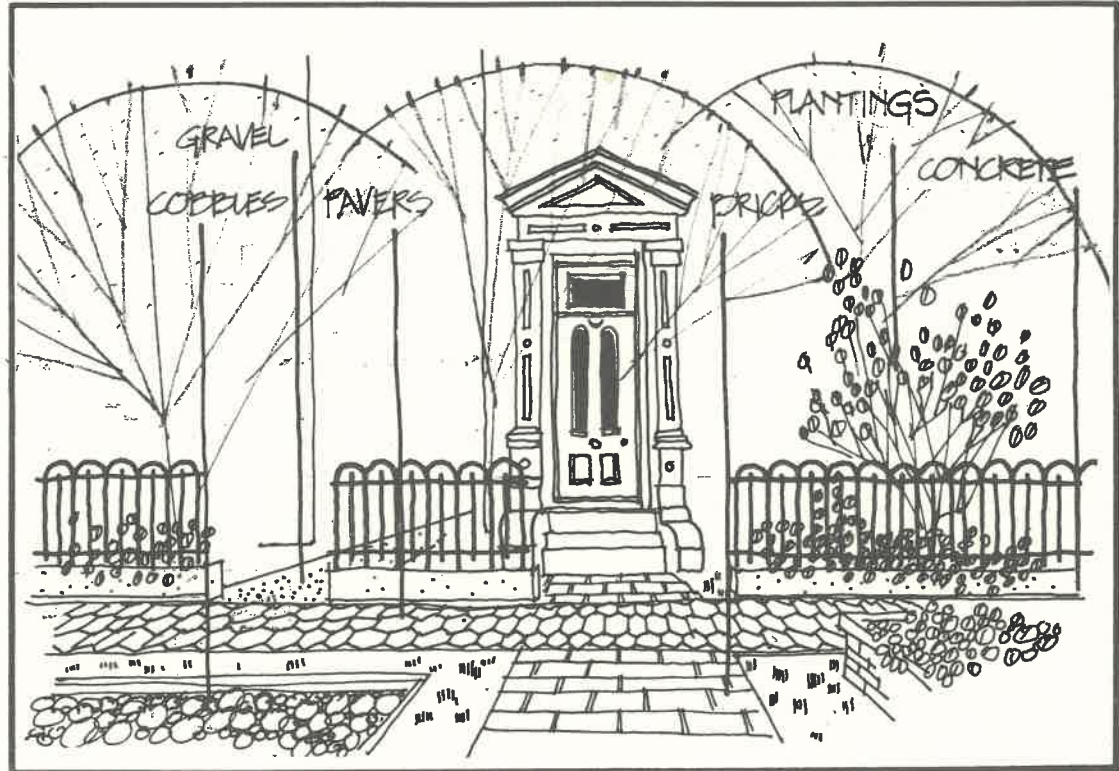
## H. LANDSCAPING

The landscaped setting establishes the mood for the house as well as the district. Trees, bushes and other plants should provide privacy and shading while at the same time enhancing, not hiding the building. New plantings should be similar in location and type to existing growth to reinforce the continuity of the neighborhood. For the best results, select the types of plantings that will grow well in a particular location whether it be sunny, partly sunny or narrow space. It is always best to consult with a nursery for acceptable local choices for plantings.

With the predominant use of concrete walks, historic districts have lost the variety of paving and ground covers formerly used. Paving materials historically used are still appropriate today for paths, courtyards, patios and driveways: sod, brick, stone slabs, slate, cobblestones, granite pavers and washed gravel. A well maintained lawn always enhances a home. It is also possible to use low maintenance ground covers such as pachysandra, ivy or myrtle along foundations, walls and fences.

Landscaping in the Prospect Hill District should be sensitively located to reflect existing patterns of plantings—low deciduous and flowering shrubs in the front of buildings, shade trees located at the joint between buildings. Refer to Urban Design portion of report for specific tree type recommendations.

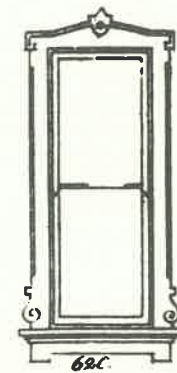
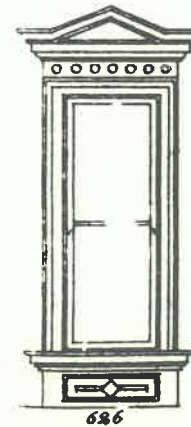
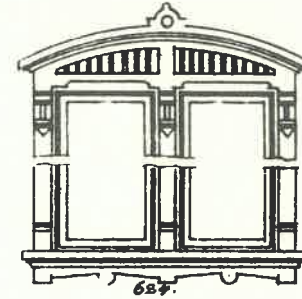
The public and private sectors should constantly cooperate in developing continuity



as well as specific points of variety to improve the tactile and sensuous quality of the ground surface. Safety, comfortable walking, and improved access for the handicapped should always be considered.

# Part 2: Specific Considerations

- a. materials
- b. windows
- c. roofs
- d. textures
- e. walls and fences
- f. color
- g. details and entrances



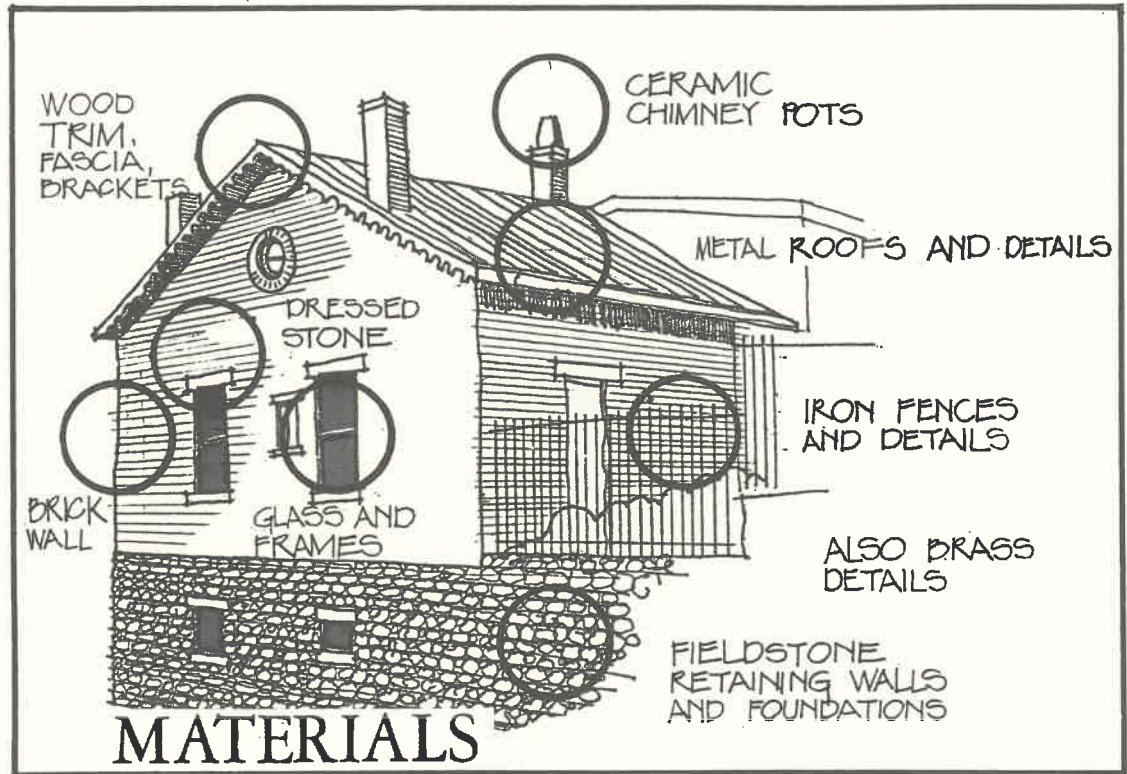
## A. MATERIALS

The relationship of materials often helps the unity of a neighborhood. Within any given area the predominant materials should be used. Many different materials on a single structure leads to a chaotic appearance, therefore, a careful choice must be made when selecting materials.

Materials often found in Prospect Hill are brick, rough stone, dressed stone wood details, metal roofs and ornamental iron work.

The fieldstone retaining and foundation walls are a very important characteristic and should always be considered in the design of buildings.

■ Matching the type and placement of materials in the design of buildings or renovations provides continuity to the district and a historically appropriate appearance to a building.

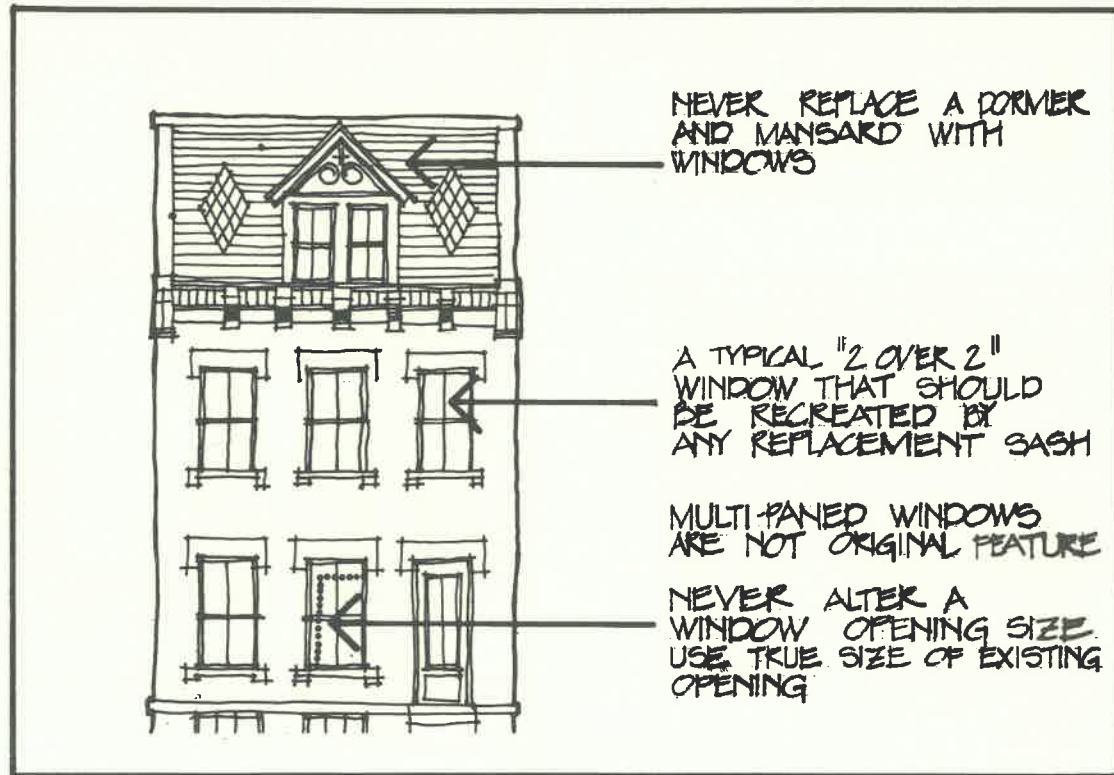


## B. WINDOWS

Windows are a major feature of a building exterior. If original windows are removed and replaced with modern types the basic character of the building will be substantially altered. Always retain the existing window opening. Windows have a proportional relationship to the structure as a whole and altering the size will destroy the scale and the proportion of the building. Instead of filling in the opening, try to find the proper size sash or have it made-to-order.

The number of panes of glass in a window sash is a surprisingly consistent feature of Prospect Hill buildings. The "2 over 2" window, which is typical, should be recreated in any replacement. Fixed panes of glass are not acceptable due to the loss of detail. As long as a new version of the original has the same size, proportion, and frame color, it can be successful.

■ Replacement windows should match the original windows as closely as possible. Never alter the window opening size.



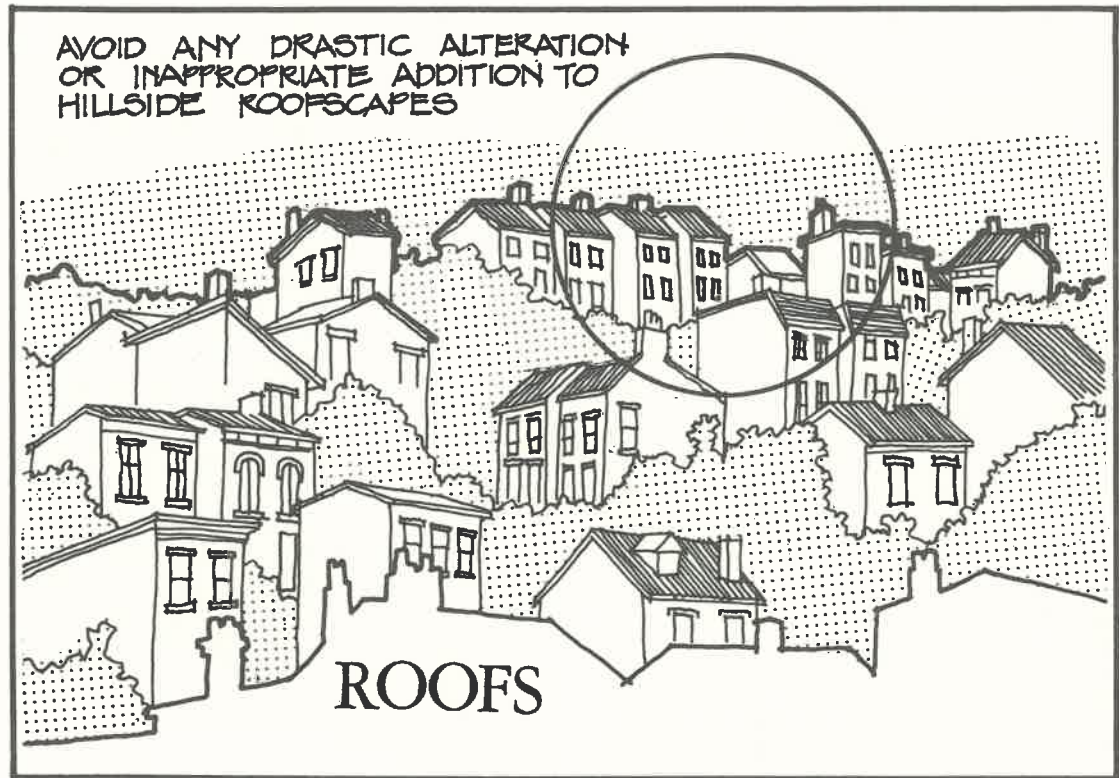
## C. ROOFS

Because hillside buildings are frequently exposed from above and at close range, roofs are more important than the roofs of buildings on flat ground. Indeed the roofscape is a predominant factor in the quality of the Prospect Hill environment. The predominant roof type and the color and material of roofs, such as the red or silver painted metal standing seam roof commonly found on the hillside is an important criteria in maintaining a streetscape. Older neighborhoods tend to have roofs which are much busier than those of typical modern construction, with many gables, peaks, ridges, valleys and dormers; however, Prospect Hill has a surprisingly homogenous roofscape. The impact of new construction above existing roof lines, as well as altering roof lines, cannot be disregarded. This has a seriously detrimental effect on the overall quality of the district. A part of this varied roof scape are the many ornamental chimney stacks and dormer windows, which should be retained and restored.

■ The roof shape and materials of new construction should relate to the predominant roof type of adjacent buildings. Avoid rooftop utilities or provide screening and sound controls. Any additions or alterations should be integrated into the existing roof lines, or demonstrate a compatibility with the existing roof lines.

MOUNT AUBURN : PROSPECT HILL  
HISTORIC CONSERVATION AND  
URBAN DESIGN PLAN

AVOID ANY DRASTIC ALTERATION  
OR INAPPROPRIATE ADDITION TO  
HILLSIDE ROOFSCAPES

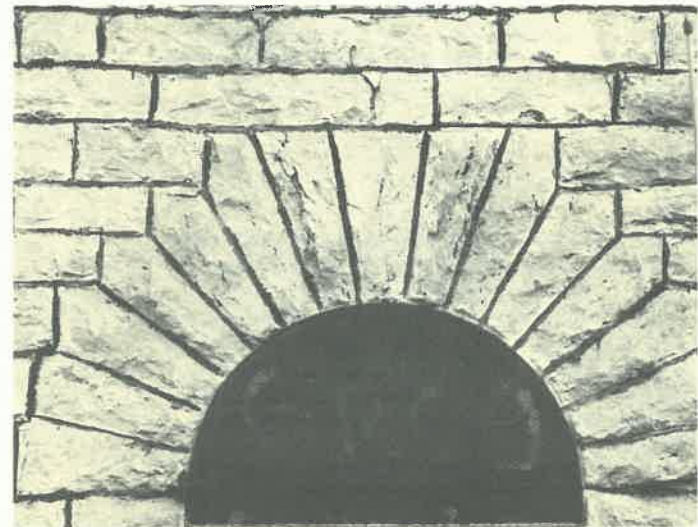
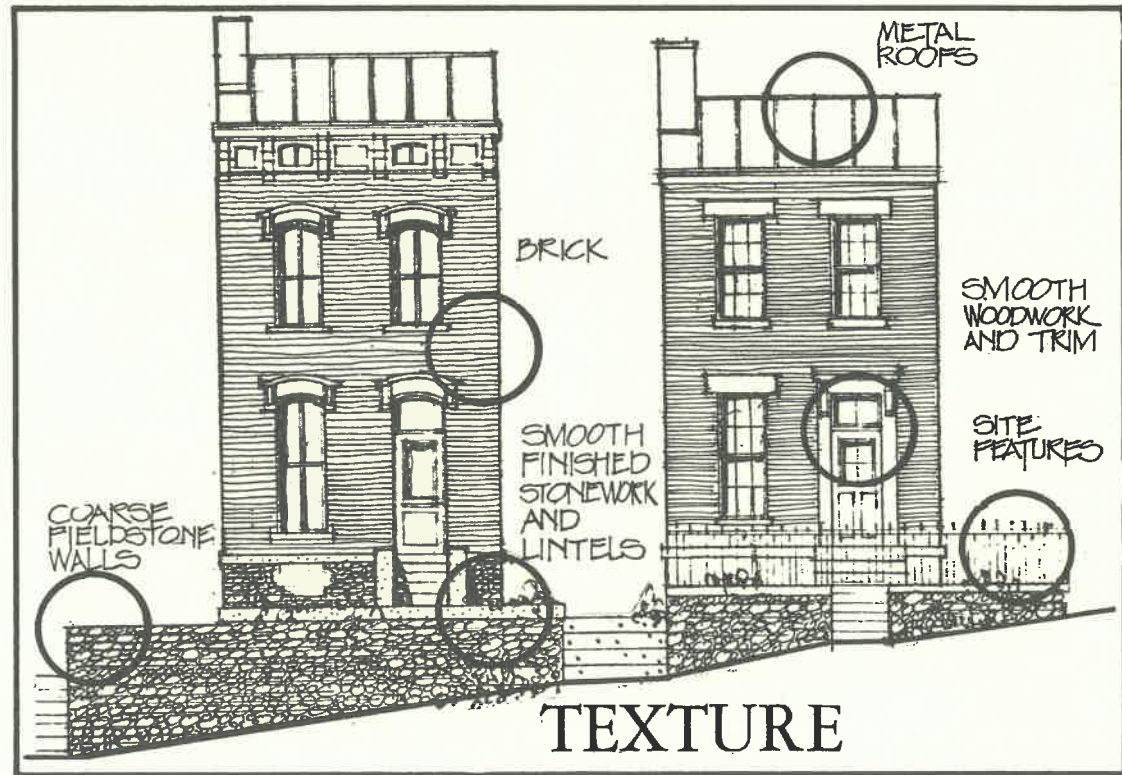


DESIGN CRITERIA

## D. TEXTURE

The continuation of predominant textures found within a district develops a strong order and provides the handsome setting that each building can contribute to. This repetition, rather than being boring creates a pleasing regularity which varies from house to house. The rough stone walls along the base of buildings and the coal bin/retaining walls along the north sides of streets, together with dressed stone work and brick are the predominant textures in Prospect Hill.

■ Appropriate textures should be continued, in keeping with established locations and patterns of use within the district, especially, considerations must be made for the continued use of predominant textures on the building or addition.



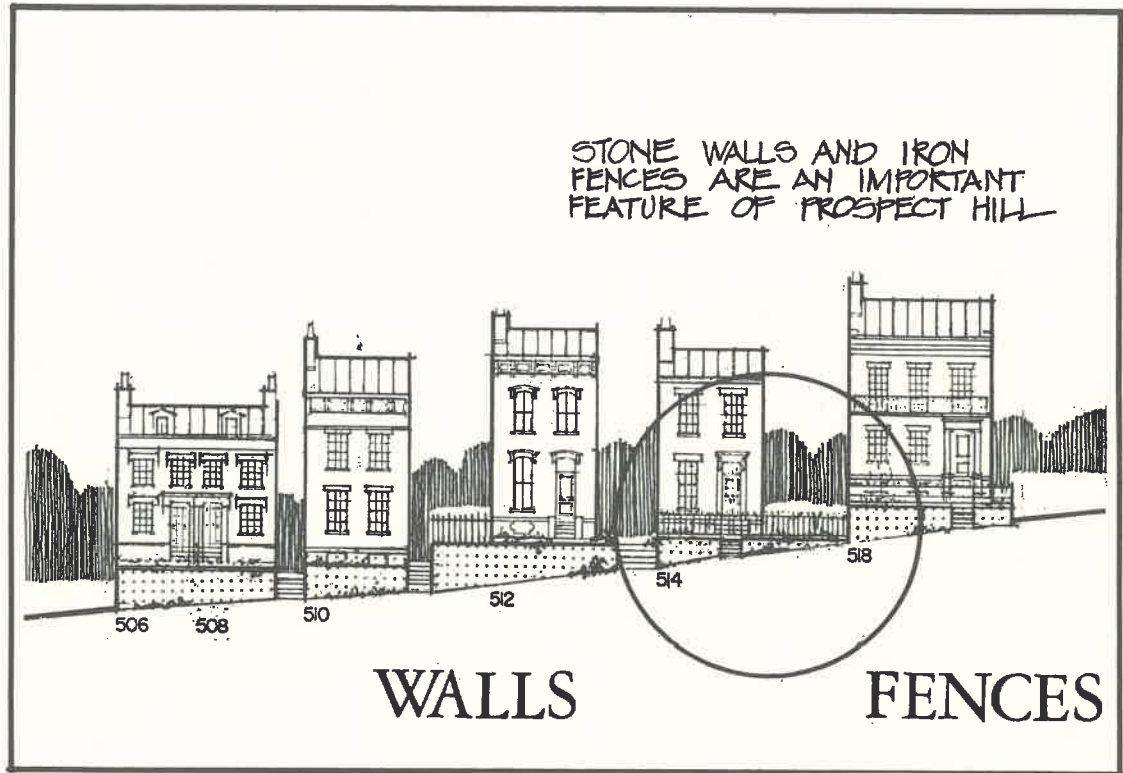
E.

## WALLS & FENCES

The retaining walls are among the most apparent physical features of Prospect Hill and must be preserved and indeed duplicated in new buildings. Traditionally fences and retaining walls have been a significant and pleasant part of old neighborhoods. The doors and fences, especially along the coal bin/retaining walls on the north side of the streets add variation and interest to the streetscape, while also defining boundaries between public and private spaces.

While originally inexpensive to build, a cast iron fence can be very expensive to duplicate today. These old fences are a splendid reminder of the past and their presence adds to both the appearance and the value of an older home. Masonry fences which block the views of buildings are detrimental to the neighborhood and must not be built.

Every effort should be made to incorporate existing retaining walls and new stone walls into the design of buildings. Many fine examples of cast iron fences remain in Prospect Hill and must be preserved to develop a cohesive district.



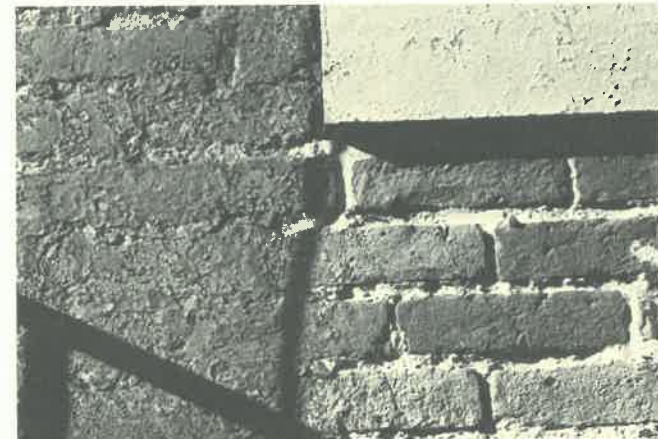
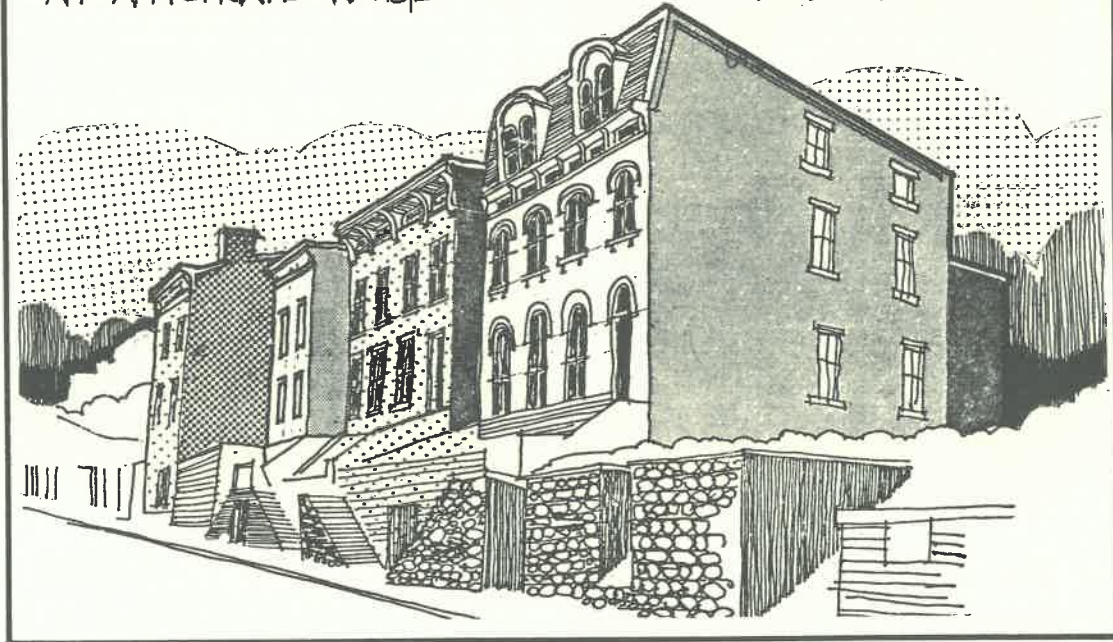
## F. COLOR

A principle consideration in discussing the color of houses in Prospect Hill is that the color of raw sandblasted or cleaned brick is historically not correct. The majority of brick buildings of the period were painted from a range of colors, which protected the soft brick from the adverse effects of the weather. Districts such as Prospect Hill have been drastically altered by this harsh cleaning subjected to the brick. The color of individual buildings is a matter of great importance to the quality of the district, for the varied colors gave great interest and individuality within the neighborhood. The choice of color can be determined by a microscopic analysis of paint chips of the building. This method gives a good idea of appropriate colors to choose from. As a general rule, it is best to choose a muted color for the base, avoid too many colors and save the bright colors for focal points such as the front door. Also consider the effect of color on the roof; it would be best for it to be a neutral tone compatible with the trim color.

■ The harsh cleaning of brick buildings leaves a poor color that is both historically inaccurate and detrimental to the character of the district. Painting of the buildings with a sensitive choice of colors increases the value of individual property as well as providing the historically appropriate appearance to the neighborhood. Sandblasted brick should not be considered as an acceptable color.

BUILDINGS ON THE STREET  
SHOULD VARY IN COLOR WITHIN  
AN APPROPRIATE RANGE

THE HARSH CLEANING  
OF BRICK YIELDS AN  
UNACCEPTIBLE COLOR





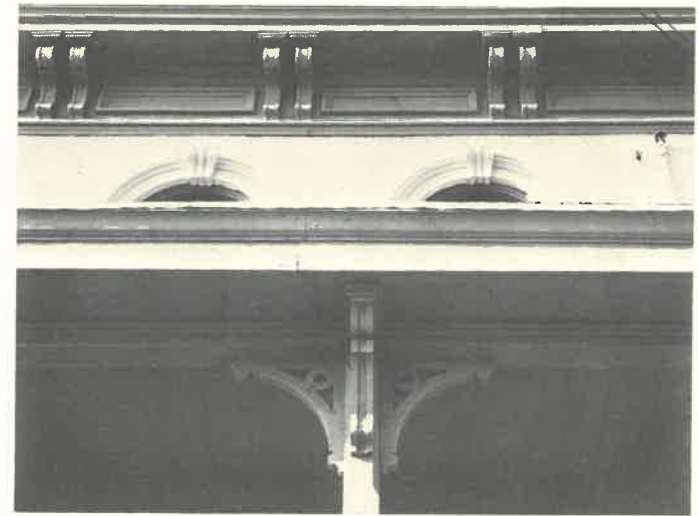
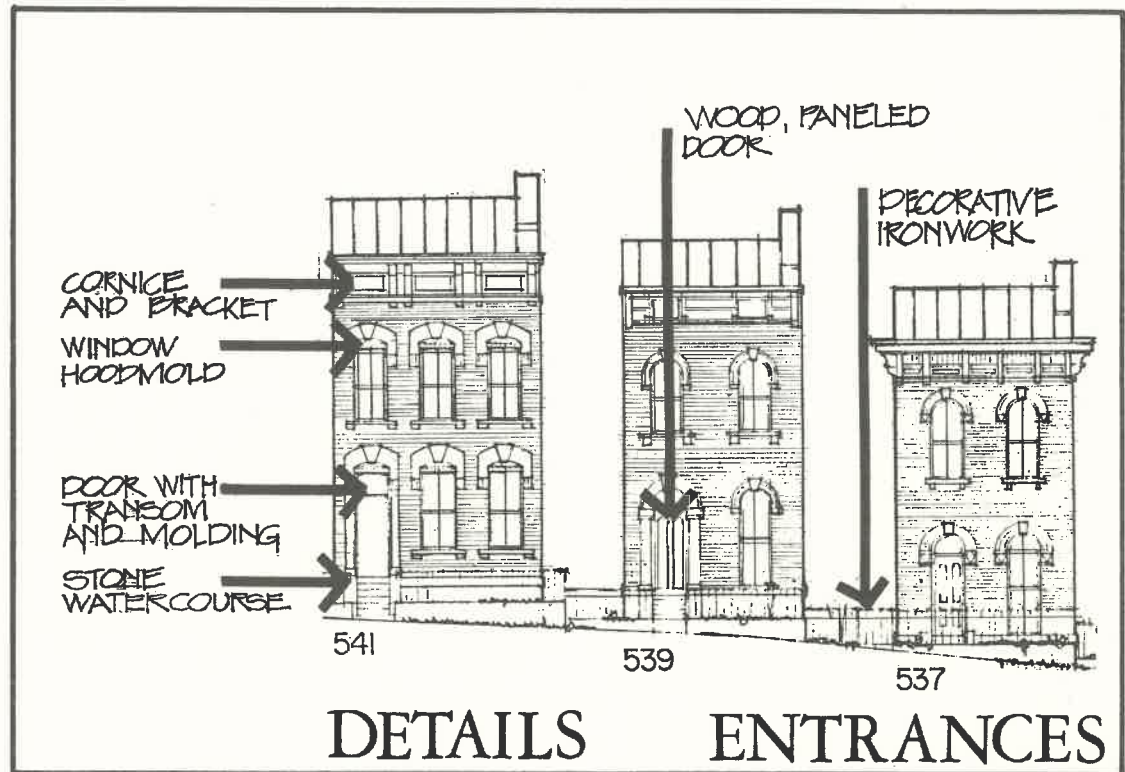
## G.

# DETAILS & ENTRANCES

The architectural details refer to ornamental trim applied to a house—including cornices with their dentils, frieze or bracket work, wrought iron work, chimneys, cornerboards, finials, pendants, barge boards, window hoodmolds and door trim. Old houses derive a good deal of their charm and value from the richness of this trim. Although each detail on a house is subtle by itself, the combination of these details forms a style. All too often trim is removed or covered in a misguided attempt to make the house as maintenance-free as possible. The result diminishes the visual and financial value of the house. It is relatively easy to preserve or repair trim that is intact, but it is much more difficult and expensive to replace architectural detail once it has been thoughtlessly removed.

■ The use of appropriately and historically accurate details should be encouraged, including original trim or simplified versions compatible with neighboring buildings. The line of the cornice should always be recognized in the design of buildings.

MOUNT AUBURN : PROSPECT HILL  
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URBAN DESIGN PLAN



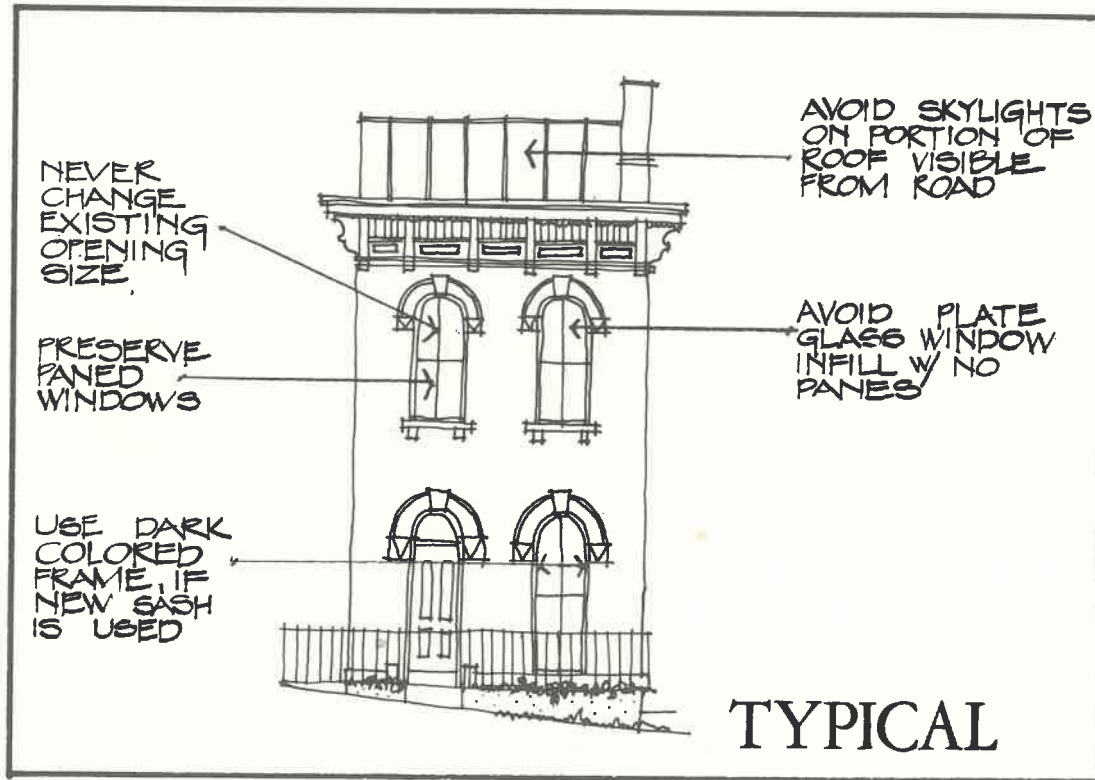
DESIGN CRITERIA

# Rehabilitation Standards

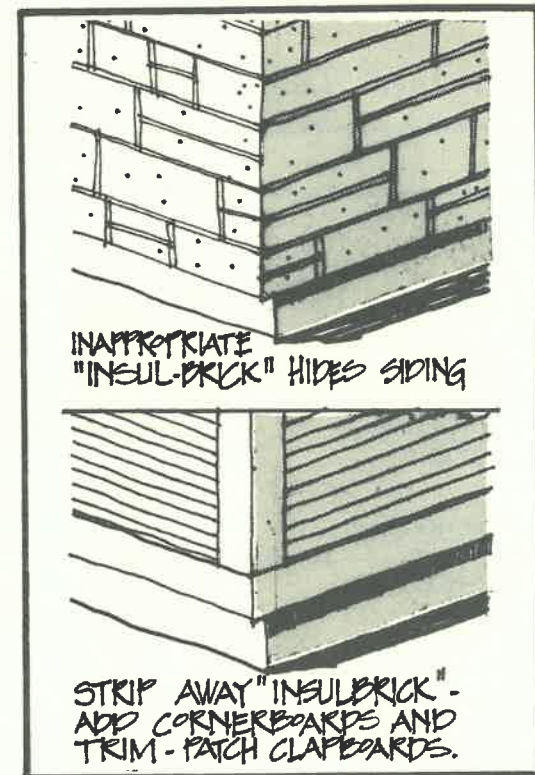
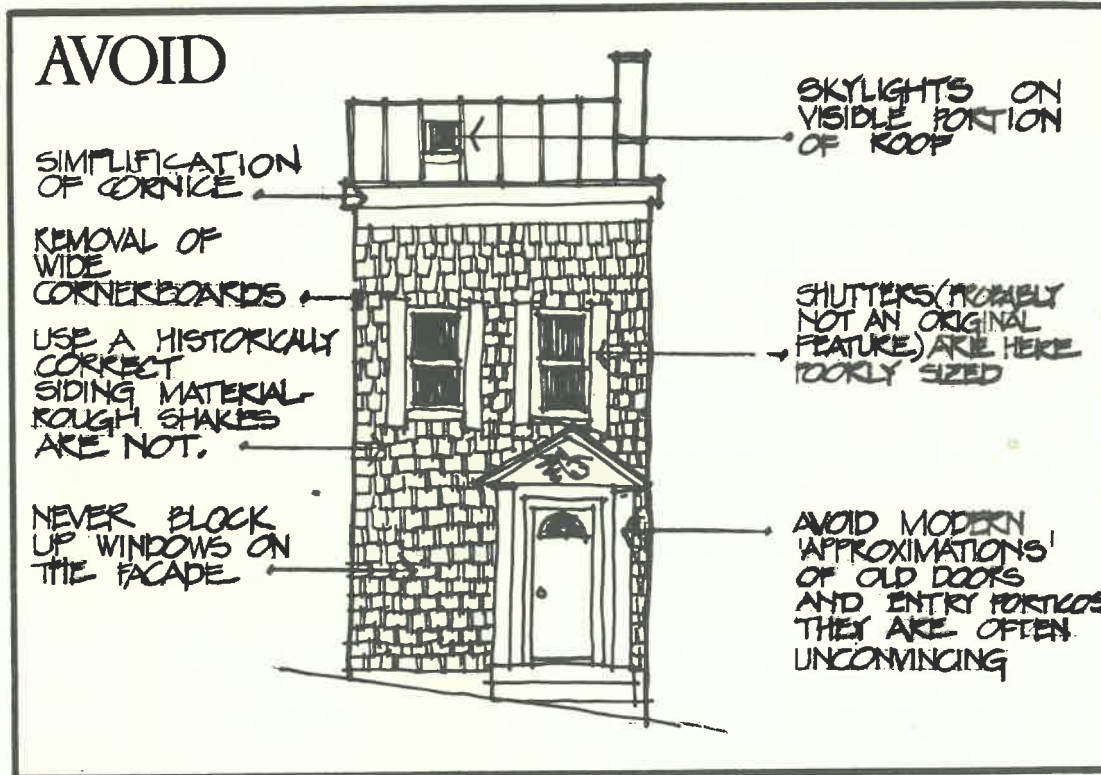
1. Inappropriate Rehabilitation
2. Specific Guidelines
  - a. Entrances
  - b. Doors
  - c. Windows/Storm Panels
  - d. Brick
  - e. Cleaning
  - f. Stone
  - g. Ironwork
  - h. Insulation
  - i. Cornices
  - j. Flashings, Gutters & Downspouts
  - k. Front Steps
  - l. Repointing
  - m. Awnings
  - n. Sealants
  - o. Shutters
  - p. Trim
  - q. Refacing
  - r. Moisture
  - s. Sealants
  - t. Weather-stripping & Caulking
  - u. Painting/Colors
  - v. Utilities
  - w. Additions

**NOTE: OFFICIAL  
ADOPTED GUIDELINES  
FOR LOCAL HISTORIC  
DISTRICT - SEE  
SECTION IX**

# 1. Inappropriate Rehabilitation



■ A typical Italianate house within the Prospect Hill historic district; a handsome group of this type of house can be seen along Liberty Hill.



A 19th Century building, drastically altered, its intrinsic historic value is lost.

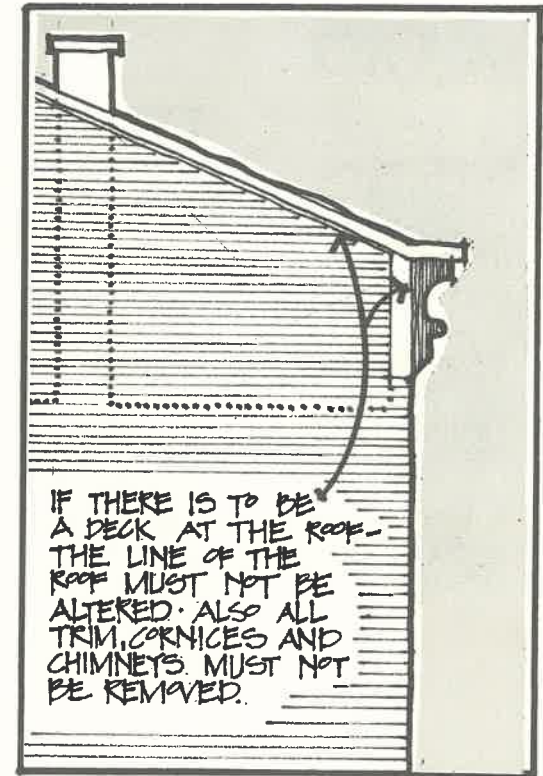
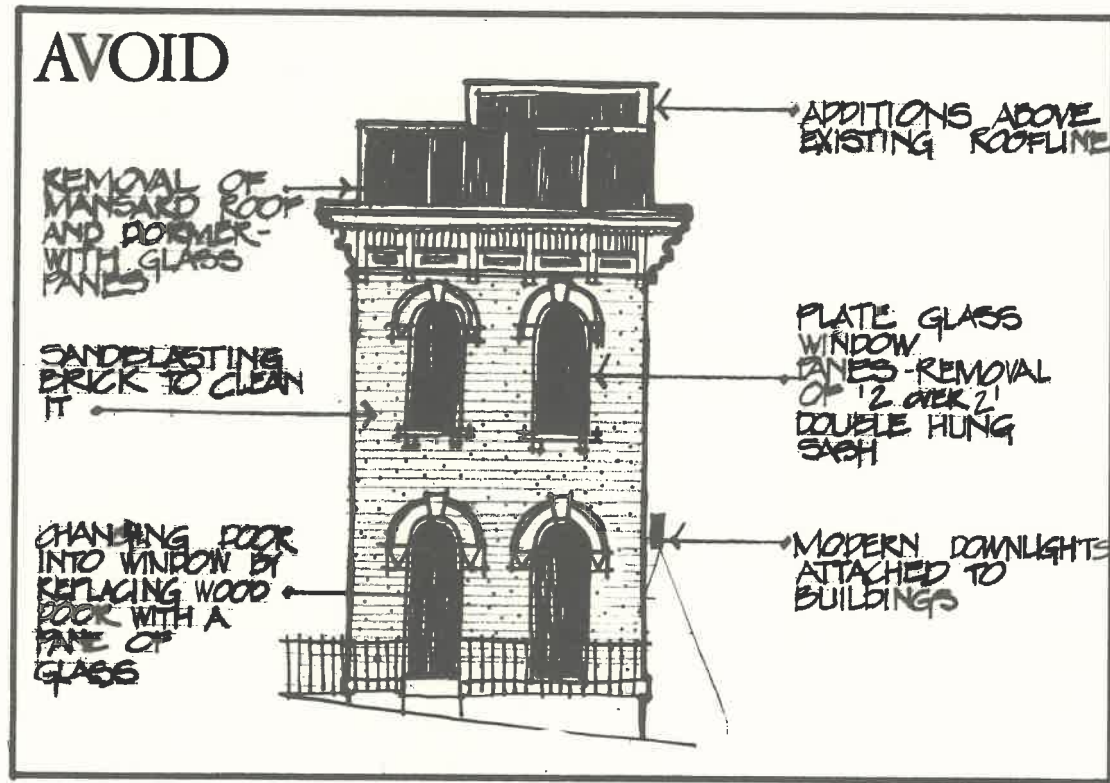
There are many so-called "colonial" house components on the market, many of them available as stock lumberyard items for the do-it-yourself homeowner. Few of these items are accurate reproductions of 17th or 18th century building features, yet their extensive use confirms the great appeal of the "old fashioned" look. What is ironic is that many a genuinely old-fashioned house has been partially stripped of its old features, and then partially "modernized" only to be embellished with the addition of modern

"old" windows, doors, entries, shutters and, of course, the "colonial eagle". In Cincinnati, many handsome Italianate homes, surely some of the most important and historic architecture of which the City can boast, have been "colonialized" the major features - bracketed cornice, molded windows and wood paneled doors - have been removed.

In its stead are modern unconvincing approximations of old building features - shutters, bay window, door and eagle. Genuine history has been destroyed, and an undistinguished hodge-podge created. (Building components of styles before the house was built should never be added - such as the multi-pane "18th century" bay window).

Identify the historic features of your house and try to keep them. Modern components, though costly, can actually cheapen the value and investment you have in your home.

# AVOID

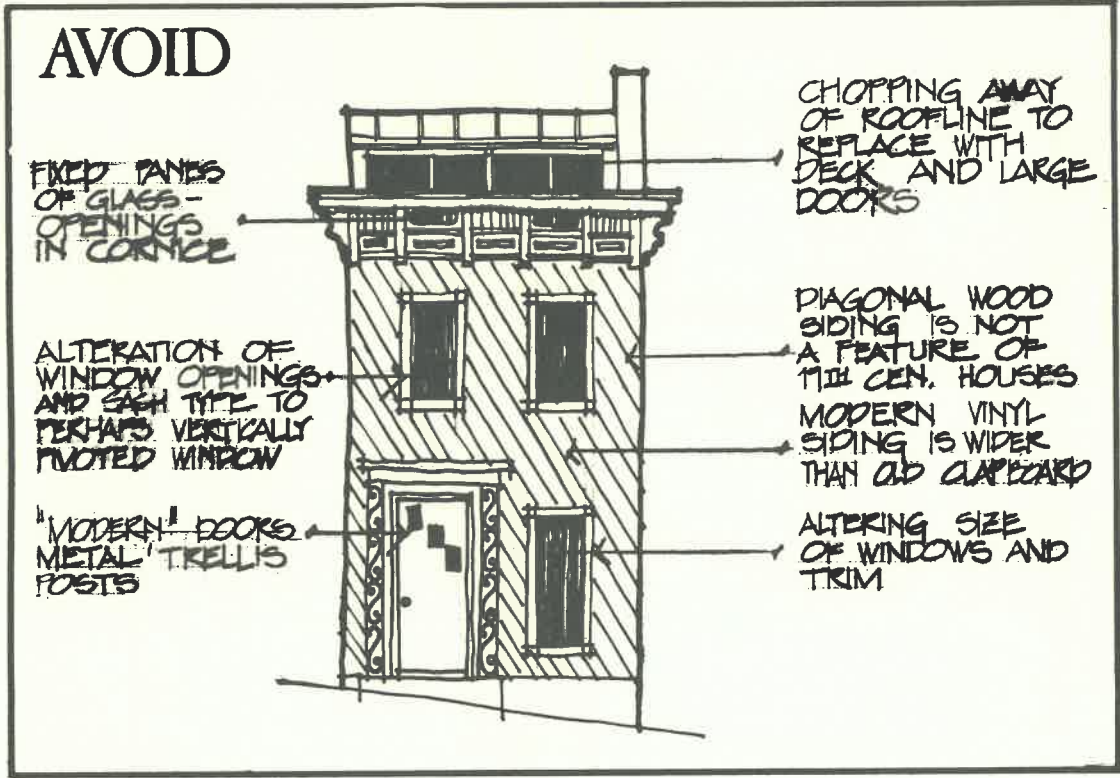


Renovation actions which are almost certain to spoil the character of the old house.

As you look around Cincinnati you will notice whole streets of old houses which decades ago were covered with asphalt siding "shingles" or "pressboard" stamped to resemble brick or stone. One can conclude that the salesmen for such items were persuasive indeed, and that once one homeowner had altered his house in this manner it must have caught on as the fashionable thing to do, and spread like wildfire down the street. Somewhat the same thing is occurring today with the use of sandblasting as a means of cleaning and renovating a building. This has drastically altered the character of

the district and does serious damage to the building.

The removal of significant scale giving elements such as mansard roofs, dormers and operable windows completes this destruction of character.



Alteration which attempts to show the money invested spoils the house's appearance.

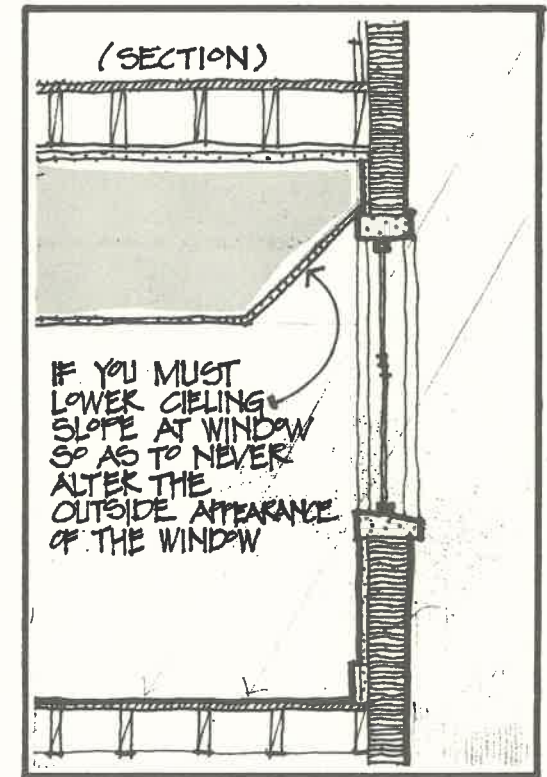
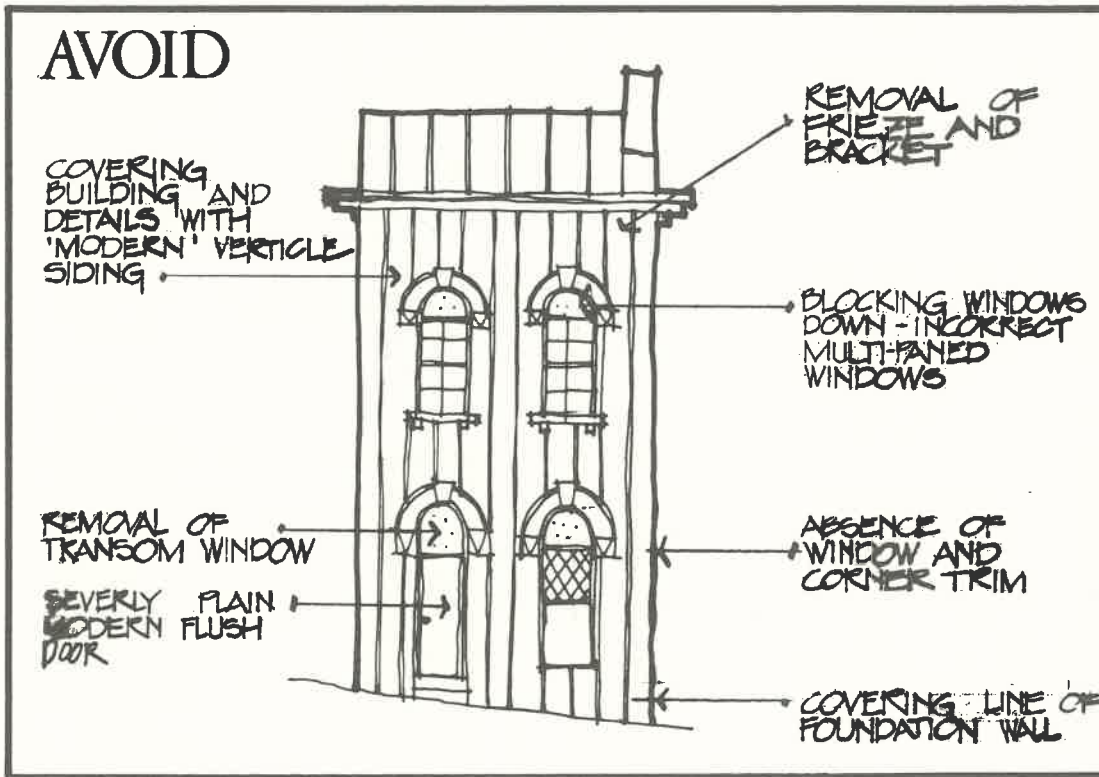
Perhaps the most important thing to consider (for example when you want to alter dormers or windows for more room and/or light), is to make any major alterations to the house on the off-street side, where it will be less visible. On the other hand, if you think you'd like to keep your house "authentic" and do a paint/restore job but believe from a maintenance and money point of view vinyl or aluminum siding is your choice, you could consider cladding three faces with artificial siding and doing a thorough and historically accurate restoration on the

front face.

As mentioned before, drastic changes are often done to a building so the money invested will "show". One often overlooked, and relatively inexpensive way to accomplish this objective is to spruce the house up with a lively new paint job and color scheme. You'd probably be surprised at the variety of bright colors (often many on a single house) which were commonly used on 19th century homes (refer to the following painting section). This solution will delight your neighbors, enhance the value of your home, and will be much less costly than more dramatic measures.

A thought to keep in mind: When you are evaluating the costs of renovation al-

ternatives, remember to weigh the value of the investment you have in your house's character. Actions which enhance this character will produce a greater return to you in the long run.



Modernization strips the house of its character.

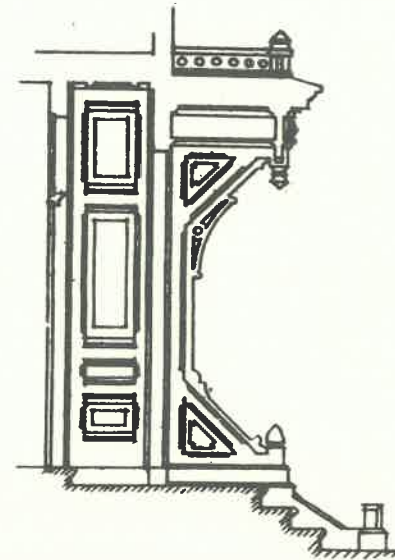
Buildings in the district exhibit a wealth of carved stone, pressed tin and wooden detail which give them a unique character and which cannot economically be duplicated in today's housing market. Unfortunately these details are often the first to show signs of wear and weathering if careful maintenance has been allowed to slide in the house's past. There is also commonly a desire on the homeowners' part to have his investment dollars "show" on the house leading him/her to a "modernization" solution which can strip the house of those very features which express the building's age and history.

Although many contractors will argue for this quick so-called "maintenance-free" solution in lieu of repair of the existing building, few houses are so deteriorated as to be beyond economical repair by the time-tested means of painting, flashing and carpentry.

It makes sense, often saves money and usually produces an architecturally more pleasing result to work with the special character of the building, rather than covering it up or removing it when undertaking renovation.

## Part 2: Specific Architectural Guidelines

- |                                       |                          |
|---------------------------------------|--------------------------|
| a. Entrances                          | l. Repointing            |
| b. Doors                              | m. Awnings               |
| c. Windows/Storm<br>Panels            | n. Sealants              |
| d. Brick                              | o. Shutters              |
| e. Cleaning                           | p. Trim                  |
| f. Stone                              | q. Refacing              |
| g. Ironwork                           | r. Moisture              |
| h. Insulation                         | s. Sealants              |
| i. Cornices                           | t. Weather-<br>stripping |
| j. Flashings, Gutters<br>& Downspouts | u. Painting/<br>Colors   |
| k. Front Steps                        | v. Utilities             |
|                                       | w. Additions             |





# A. ENTRANCES



EXAMPLE OF AN EXCELLENT  
DOORWAY ENTRANCE IN  
PROSPECT HILL

Entrances are important design elements within the historic district. These are of several types and should be restored whenever possible. Entrances entering directly into living units are the most common and are generally of two types. The first, common to the Classical Revival style, consists of a rectangular, unframed opening spanned by a plain stone lintel. The opening is generally divided



TYPICAL SIDE DOOR WITH  
PANELED WOOD DOOR, TRANSMOM  
WINDOW AND STONE LINTEL

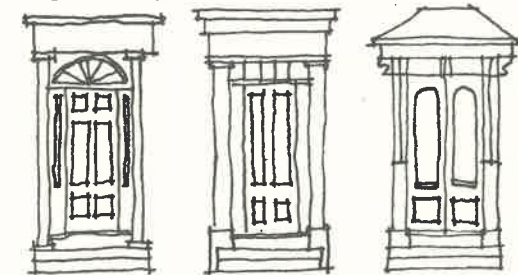
by a molded transom bar with a glazed transom above and a paneled door below. The second type is more characteristic of the Italianate style and consists of a frontispiece, a vestibule, and a doorway. The carved, often elaborate, frontispiece is a one-bay opening flanked by classical pilasters or engaged columns usually supporting a molded round arch surmounted by a horizontal cornice.

The shallow vestibule, sometimes provided with outer doors, serves as protection from the weather while awaiting entrance through the doorway. The doorway is usually framed by moldings and contains a paneled door with glazed transom light or transom above.

Entrances into commercial spaces are also of two types. The most predominant is a single doorway framed by the pilaster supports of the storefront. The second type is a subdivision of a bay of the facade, usually recessed from the front of the building.

Entrances opening into internal stair systems leading to living units are found in both the Greek Revival and the plainer Italianate styles. They have the same characteristics of the Greek Revival entrance previously described.

Entrances to passageways leading to rear living units are typical to the district. One type, found on row or semi-detached row houses, consists of an unframed opening in the front facade spanned by a stone lintel matching those of the other facade openings. The opening is divided by a molded transom bar usually with a lattice transom above. The passageway in this case becomes an integral part of the facade design. A second type of entrance, usually associated with semi-detached row houses, is in effect a gateway placed between two buildings. This entrance or gateway is usually constructed of lattice or solid wood paneling with a door opening leading to the side passage.



FEDERAL

GREEK REVIVAL

VICTORIAN

## B. DOORS



INCORRECT - POORLY DONE  
REPLACEMENT DOOR (FLUSH  
MODERN DOOR AND REMOVAL  
OF TRANSOM WINDOW)

Original doors within Prospect Hill are generally wood and glass four-panel doors on residences with pairs of glazed panels in the door. Wherever possible, well-designed panel doors should be used when replacement is necessary.

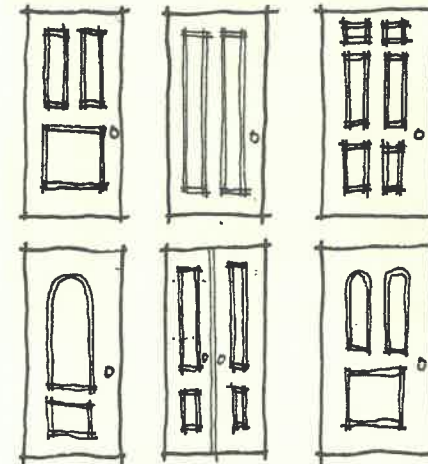
Every effort should be made to retain and repair original doors in the Historic Dis-



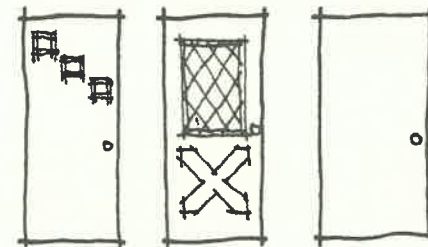
EXAMPLE OF GOOD  
REPLACEMENT - PANELED  
WOODEN DOOR IN A  
RESTORED ENTRANCE

trict. Transoms and sidelights should also be retained and restored. Inappropriate door replacements are aluminum doors, storm doors, slab doors, doors that alter the height or width of the entry, and those that are asymmetrically divided, or made with textured glass, plastic panels, or colored inserts.

It is recommended that doors, both old or replacement be finished with natural grain. However, the continual maintenance problem may dictate painting the doors. In that case, the doors should be painted matte black, muted browns, greens, greys or ochre.



Traditional and  
appropriate doors



Inappropriate for a  
historic district

# C. WINDOWS



TYPICAL EXISTING "2 OVER 2"  
WOOD FRAME DOUBLE  
HUNG FRAME WINDOWS

In general, aluminum double-hung sash are adverse; wood is always the preferred material. However, baked enamel aluminum sash that exactly fit the original openings, have the appropriate glazing pattern, and are in an appropriate color are acceptable. The best treatment, however, is to retain the original sash. To repair and weatherproof often is an economical approach. This treatment would utilize weatherstripping, caulking, and new trim.

Window sash in the district should be darker and in contrast with the wall

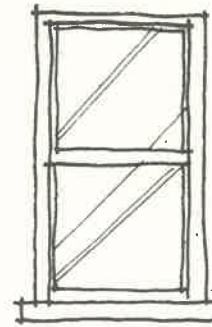
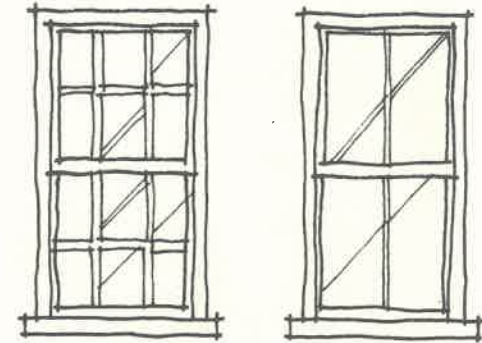


NEW DOUBLE HUNG WINDOW  
WITH DARK FRAME IS  
ACCEPTABLE.  
THIS IS A "ONE OVER ONE"

color. Acceptable color choices include matte black, dark slate grey, dark brown, and grey-brown. Window frames should be similar in color to either the surrounding masonry or to the darker sash.

Shiny aluminum windows that have already been installed can be treated by cleaning the exterior surfaces, priming the frames, and painting them a dark color. This procedure will insure many years of protection and will require little maintenance. If the windows are less than a year old or have been anodized, and

natural weathering has not occurred, the surface of the frames should be prepared with a mild etching acid just prior to priming in order to insure proper paint adhesion.



Types of  
windows  
appropriate  
for the  
historic  
district

Not Acceptable



# C. WINDOWS



OVERSIZED AND OUT OF PROPORTION WINDOW DETRIMENTALLY ALTERS THE ARCHITECTURE OF THIS BUILDING

Window openings characteristic of the district are well-proportioned, usually emphasized by carved stone lintels or hood-molds and plain or decorated lugsills. They vary in shape and proportion with the period of architecture with which they are associated but generally are rectangular or round arch in form.

Classical Revival buildings have symmetrical fenestration arrangements with rectangular openings spanned by plain, unmolded, stone lintels and lugsills. Original window sash were double-hung wood



REPLACEMENT WINDOWS WOULD HAVE BEEN BETTER IF DONE SIMILAR TO "2 OVER 2" DOUBLE HUNG/PANED WINDOWS.

units with two-over-two lights.

Characteristic of this period and style was the use of frieze windows on the front facade for the attic story. These attic windows are narrow horizontal rectangles with inward opening casement sash. Glazing is usually two to three lights per sash.

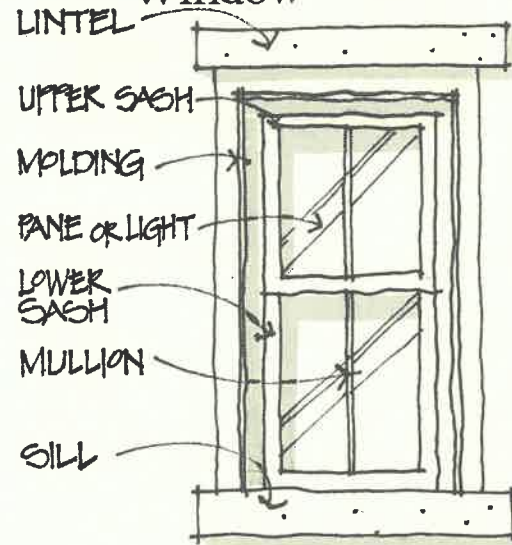
Frieze windows are also characteristic of the Italianate style. They are often not rectangular but shaped with elliptical arch heads or semi-circular ends. Front facade window openings of Italianate

buildings are rectangular and are generally spanned by simplified entablature stone lintels. Sash is usually wood, double-hung with two-over-two lights.

More pretentious Italianate designs have round arch window openings filled by correspondingly shaped double-hung wood sash with two-over-two lights. The openings are invariably embellished by ornately carved stone hood molds and decorated lugsills. First floor windows on the front facade are often floor length.

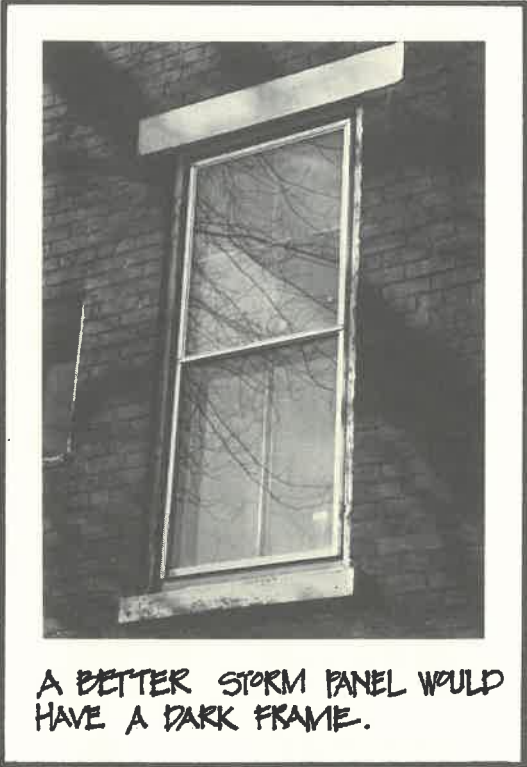
During rehabilitation, window openings should not be enlarged, closed-off, or otherwise altered in form. New sash for windows should be cut to fit the original opening, curved or horizontal, and should not be reduced for stock sizes of shapes. Picture, strip, sliding aluminum, jalousie, and most casement windows are not appropriate to the architecture of the district.

## Parts of a "two over two" Window



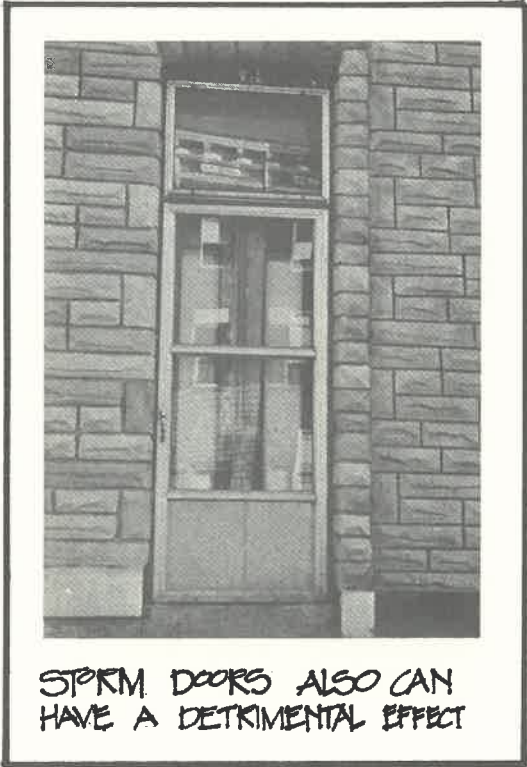
ANY NEW WINDOW SHOULD ATTEMPT TO RECREATE THESE ELEMENTS

# C. STORM PANELS

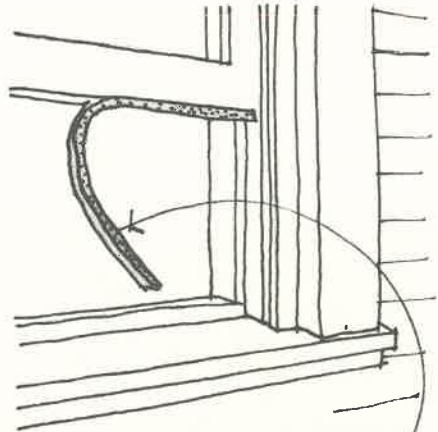


A BETTER STORM PANEL WOULD HAVE A DARK FRAME.

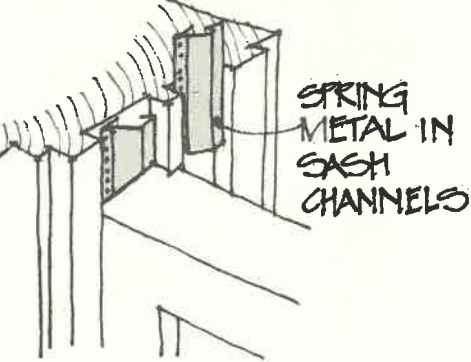
Many property owners discover that storm windows are a sound investment. Storm windows, however, often produce undesirable effects; the shiny outline of the frames is visually jarring, the loss of the original glazing pattern detracts from the building's character, and the loss in visual depth of the window reveal results in a monotonous appearance. If storm windows are needed, those that have dark baked enamel frames and that provide some degree of visual depth are recommended.



STORM DOORS ALSO CAN HAVE A DETRIMENTAL EFFECT

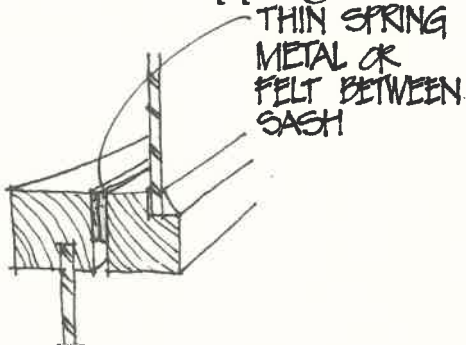


ADHESIVE-BACKED FOAM STRIP



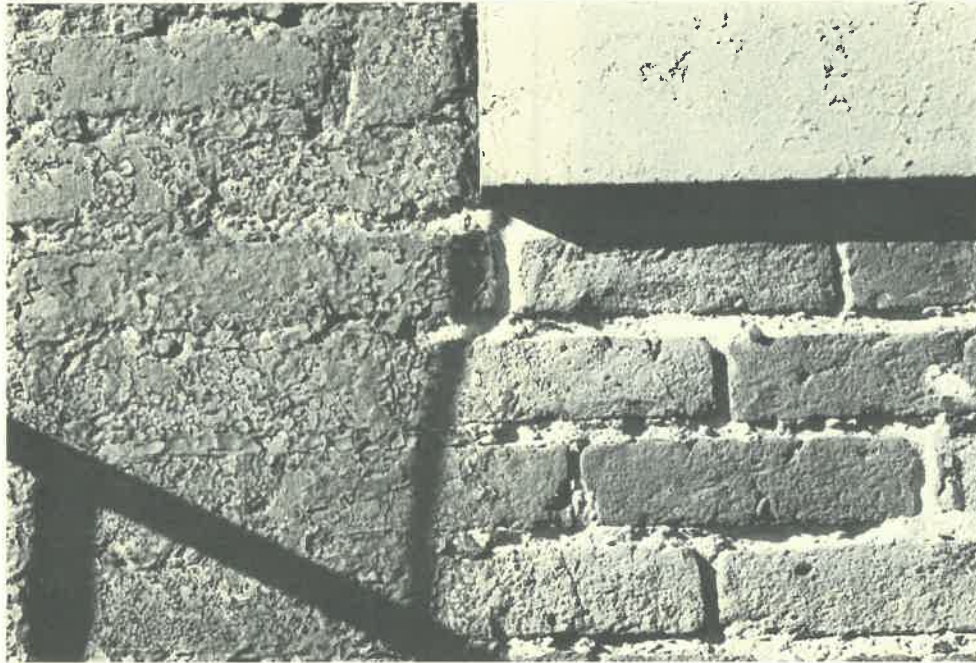
SPRING METAL IN SASH CHANNELS

## Weatherstripping



THIN SPRING METAL OR FELT BETWEEN SASH

## D. BRICK



EXISTING PAINTED BRICK -  
THIS NEEDS TO BE CLEANED  
AND PAINTED

SANDBLASTED BRICK -  
PITTED AND SEVERLY  
DAMAGED

Old brick is often in need of cleaning either because of years of accumulated dirt or because it has been painted. Methods of cleaning depend on the problem and the type of masonry. Whether the problem is dirt or paint, the methods used - chemical, steam or water - should be suited to the particular brick. Sandblasting should never be

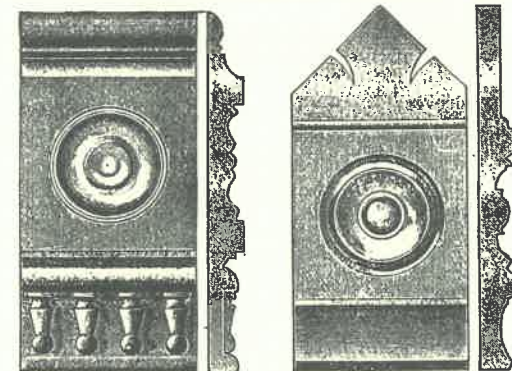
used. Sandblasting, even by highly skilled operators, not only removes dirt and paint, but also the surface of the brick. The hard surface of brick is its protection against moisture abrasion and wear; once it is removed the brick deteriorates rapidly.

With a few exceptions, the buildings in

Prospect Hill are constructed of brick. In almost all cases this brick is a variety known during the nineteenth century as salmon brick because of its characteristic orange-pink color. It is very soft and absorbs moisture readily, which accounts for the common practice in the area of painting exterior walls. Compared to modern brick, all older brick is porous and absorbs water rapidly. This is entirely normal and recent attempts to waterproof brick stops this "breathing" of the brick.

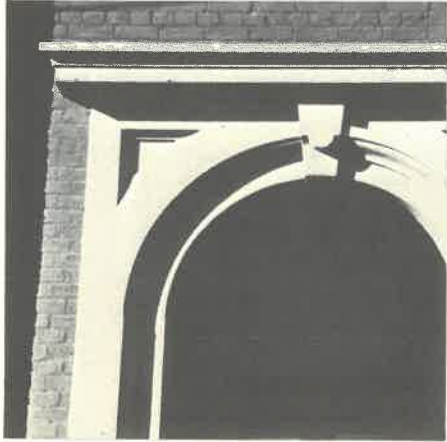
Old bricks are difficult to match today because they were made of clay and fired in kilns that produced colors and surfaces entirely different from commercially produced contemporary brick. The most practical source for matching old brick in the Cincinnati area is wrecking companies that specialize in used brick. Brick may also be obtained from the inside of a wall, particularly if the restoration of the building included work on the interior, for most often the walls of old buildings are solid masonry with the same type of material used inside and out. There are companies that will custom match many types of brick.

Painting, on the other hand, is permanent and provides a good measure of waterproofing to masonry walls. This procedure is highly recommended for the historic renewal of buildings in the district.



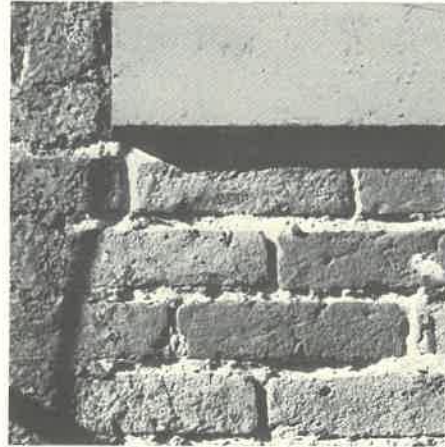
WOOD HEAD BLOCKS

## E. CLEANING



STEAM CLEANING WOULD BE ADEQUATE FOR STONE TRIM SUCH AS THIS.

Encrusted dirt and carbon deposits can be removed from brick walls by careful steam cleaning or water washing. This requires the cautious use of tri-sodium phosphate in a mild solution, which is thoroughly scrubbed onto the surface of the wall and then removed by steam jets. If the dirt and deposits on brick surfaces prove resistant to this technique, then mild solutions of hydrofluoric acid with a small amount of phosphoric acid added is equally effective. Window glass and painted areas must be adequately masked and metal components protected to prevent etching to those surfaces by the acid. After the use



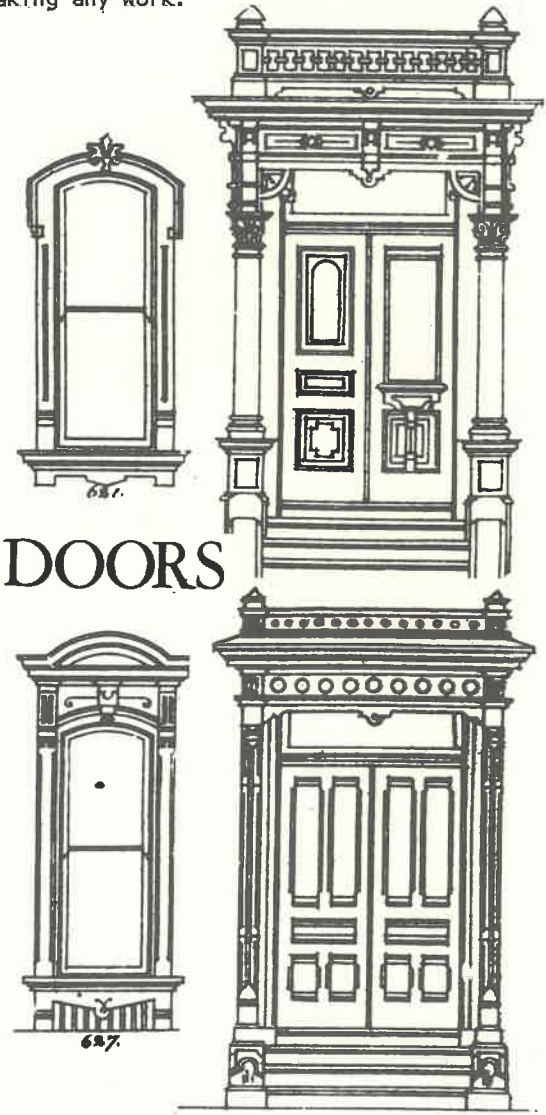
PERMANENT DAMAGE RESULTS BECAUSE OF SANDBLASTING: THIS TREATMENT MUST NOT BE USED.

of any acid solution, it is extremely important that it be removed completely by thoroughly washing the treated surfaces with a steam nozzle. A warm water washing with a detergent is the most highly recommended treatment, however.

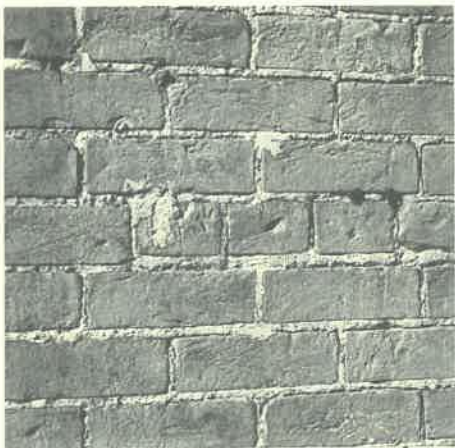
An alternate method for cleaning stone is the use of a high pressure water hose without adding the aggregate. After the stone has been soaked with water for at least three to four hours, water is then applied at a pressure of 800 pounds through an aerating nozzle, which reduces the destructive force of the water. The clean-

ness obtained by this method is not as great as by steam or water and aggregate cleaning, but it will clean the surface of the stone to a reasonable degree.

Because of the technical equipment and knowledge required for these cleaning procedures, owners are encouraged to consult with reputable professionals before undertaking any work.



## E. CLEANING



EXAMPLE OF BADLY DAMAGED BRICK DUE TO SANDBLASTING.

Cleaning masonry surfaces within the district poses a particularly difficult problem in that almost every masonry structure was erected with soft brick and each has been painted many times over. This has resulted in heavy paint encrustations that are thick and often difficult to remove except by sandblasting. However, sandblasting destroys the original texture and surface of these soft brick units, rendering them unattractive in appearance as well as subject to accelerated deterioration from moisture absorption.



EXAMPLE OF PAINT ENCRUSTATION. TREATMENT: SCRAPE LOOSE PAINT AND REPAINT.

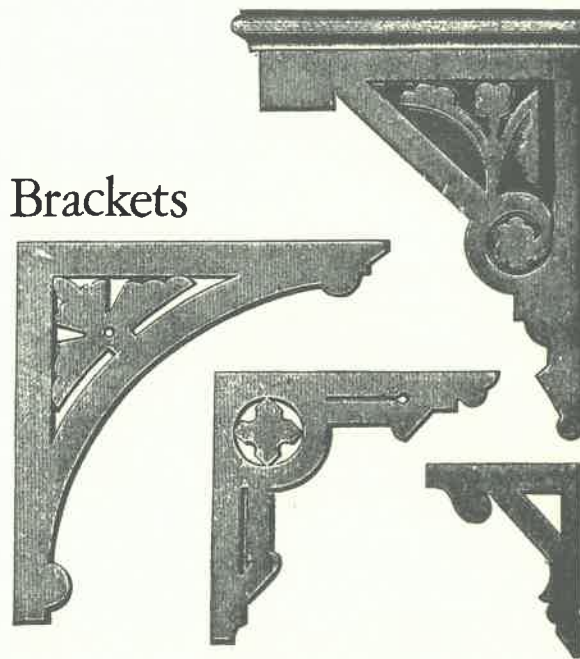
In most cases it is not necessary to completely remove all old paint. The paint that is adhering to the building is protecting the masonry and should not be removed. The brick surface is then ready to be repainted. Instead only loosened and flaking paint need be removed. This can be done by hand scraping with a bristle (not a wire) brush and is highly recommended.

Where masonry surfaces are coated with oil-based paints, an industrial paint remover may be used. This is generally applied by hand and allowed to partially dry, resulting in a curling action in the paint.

The loosened paint is then abraded with a stiff brush and removed with a steam nozzle. It may be necessary to repeat this action several times depending upon the number of layers of paint. Again, at the end of this process it is necessary to steam the wall thoroughly and to rinse it with copious amounts of water to rid the surface of all residue of paint remover.

Recent developments in industrial paint strippers offer possibilities for efficient methods of paint removal. Used primarily for removing large areas of paint, such as found on industrial tanks, these strippers can be sprayed on with proper equipment and the residue washed off with high-pressure water hoses. A particularly promising technique is the application of paint stripper with a special steam unit that increases the effectiveness of the remover. Technical details on these products and techniques may be explored further by contacting local brick cleaning firms.

### Brackets





## F. STONE



STONE DETAILS WOULD  
BENEFIT FROM PROPER  
CLEANING.

Stone is widely used throughout Prospect Hill in foundations and for architectural trim. Foundation stone is usually coursed or uncoursed rubble or fieldstone which was usually finished with a thin coat of plaster or stucco. This stone can be best matched by locating an old building that is scheduled for demolition and salvaging the stone from it.

Matching the stone of decorative architectural trim may prove to be more difficult. In the repair or replacement of this decorative stonework, every effort should be made to preserve and restore as much of the original carved surfaces,



STONE MOLDINGS MUST  
NEVER BE REMOVED OR  
ALTERED.

moldings, door and window architraves, and cornices as is feasible.

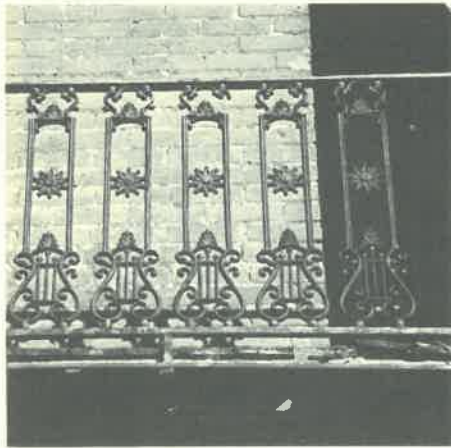
Various cement-based materials or epoxy mixed with pulverized stone may often be used for repairs. It may be necessary to experiment with various mixtures before a suitable repair medium is developed. Such materials, particularly epoxy based, can be used to repair carved profiles and moldings. For patching stone, these materials can be mixed into a grout, which, when scrubbed in the face of the patched stone, facilitates matching the repair to the surrounding original stone areas.



EXISTING RUBBLE WALLS  
FOR FOUNDATIONS (VERY  
TYPICAL) WITH DRESSED  
STONE LINTEL.

Old stone surfaces have been subjected to years of weather cycles, and in many cases to excessive water penetration, so that frequently it is impossible to obtain repair or replacement stone of an identical color. If attempts to match older masonry colors have been unsuccessful or the repaired stone is mottled in appearance, appropriate painting with natural stone colors should be considered.

## G. IRONWORK



DETAIL OF A CAST IRON RAILING TYPICAL TO PROSPECT HILL

In the nineteenth century Cincinnati was a major producer of cast iron architectural components and ornamentation, and fine examples of this work still exist today in the Mt. Auburn area.

In addition to storefronts, other examples of ironwork in the area are decorative grills, balconies and fences. These examples should be preserved and restored whenever possible.

All ironwork can be suitably cleaned by gentle sandblasting or gentle wirebrushing, repaired with epoxy, primed with rust



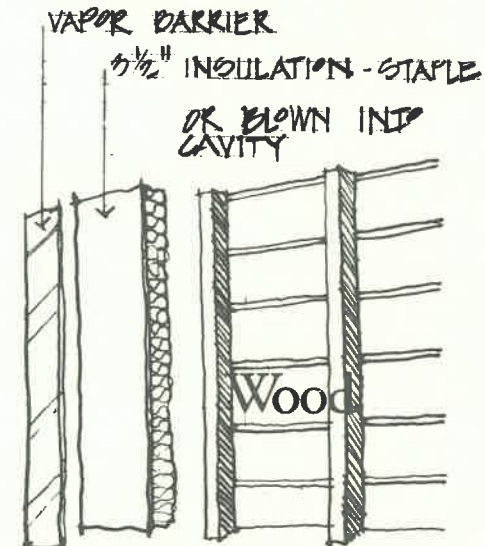
A SIGNIFICANT FEATURE OF THE DISTRICT IS THE IRON FENCES; THESE MUST BE PRESERVED AND ENHANCED

preventive paints, and painted an appropriate matte black.

## INSULATION



### Installation Details



## I. CORNICES



LOSS OF CHARACTER DUE TO POOR MAINTENANCE OR "MODERNIZATION" OF CORNICE.

• INCORRECT •

Ornamental cornices are dominant and significant design features of historical buildings in the Prospect Hill area. Ranging from simple Classical to ornamental Italianate design, these elements emphasize the horizontal continuity and general historic character of the district and provide strong visual terminations to individual building facades.

Cornices require regular attention and should be periodically repaired and painted. They are of such design significance and visual importance that all means possible should be taken to preserve them.



TYPICAL ITALIANATE CORNICE - NOTE BRACKETS AND FRIEZE WINDOWS.

• CORRECT •

If repair is proven to be completely unfeasible, the replacement cornice should be skillfully designed to be compatible with the building, its style, and the district's character. The cornice as a design element is a horizontal feature, and the current practice of using vertical boards to replace cornices is very detrimental to the appearance of individual facades.

## J. FLASHING GUTTERS & DOWNSPOUTS

Where vertical elements penetrate the surface of the roof, the juncture must be flashed carefully or leaks will almost certainly occur. Flashing around chimneys is in two parts: base flashing, which is fitted into the shingles, and the upper (cap) flashing, which is built into the brickwork as the chimney is laid. One piece of base flashing should be used for each course of shingles, and it should extend onto the roof surface at least four inches. Flashing around dormers is similar, but cap flashing is omitted since the base flashing is turned up under the dormer wall covering. Where roofs change pitch it is necessary to flash the break. Generally, the flashing is carried under the upper course of shingles and out on top of the lower course, but it may be hidden by doubling the lower course of shingles. Nails driven into the flashing should be embedded in lead washers to prevent leakage.

When checking the roof each spring, the homeowner should clean gutters of all dirt, and leaves. If the gutters are clogged, water will spill down the wall, soon staining and deteriorating cornices and siding.

Hung below the eaves, gutters get heavy when filled with ice and should be supported every 30 inches to prevent sagging or collapse. Since metal will expand and shrink with changes in temperature, room must be left to allow gutters to expand free of their supports. Gutters must slope down about one inch for every 16 feet of length to insure proper drainage.

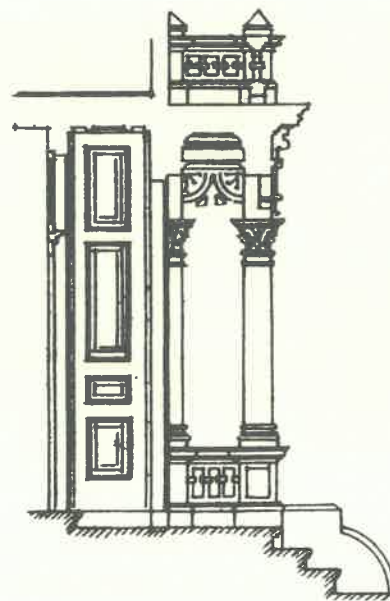
## K. FRONT STEPS



DOORWAY STEPS ARE AN ESSENTIAL DESIGN ELEMENT OF THE HISTORIC DISTRICT CARE MUST BE GIVEN TO MAINTAIN THEM.

Front steps of houses in Prospect Hill are constructed of brownstone, sandstone, or limestone. Front steps should not be removed or rebuilt in any material other than that of the original stone masonry or a clearly compatible substitute of similar color and textural quality. Cast iron and wood steps are also seen throughout the district, these should be repaired for there is no replacement available.

Patching or sealing of the front steps, when required, should be neatly executed and, if necessary, followed by a matte



DETAIL FROM A PATTERN BOOK OF THE PERIOD.

finish coat of paint. As a general rule, the patching will not be permanent. Therefore, care must be taken to not harm the stone. Painting should maintain the general color of a natural masonry and should not be in bright or unusual shades.

## L. REPOINTING

Nineteenth century mortar was composed of lime, sand, and water. Lime, the binding agent in mortar, may over many years leach out of mortar joints because of its chemical and physical nature and thereby leave the joints greatly weakened. Since this leaching effect is a result of contact with moisture and air at the surface of the joint, the eroding process works progressively from the outside inward. Except in severe cases this process can be halted and the building adequately stabilized by the process of repointing.

Repointing, or tuckpointing, consists of carefully raking out the old mortar joint to a proper depth (usually 1"), thoroughly cleaning the joint sides, and refilling the joint with new mortar. After hardening, the new mortar assures the protection and stability of the brick wall for many years to come.

It is important to simulate the old lime and sand mortars, both in appearance and in composition. This will insure compatibility of the mortar with the old brick, so that during periods of freezing and thawing the expansion and contraction characteristics of brick and mortar will be nearly the same. If a hard modern mortar with a high portland cement content is used, the softer bricks may suffer irreparable damage during periods of freezing and thawing. A mixture consisting of one part of white masonry cement, two parts of lime, and seven to nine parts of the smallest available mesh sand, to match the original sand, is recommended.

In general, the mortar joint should be concave, as this gives the best appearance and the greatest bond of mortar to brick. In restoration work, however, the type or original joint should be ascertained if possible and reproduced in the new work.

## M. AWNINGS



LOSS OF CHARACTER DUE TO THE USE OF METAL AWNINGS ON RESIDENTIAL BUILDINGS. THIS IS AN INCORRECT APPLICATION.

The use of window awnings above the first floor should not be encouraged within the district. Only exterior wood shutters are in keeping with the historic character of the area. If window awnings are used, however, they should be made as compatible and unobtrusive as possible.

Awnings for windows or sidewalk shelters for storefront buildings are to be encouraged as they are very much in character with the Historic District. Heavy canvas on an adjustable metal frame is recommended. Suggested canvas colors



CANVAS AWNINGS ARE APPROPRIATE FOR COMMERCIAL STOREFRONTS.

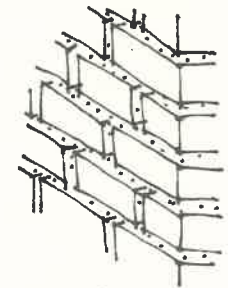
include buff-brown, light grey, ochre, brick-red, grey-green, and medium blue. Lettering should be compatible with the historic character of the district.

## N. SEALANTS

Water repellent coatings (silicone) should never be used unless there is actual water penetration through the masonry units themselves, and the problem is not caused by faulty or missing mortar, poorly functioning roof drainage systems (gutters and downspouts) or rising ground water. If water is penetrating through the masonry to interior surfaces and the problem is not due to any of the conditions mentioned above, then only the affected area should be treated, and only after the masonry has been allowed to dry out.

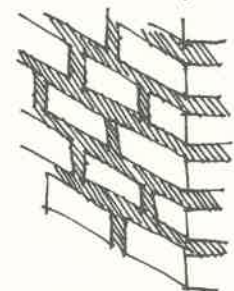
Painting, on the other hand, is more permanent and provides a good measure of waterproofing to masonry walls. This procedure is highly recommended for the historic renewal of buildings in the district. However, this is not to encourage the painting of sound, unpainted masonry.

DETERIORATED MORTAR JOINTS ALLOWS WATER TO ENTER WALL

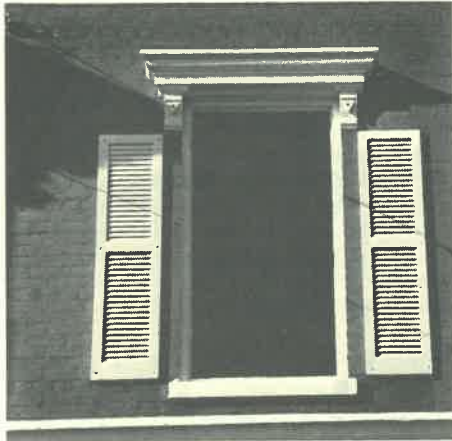


Repointing

REPOINT MORTAR JOINTS AND PAINT BRICK - SEAL AND FLASH AS NEEDED.



# O. SHUTTERS

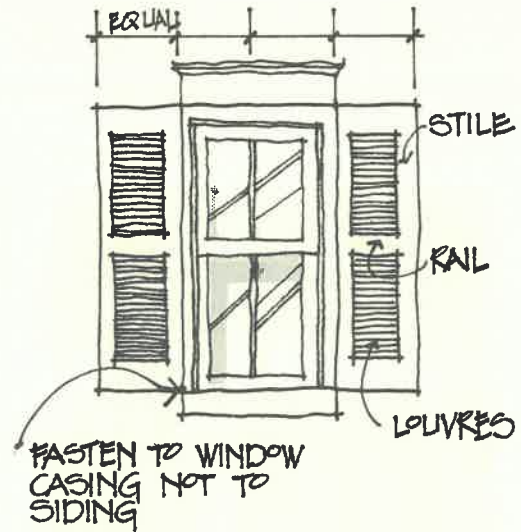


SHUTTERS THAT ARE INCORRECT SIZE, MOUNTED WRONG AND COULD NOT CLOSE, WHICH IS BOTH HISTORICALLY WRONG AND AESTHETICALLY UNPLEASING

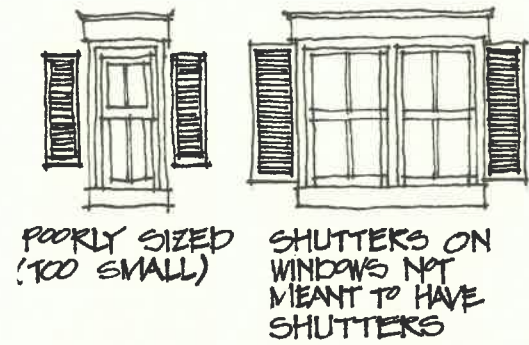
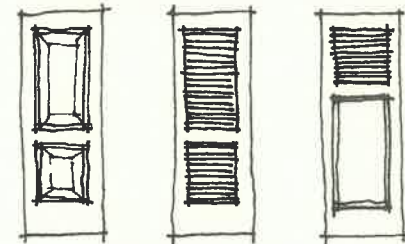
Exterior wood shutters were very prevalent on buildings in the district during the nineteenth century, and many still remain today. These shutters enhance the character of even the plainest building, and it is strongly recommended that property owners replace those that are missing. There appear to have been three basic shutter designs. The fully louvered shutter seems to have been used universally on upper floor windows while ground floor shutters were usually solid-panel or a combination of solid-panel and louvered as a practical security measure.



TYPICAL WINDOW IN PROSPECT HILL - WITH OPERABLE SHUTTERS. FASTENED TO CASING, NOT TO BUILDING. SIZED TO FULLY COVER WINDOW WHEN CLOSED.



Blinds should fit window



POORLY SIZED (TOO SMALL)

SHUTTERS ON WINDOWS NOT MEANT TO HAVE SHUTTERS

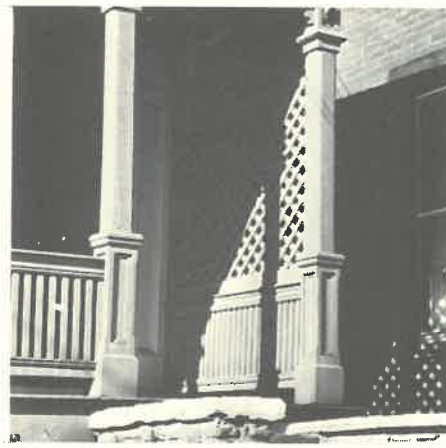
Avoid

## P. TRIM



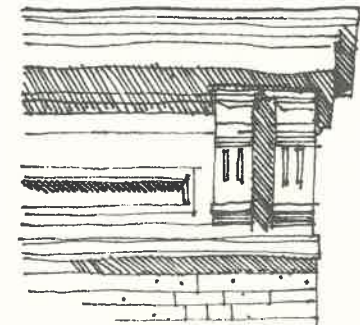
EXCELLENT WOODEN TRIM CAN BE FOUND THROUGHOUT PROSPECT HILL. IT SHOULD BE MAINTAINED AND FIXED UP, NOT REMOVED.

Whenever it is determined to paint the decorative trim of brick buildings, all stone components, including front steps, porches, basements, cornices, and window enframements, should be painted the same color. This comment should, however, not be to encourage the painting of previously unpainted masonry. This is unwise due to the effects of moisture on painted stone. The elegant proportions of a building can be seriously altered if some parts are painted and some are left untouched and are completed in different colors.

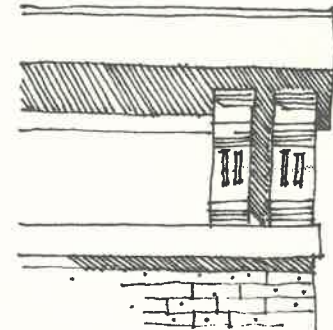


TRIM THAT HAS BEEN REPAIRED AND REPAINTED - OLD PHOTOGRAPHS OFTEN CAN BE CONSULTED TO VERIFY HISTORIC ACCURACY.

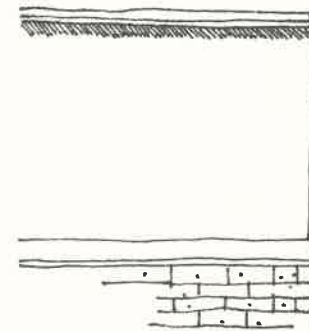
Because the original character of individual buildings and the character of the district as a whole was dependent upon the contrast of brick walls and trim, this technique should be reproduced whenever possible. In all cases the colors chosen for the trim should be from a selection of natural colors and should be lighter than and form a definite contrast with the wall color.



Maintenance: Yes

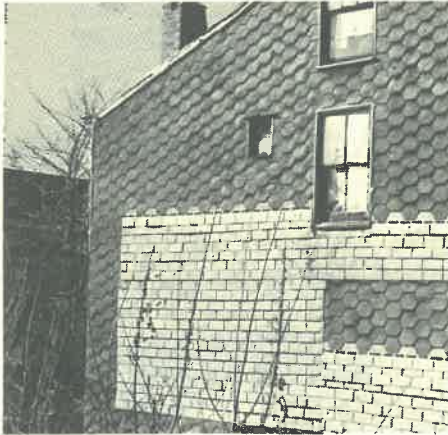


Simplify: Perhaps



Stripping: Never

## Q. REFACING



**INCORRECT - LOSS OF CHARACTER RESULTING FROM THE USE OF MATERIAL NOT IN KEEPING WITH ORIGINAL CONDITION.**

Original masonry in the area should, wherever feasible, be repaired, brushed and repainted, or repointed rather than refaced. Small areas of masonry that need replacement should be filled with matching old materials. In all cases care should be taken to insure that matching brick is used, that proper bonds and joints are formed, and that course heights match the original. Old mortar joints are relatively thin; modern joints are thick.

Masonry in the district should not, under any circumstances, be replaced by or cov-



**CORRECT TREATMENT-REFACING THAT IS SIMILAR IN APPEARANCE TO OLDER ORIGINAL WALL.**

ered with synthetic brick or stone, shingling, clapboards, aluminum or vinyl siding, or any other material that does not provide or recreate a surface similar in appearance, color, scale, or texture to that of the older walls.

## R. MOISTURE

A house is a living thing, it "breathes". It's inhabitants, their activities (bathing, cooking, washing), and the higher temperatures inside the house produce a higher moisture level inside than is in the outside air. This moisture tries to (and does) escape through the walls. Old houses were built to allow this to happen without damaging the house's structure; the general principal of construction being "tight inside - loose outside". Painted hard plaster walls partially impede the flow of water vapor to the outside. The vapor which does escape passes into the wall cavity (in the old house, uninsulated), where a drop in temperature causes the vapor in the air to condense and freeze on the studs and facing surface of the outside wall. As the outside air warms, and is able to migrate into the permeable clapboard wall, drying breezes evaporate the accumulated frost. This principal of tight inside - loose outside, (it works the same way in the attic or in the basement or crawl space), assures the delicate balance of forces which prevent dry rot damage to the house from moisture build-up.

Remember to consider moisture when undertaking any energy improvement in your house. If you suspect there may be moisture build-up - ventilate!

Although the old house should be able to "breathe", it should not be so open as to allow the penetration of moisture in the form of rain, wind-driven rain, or melted snow. While, strictly speaking, not "energy conservation measures", steps taken to prevent the seepage of water into the house are critical to its structural stability.



## S. SEALANTS



APPROPRIATE SEALANTS, COPINGS AND FLASHINGS ARE ESSENTIAL TO PROTECTING THE WALLS FROM MOISTURE. THE CONDITION OF THE ROOFScape IS VITAL TO THE DISTRICT

Flashings and coping stones are very important to the integrity of a wall and to its longevity. If parapet walls exist and are topped by coping stones, the joints of the stones should be carefully repaired. The use of a one-part sealant or a liquid synthetic rubber sealant in the joints is advisable. The condition of the flashings where the roof meets the

parapet is important. Flashings and counterflashings must be in perfect condition to prevent water entering at this critical junction.

Windows and other openings should be caulked, preferably with polysulfide or silicone synthetic rubber sealants. These are obtainable in many colors

and can be matched to the finished paint or trim. They offer as much as 15 years of flexible life, compared to the normal five-year maximum for regular, oil-based caulking materials.

Though caulking is often included in the painting specifications of a job, it is recommended that this be done as part of the masonry restoration, for it is actually a part of the waterproofing and weatherproofing of the building.

## T. WEATHER STRIPPING & CAULKING

If you are short on cash, and feel you'll have to postpone energy improvements for another heating season - don't! For relatively little money, few tools, but a substantial investment of time, you can begin now to weatherstrip and caulk your house. And this can be one of the most effective means of cutting down on energy losses in the old house. Take, for example, a two-story frame house. The house had storm doors and windows, 6" of attic insulation. If the owner did nothing but install weatherstripping, he would realize a 35% reduction in heat losses, and caulking would increase those savings! It's a relatively simple job - one that the entire family could do in a few weekends.

## U. PAINTING/COLORS



A ROW OF BUILDINGS ARE EVALUATED TOGETHER. THE ADJOINING COLORS MUST BE THOUGHT OF AS A GROUP

Effective treatment of pairs or groups of buildings designed as a block can be achieved through mutual agreements by property owners to paint their buildings at the same time with the same or compatible colors. Sharing contracting services will not only enhance the impressive quality of a row of houses but may result in reduced costs to the individual property owners.

It is not at all recommended to paint sound, unpainted masonry.



PAINTED BRICK IS HISTORICALLY CORRECT AS WELL AS AN INTELLIGENT STEP TO PRESERVE THE BUILDING.

All repair and repainting should be completed before painting begins, and deposits of dirt or powdered masonry should be brushed off walls and ornamented surfaces. Selected paints should be in keeping with the character of the district. Generally, historic colors are compatible with nature: earth browns, stone greys, olive greens, sky blue, ochres, and brick reds. Acrylic latex house paints are best for this use since they produce a matte finish and contain no oil base ingredients to react chemically with mortar elements.

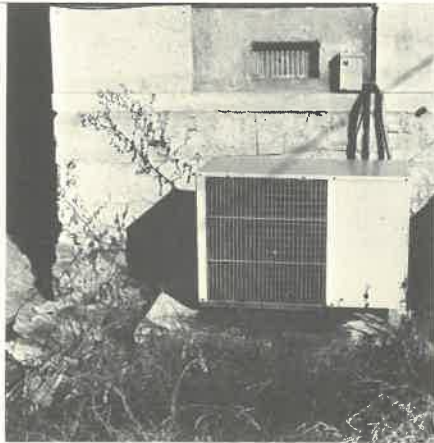
Whenever it is determined to paint the decorative stone trim of brick buildings, all stone components, including front steps, porches, basements, cornices, and window enframements, should be painted the same color. The elegant proportions of a building can be seriously altered if some parts are painted and some are left untouched or are completed in different colors. Because the original character of individual buildings and the character of the district as a whole was dependent upon the contrast of brick walls and stone trim, this technique should be reproduced whenever possible. In all cases the colors chosen for the stone trim should be lighter than and form a definite contrast with the wall color.

Painting is usually the most common maintenance chore for the owner of a wood frame home. Before repainting your house, determine if any problems exist which could shorten the life of a new paint job. Most defects are the result of poor paint, or poor preparation of the surface and/or poor workmanship.

Blistering indicates moisture under the paint. As dampness comes to the surface the paint above it develops small irregular loose flakes. The problem can often be cured by ventilating the air-space between the outside and inside walls with small ventilator plugs. Another cause may be moisture from a damp leaky basement penetrating wall cavities.

Cracking is caused by insufficient paint adhesion. It generally occurs for one of two reasons: incompatible types of paint were used, or paint was applied to a dirty, greasy, or a previously cracked surface. Paint applied in cold or wet weather is also susceptible to cracking. Never paint if it looks like rain, in direct sun, or extreme cold. Cracking areas should be scraped, sanded and wiped clean before painting.

## V. UTILITIES



AIR CONDITIONERS SHOULD BE PLACED OUT OF SIGHT, OR BE SHIELDED BY PLANTING MATERIAL.

The installation of utility equipment on the exterior of buildings within the district should be restricted to the side or back walls or roof areas that are least visible from the street. All utility lines, including electrical and telephone, should be underground. Individual air conditioners or window fans on street facades should be discouraged. If no other alternative is feasible (installation of a central system or placement in side or rear windows), cooling units on street facades should be of the slim-line type or set flush with the surface of the building. They should be



LOSS OF CHARACTER FROM BAD LOCATION OF UTILITIES TIE IN.

Painted an appropriate color to blend with the color of the facade.

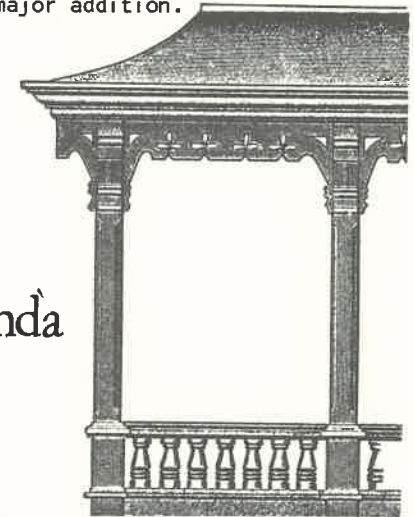
Wherever possible, master television antennae should be installed to eliminate the roof top proliferation of individual units.

## ADDITIONS

Additions - both small additions to the facade such as lights, mail boxes, eagles, etc. and major additions such as garages, carports or added-on rooms - require careful design to be successful on the old house.

Be sparing about adding "ornament" to the house; if possible add only those fixtures which might have been original to the house, and are of the same style as the house. "Colonial" ornaments are not appropriate for houses built after c. 1850.

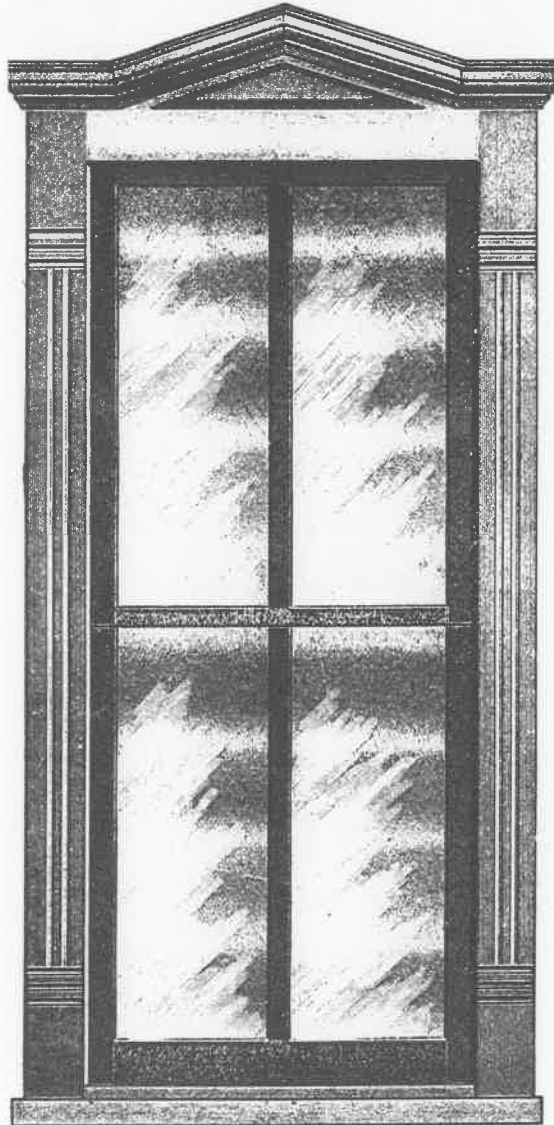
Major space additions, including porches, should not visually overpower the original house. In materials, roof shape and placement of openings, the new addition should relate to the design of the house. This can be tricky, and you should seriously consider hiring either an architect or contractor who has a proven track record in designing for older buildings to help you sketch out some possible designs before you embark upon a major addition.



Veranda

# VI. Neighborhood Improvement Strategy

# VI. Neighborhood Improvement Strategy



## A. Streetscape

After reviewing the existing conditions and conducting an analysis of the land uses within the area, the related problems and their recommended solutions were organized into a small number of easily identifiable categories. Each category represents an independent system of site elements that will need continued attention if the district is to retain and develop its attractive image. Each category contains a map illustrating the text and an implementation strategy.

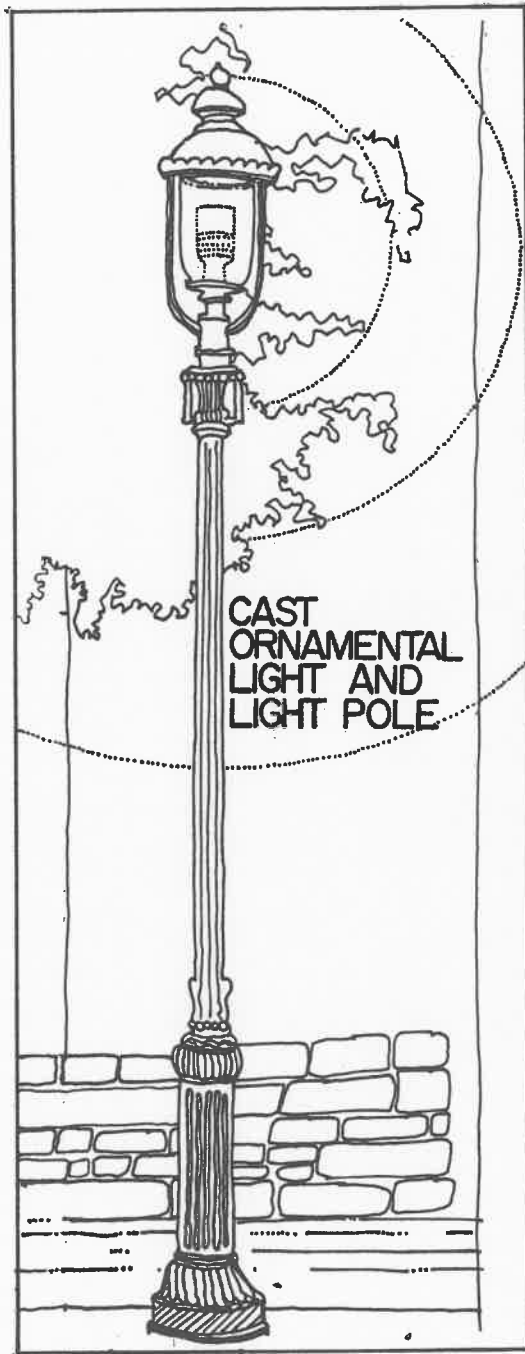
### Analysis and Recommendations

1. Lighting
2. Landscaping
3. Paving
4. Entry Points
5. Stairways
6. Parking lots

## B. Implementation

1. Overview
2. New Development
3. Budget Process
4. Maintenance Agreement

# LIGHTING RECOMMENDATIONS



Realizing that existing overhead lighting is required to remain, this plan therefore presents a coordinated plan for utilizing specific decorative pedestrian light fixtures whenever site improvements at entry points, parking areas, city steps and private lots are undertaken. A suggested spacing and pattern are noted for utilizing the same fixture along the residential streets to be implemented by private sources. Other improvements and suggestions that result from private sector involvement in providing lighting are given. The funding strategy points out the capital costs and assessments required to provide the additional lighting.

## Table of Contents:

- A. Existing Lighting.
  - B. Lighting Concepts
  - C. Lighting Goals
  - D. Recommendations
  - E. Capital Costs and Assesments
  - F. Private Lighting
  - G. Lighting Plan
  - H. Implementation
-

## A. Existing Lighting

All the lighting in the Prospect Hill area is currently mercury vapor 'cobra head' fixtures mounted on wood telephone poles at approximately thirty foot heights. The 'thru' streets, Liberty Hill and Highland Avenue have the highest intensity lighting. These lights are located on only one side of each street and are 10,000 lumen mercury vapor fixtures supplying approximately 0.5 fc to 0.6 fc of light. Sycamore Hill has 7,000 lumen mercury vapor fixtures supplying approximately 0.3 fc of light. These are located along the west side of the street.

The more residential streets of the neighborhood have lower intensity lighting. Milton Street, Boal Street, Ringgold Street and Young Street have 7,000 lumen mercury vapor fixtures located on one side of each street supplying between 0.3 fc - 0.5 fc of light depending upon the exact spacing. Slack Street has only 2,500 lumen mercury vapor fixtures supplying 0.2 fc of light.

All the existing lighting is primarily for roadway use for automobiles and not for pedestrians. The wood telephone poles are owned by Cincinnati Gas and Electric Company and also carry electric service and telephone wires. At the present time, C.G.&E. Co. only offers two basic types of light fixtures attached to their poles. The existing fixtures in Prospect Hill which are 'cobra head' with mercury vapor light sources are the standard for the City. Recently a more contemporary fixture 'Decashield' has been approved for a local business district. The new fixture cost is being assessed to the abutting property owners. Any modification of the existing system such as undergrounding of overhead wires, changing fixture types, or amount of light has to be assessed to the abutting property owners.

## B. Lighting Concepts

- 1 Let the existing light poles and wires remain based on the enormous cost to change the system.
- 2 Add new pedestrian lighting to complement the existing vehicular lighting, particularly on the sides of streets where no lighting currently exists. These fixtures should have a gaslight type appearance and should be located at entry points to the community, along residential streets, adjacent to parking areas, along City steps and whenever possible in private spaces.
- 3 Emphasize and identify entry points to Prospect Hill by the placement of pedestrian scaled light standards with formal paired spacing on both sides of the streets to create a gateway effect.
- 4 Reflect the intimate residential scale of the smaller residential neighborhood streets by the introduction of pedestrian scaled light standards with random staggered spacing.
- 5 Install pedestrian lighting for security around parking areas and the sidewalk connections to residences.

## C. Lighting Goals

- 1 Differentiate thru streets from local or neighborhood streets by the use of lighting intensity, scale, color, rhythm and spacing.
- 2 Define the limits of the Prospect Hill area through the use of street lighting to read as a 'district' as seen from a distance.
- 3 Establish an 'historical theme' throughout the neighborhood by the use elegant historic fixture types which could be capitalized upon to create an identity and market strategy.
- 4 Alleviate fear of crime.
- 5 Promote social interaction through the use of pedestrian lighting.
- 6 Provide orientation to key streets, paths and buildings.
- 7 Provide inspiration for community spirit and growth.



## D. Recommendations

The recommended pedestrian lighting pole is the "Madison Post" as manufactured by Spring City Electrical Mfg. Co., Spring City, Pennsylvania. This pole has been used in other neighborhood locations throughout the city and has become a standard in terms of stocking replacement parts. The luminaire or light source has an appearance of a gaslight and relates well to older historic neighborhoods.

The recommended light source is color corrected sodium vapor, a warm toned light that is very energy efficient and has a similar glow to that of a gaslight.

The spacing of these lights would be approximately seventy-five feet (75') and staggered on the smaller residential streets such as Milton, Boal, Mansfield, Broadway, Cumber, Slack and Ringgold. On the more thru streets and at entry points, the spacing would be approximately sixty feet (60') with paired spacing. The paths between parking lots and houses, between bus stops and houses, along the city steps, and in pedestrian areas should also be considered as primary places to utilize these lights.

## E. Capital Costs and Assessments

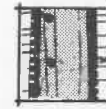
The cost to purchase one Madison Post light is approximately \$1,200.00 in 1980 prices. The cost to install the underground conduit, pull boxes and trenching is approximately \$30.00 per lineal foot. Therefore, the installation cost for 70' spacing is approximately \$2,250.00 per fixture in 1980 prices not considering energy and maintenance. The Division of Traffic Engineering, Department of Public Works, City of Cincinnati is the only agency responsible for maintenance of the public street lighting system. In order for Traffic Engineering to maintain a lighting system abutting property owners have to be assessed a dollar

amount per lineal foot of their property frontage. This amount on a similar lighting system in 1980 prices is approximately \$1.40 per lineal foot for a lighting system with staggered spacing of seventy feet (70'). Assessments are based on five year periods.

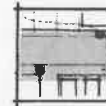
## F. Private Lighting

Since Prospect Hill derives much of its character from the facades of restored buildings illumination should be considered for buildings and individual facades to enhance their night time appearance. "Up Lighting" and wall lighting should be strongly encouraged solving both the problem of building security and orientation. The Pendleton House is an example of the use of light to highlight a significant landmark and to identify Prospect Hill from the rest of the city. If more buildings were lighted at night greater emphasis could be placed on Prospect Hill as a total historic district with a definite 'location' on the skyline.

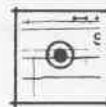
# Map Key



Proposed Highland/Liberty pedestrian lighting improvements.



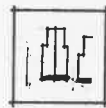
Pedestrian lighting at 75 foot spacing — staggered both sides and one side spacing.



“Cobra Head” light to be relamped with higher intensity light source.



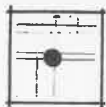
Zone of pedestrian lighting around parking lots.



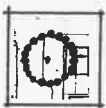
Suggested location of building facade to be lit.



Proposed location of pedestrian light fixtures — paired spacing.

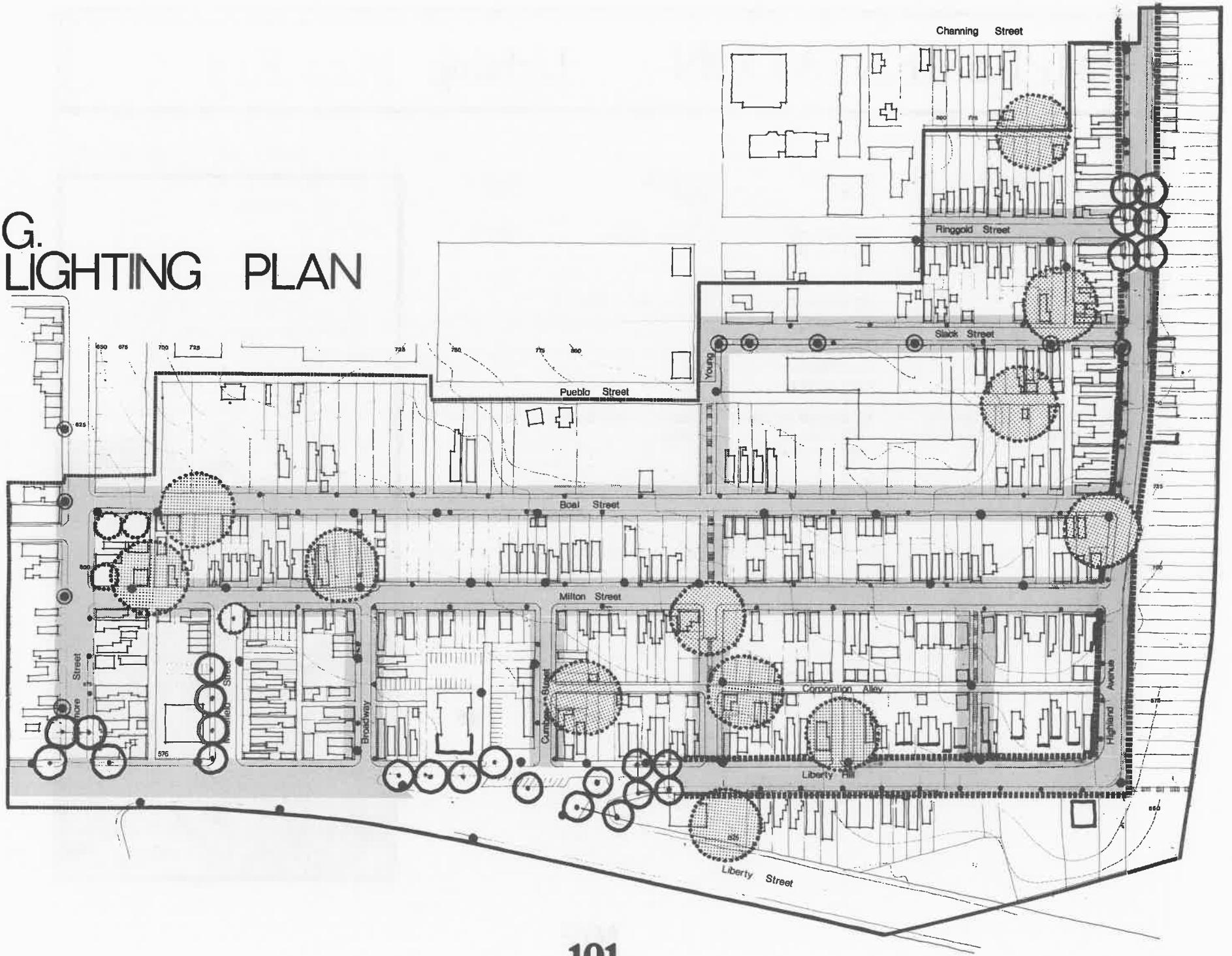


Indicates location of existing “Cobra Head” fixtures.



Location of existing pedestrian lighting fixtures.

# G. LIGHTING PLAN

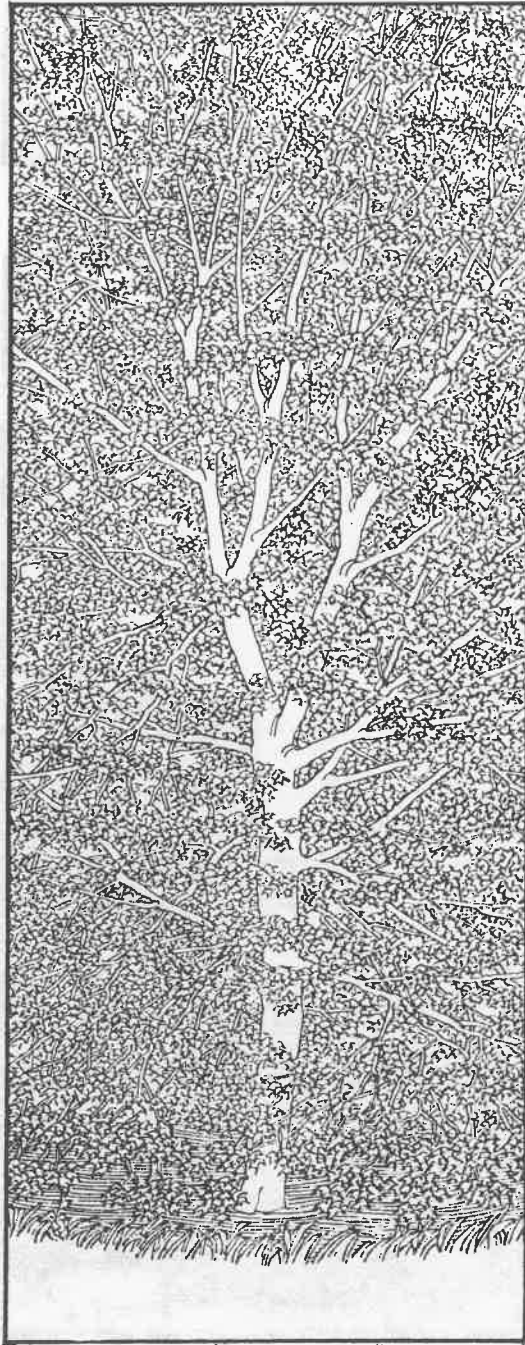


# IMPLEMENTATION

## Lighting

PROJECT/URBAN DESIGN COMPONENT	ESTIMATED COST	FINANCIAL SOURCE	PROJECT YEAR
1. Highland Avenue/ Liberty Hill Pedes- trian Lighting	\$94,000.00 Capital Cost	Private Funds -	1981-82
	Assessment Cost: (for energy & maintenance) \$1.40+/LF to abutting prop- erty owners	Individual Property Owners	
2. Pedestrian Lighting Throughout District	\$2,200+/Fixture 1980 Prices Capital Cost	Private - Individual Sources	1981-91
	Assessment Cost: \$1.40+/LF to abutting prop- erty owners - 1980 prices	Individual Property Owners	
3. Existing Overhead Highway Lighting Improvements (Cobra-Head Fixtures)		City of Cincinnati - Traffic Engineering and C.G.&E. Co.	1980-81





# LANDSCAPING RECOMMENDATIONS

This plan encourages the residents to plant specific trees at established spacings and provides information as to where certain tree types should go and how they are to be planted. This plan can therefore be realized on an ongoing basis to create a coherent landscaping treatment. The public improvements at the entry points, which include landscaping, are described with specific tree types and planting details. Other improvements are suggested such as a pruning and maintenance program which would significantly help the quality of the streetscape. Various prominent or significant structures are called out to receive plantings and landscaping treatment. The final portion of the recommendations is a suggested funding schedule.

## Table of Contents:

- |                                   |                                |
|-----------------------------------|--------------------------------|
| A. Street Tree Program            | G. Tree Planting Procedure     |
| B. Plantings at Special Buildings | H. Clearing, Pruning, Thinning |
| C. Landscape Plan                 |                                |
| D. Implementation Strategy        |                                |
| E. Recommendations for Trees      |                                |
| F. Tree Paving Detail             |                                |
-

# A. Street Tree Program

## RECOMMENDATION:

Prospect Hill should establish a coordinated and on-going street tree planing program through the district, systematically undertaken by residents and neighborhood groups.

## COMMENTS:

The difficulty of establishing a well defined neighborhood within Prospect Hill is shown by a lack of characteristic street trees which are found in most older neighborhoods. Without these trees the expanse of the sidewalks and traffic areas are not in pleasant balance with the character of the small scale pedestrian spaces prevalent in the district.

Furthermore overhead wires and utilities along the roadside are also in contrast to the older character of the buildings. Consequently any existing plantings and "landmark" trees appear disconnected, with no existing overall unifying element to visually relate them into a recognizable district.

## BENEFITS:

Primarily the district's residential scale will be strengthened by the addition of tree lined streets. A sense of organization is provided for the present growth around individual buildings and properties. The apparent size and openness of the major thru streets can continue to be reduced as the trees mature. This planting has the additional benefit of creating an enclosure of the street corridor, thereby reducing the speed of traffic passing through. The visual dominance of overhead wires and utility poles will also be reduced. The dark background of a planting mass will eliminate the unsightly high contrast silhouette of the wires and poles, therefore, reducing the visual image when otherwise seen against clear sky.

Street trees also provide some desirable climatic changes. Large trees will tend to reduce the dust and noise, heat and glare from the roads and moving vehicles.

# A. Street Tree Program(cont.)

## SPECIFICS:

Street tree placement in Prospect Hill is difficult due to narrow sidewalks, adjacent retaining walls and hillside problems. The placement is also derived from existing driveways, walks, buildings and utilities. For this reason a rigid spacing which cannot be shifted to accommodate the various site restrictions could not be implemented. The urban design plan, therefore, suggests areas of tree placement and a unified tree/paving prototype which can be applied where it is possible.

Front and side yards provide the best opportunities for landscaping in public areas. If no such space exists, then trees should be placed in the sidewalk area, however, if there is a sufficiently wide tree lawn to support a street tree without breaking sections of sidewalk this should be done. About 600 trees of mixed species could be planted under contract to a nursery and in 1980 would cost about \$200 each. All trees should be grown to standard and have a minimum caliper of 2 1/2" to 3". Smaller trees are very subject to vandalism. However, smaller trees could be planted by teams of community youth. Cost per tree would be cut roughly in half, vandalism would be much less of a problem and a pride of ownership would develop more quickly. Anytime sidewalks must be cut at least \$100 should be added to the cost per planting.

Generally, trees growing in yards are more healthy, long-lived and a greater property asset than trees growing along the street. Yard trees suffer less from salt, vandals, automobile damage and harmful utility pruning. They are not threatened as often by the number one killer of street trees, the city traffic engineer, because of curb work, road widening projects, etc. Yard trees have more room, water, and nutrients available for growth. Still, trees in the front yard are in full view of the street and aesthetically benefit the community as well as the individual property owner. Yard trees should be 1 to 1 1/4" caliper, balled and burlapped specimens professionally selected from 4 or 5



## A. Street Tree Program (cont.)

species to enhance the local architecture. These trees have a 14" to 18" diameter ball of soil, weigh about 100 pounds and in 1980 should cost \$30 to \$40 each. The cooperative program might involve a 50/50 cost sharing per tree with delivery being done by the community and planting by the property owner following printed guidelines supplied with the trees. Tree recipients could be chosen by random drawing from interested property owners applying prior to a publicized date.

## B. Plantings at Specific Buildings

### RECOMMENDATION:

Landscape plantings should be encouraged around certain structures in the district.

### COMMENTS:

Many of the buildings in Prospect Hill have a "landmark" status, while other buildings have a distinctly non-residential character. The Pendelton house, for example, would be greatly enhanced by sensitive landscaping, to continue the fine scale and detail of the building onto the ground spaces adjacent to the buildings.

Institutional buildings such as the Memorial Center, would be enhanced by developing a "residential landscaping" character, thereby reducing the apparent size of the structure.

Landscape plantings can work harmoniously with the architectural style of a building to focus views on certain areas such as main entrances and display windows, while screening views of other areas such as bare walls and delivery entrances. In conjunction with the highlighting of architectural styles, landscape plantings may be used to create pedestrian spaces in areas adjacent to buildings. For example, low shrubs could be used to partially enclose a small space in front of main building entrances to create an entry "forecourt". Carrying this one step further, low shrubs could be used to line the walk leading to this "forecourt" to form an outdoor "hallway".

SPECIFICS:

The difficulty of details for landscape plantings is that each situation requires evaluation to determine planting plans. A few examples are listed to illustrate the intent of this recommendation.

Landscape plantings should be used to enframe doorway entrances and adjacent spaces to the community center and the church on Liberty Hill.

Bare foundations such as those on the sides of the church building at 505 Liberty Hill should be screened from view using low shrubs and small flowering trees to create a more attractive junction between flat lawn areas, walks and building walls.

Dense spacings of low trees can create an outside room for the front of the community center, alleviating the long uninterrupted view of traffic on Liberty. This would create a new focus for the building, as well as softening the junction between the building and the adjacent spaces.

Small scale plantings of ivy and flowers have done much to increase the sensual and tactile quality of the district. The large retaining walls would benefit by hanging ivy in select locations. Also, "pyrrhacantha" would be an excellent choice for this as it has bright colors and would grow well along the retaining walls.

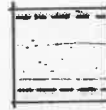
RECOMMENDATION:

Dense tree planting be provided at existing parking lot on Liberty Hill at west of Fellowship Missionary Baptist Church.

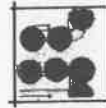
SPECIFICS:

This dense planting of lindens with an extremely close space of perhaps 15' on center to provide a green vegetative border to the blank wall of the church building, would be of tremendous benefit to the character of the neighborhood. Because of the rise in elevation this piece of land is visible along the length of Liberty Street to the west. Therefore, a dense planting would provide a visual relief from the expanse of concrete and roadway, looking up Liberty.

# Map Key



Indicates placement of street trees.



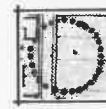
Location of "Silver Lindens" at entry points to the neighborhood.



Location of "Thornless Honey Locust" Trees — place in yards where possible.



"Ash" Trees, placed between existing trees.



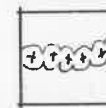
Parking area to be screened by "London Plane" Trees.



Areas which require tree maintenance program.



Existing landscaped area.



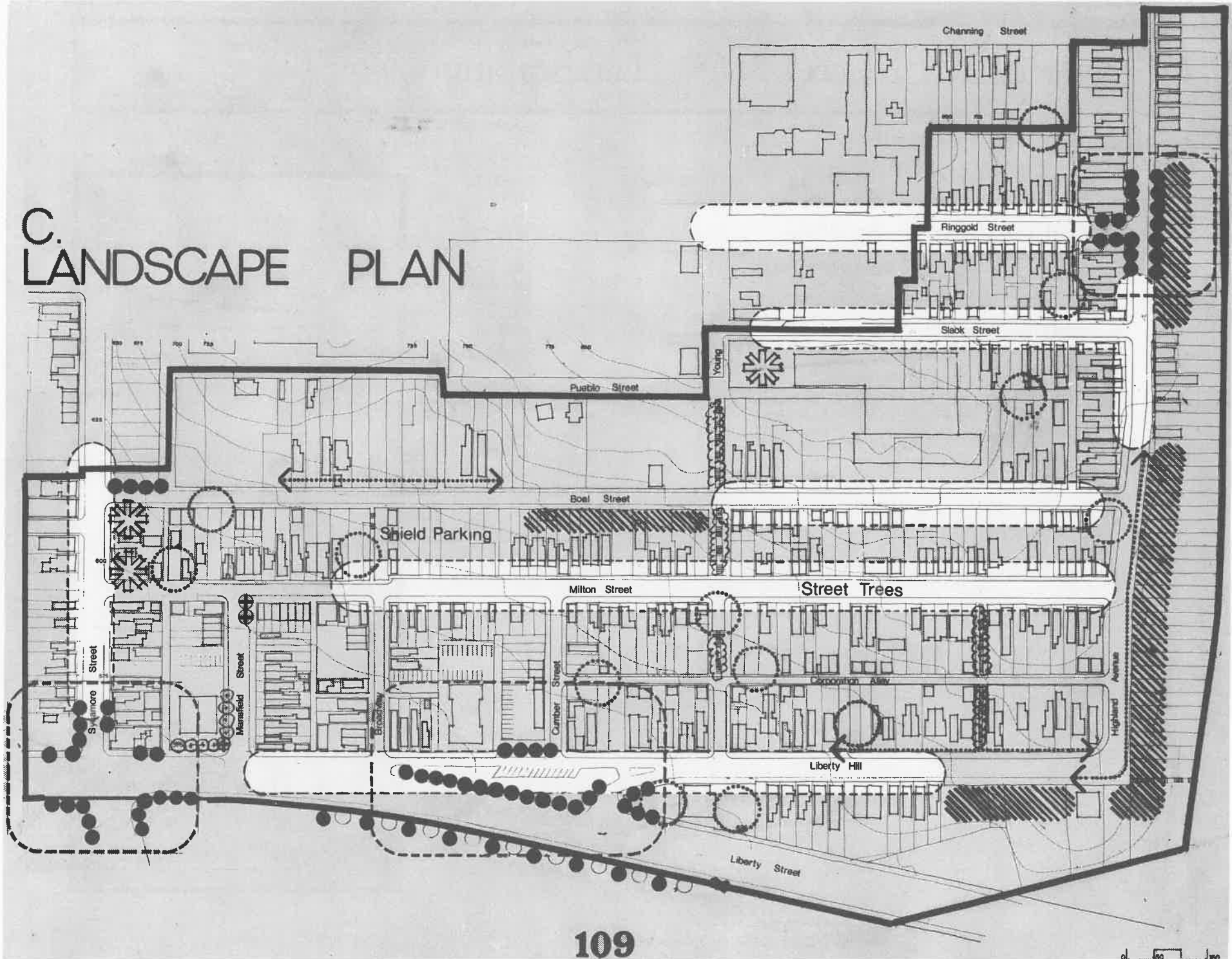
Proposed low flowering deciduous or evergreen shrubs.



Existing tree, where noted.

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# C. LANDSCAPE PLAN



# IMPLEMENTATION Landscaping

PROJECT/URBAN DESIGN COMPONENT	ESTIMATED COST	FINANCIAL SOURCE	PROJECT YEAR
1. Street Tree Program	\$300.00/tree (street trees w/mulch or brick pavers at base) 1980 prices	Private - Individuals	1981-82
2. Street Tree Program	Same	Private - Individuals	1983-84
3. Trees at Entry Point	Cost is part of total intersection treatment	Public - CDBG or Capital Improvements	1981-



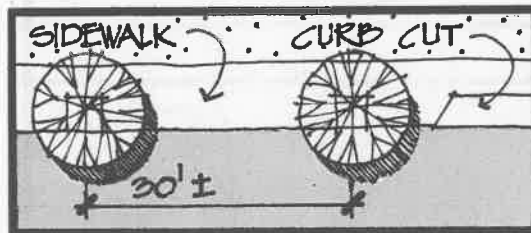
# E. Recommendations for Trees

## RECOMMENDATIONS

Plant at 30' on center not directly in front of buildings or directly opposite another similar tree.

## COMMENTS

If there is not a problem with side clearance, such as retaining walls or narrow sidewalks this tree type should be used. The front yard is always the best place to put a tree, however when it is necessary it can be put in the sidewalk.



## General Comments:

The use of the established spacing for trees may not be possible in many situations because of utility poles, lighting, doorways and driveway locations.

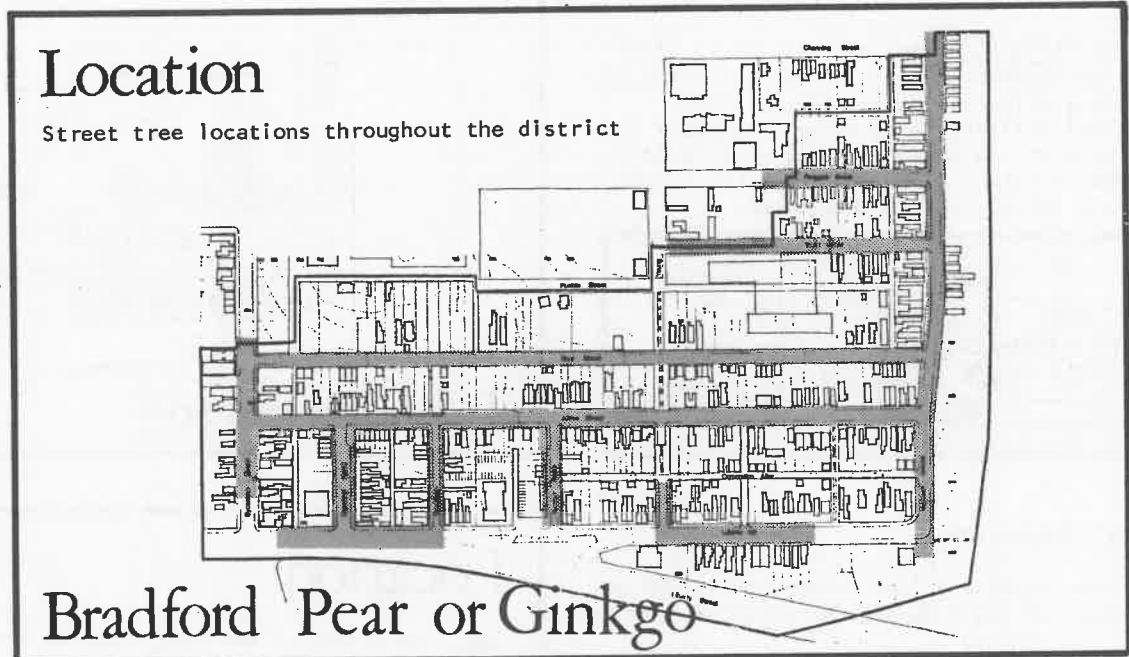
Recognition of the uniqueness of the landscape possibilities for each major building will help avoid a generalized landscape plan for these sites.

Spacing of 30' should be used as an approximation, and not as a strict rule.

The Department of Parks recommends the use of loose coarse sand around the brick, at the base of the trees. Sand will allow water and air to reach the root area of the trees. The use of several inches of mulch in place of bricks would also be acceptable and less costly.

Growing conditions, as well as physical restrictions must dictate the type of tree used at specific locations.

As in other aspects of this plan it is very important to determine maintenance responsibilities for these trees before proceeding.

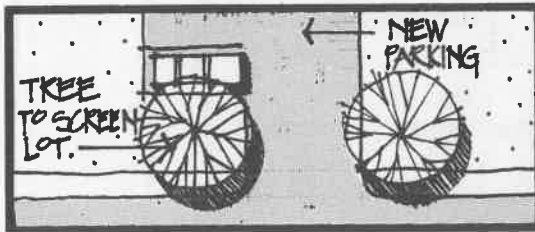


### RECOMMENDATIONS

A large tree which is a very full and very fast growing specimen to be placed around parking area.

### COMMENTS

This is a good tree for Cincinnati hill-sides because it will screen the views of the parking areas from above. These trees will get quite large, therefore, the planting mass should be considered when locating it. Plant only where there is a lot of room to spread out.

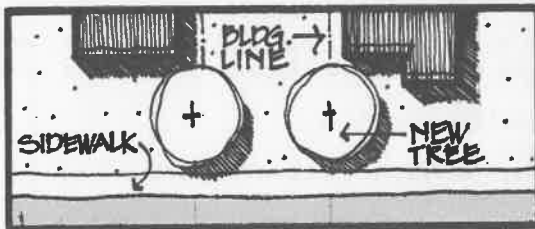


### RECOMMENDATIONS

Place along the line between buildings as close to the sidewalks as possible.

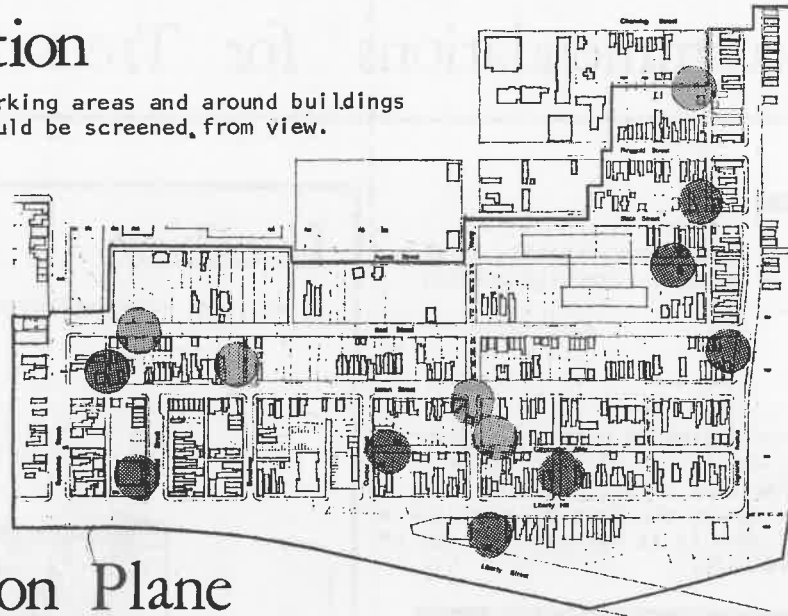
### COMMENTS

This tree is a transparent and open type. It will not block views, but will provide shielding for building's fronts, and is able to withstand traffic problems. The tree canopy will be above 7'-0" but the overall height of the tree will not become too large. A fine textured tree with "holes" in the greenery to allow views.



## Location

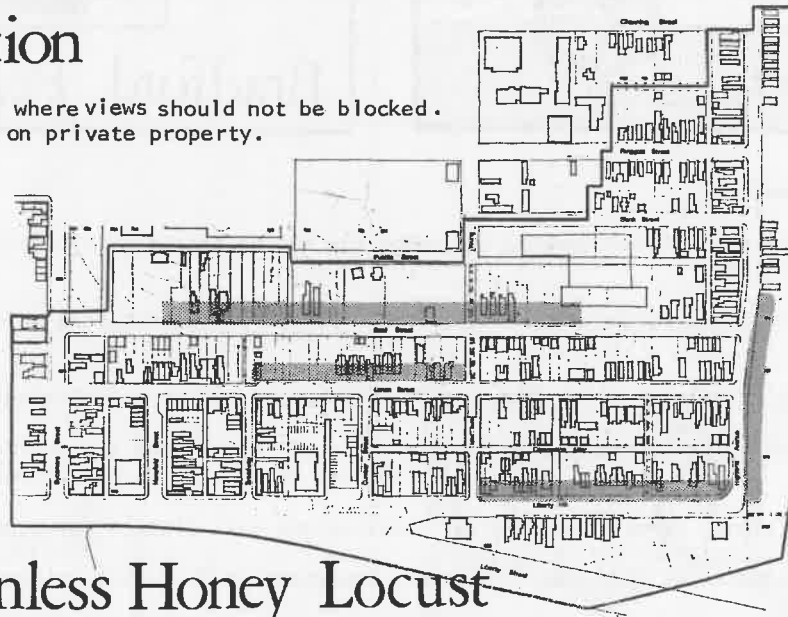
Around parking areas and around buildings which should be screened from view.



## London Plane

## Location

South yards where views should not be blocked. Considered on private property.



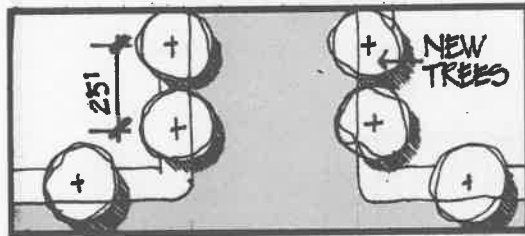
## Thornless Honey Locust

### RECOMMENDATIONS

Spaced closely together at 25' on center occurring along both sides of the street at entry points.

### COMMENTS

A dense tree with excellent shading capabilities. A large specimen should be chosen so as to make some effect from the beginning. It will grow quite large so side clearances must be considered. Very unusual colors on this tree and, therefore, would establish a definite thematic characteristic to the landscaping.

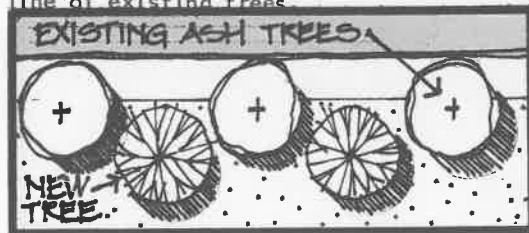


### RECOMMENDATIONS

Place one tree between each existing tree and also replace rotted, dead and missing trees.

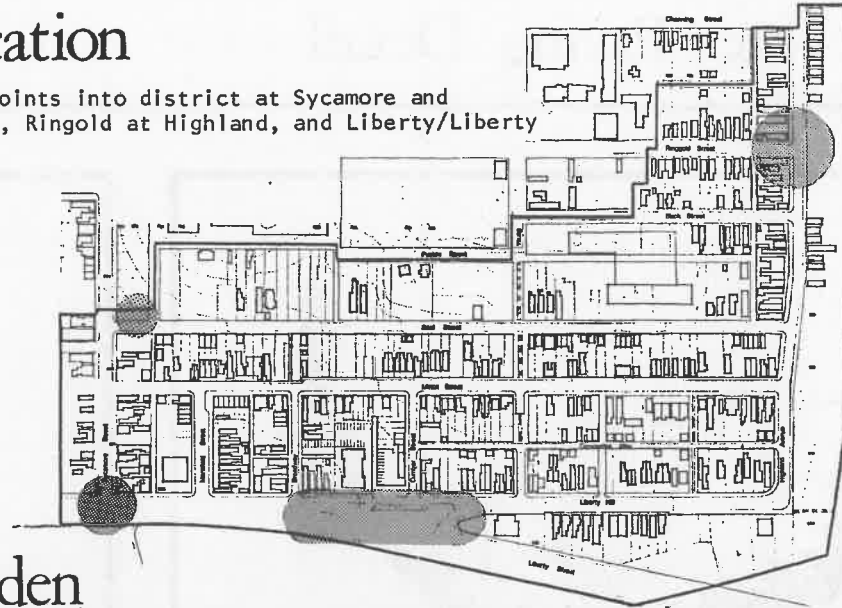
### COMMENTS

The trees that were placed along Liberty as part of the improvements of that road never prospered due to poor maintenance. As part of the suggested improvements it would help significantly if the existing plantings were reinforced with a similar tree type. Because the mature trees will get quite large the trees that will fill in the pattern should be placed behind the line of existing trees.



## Location

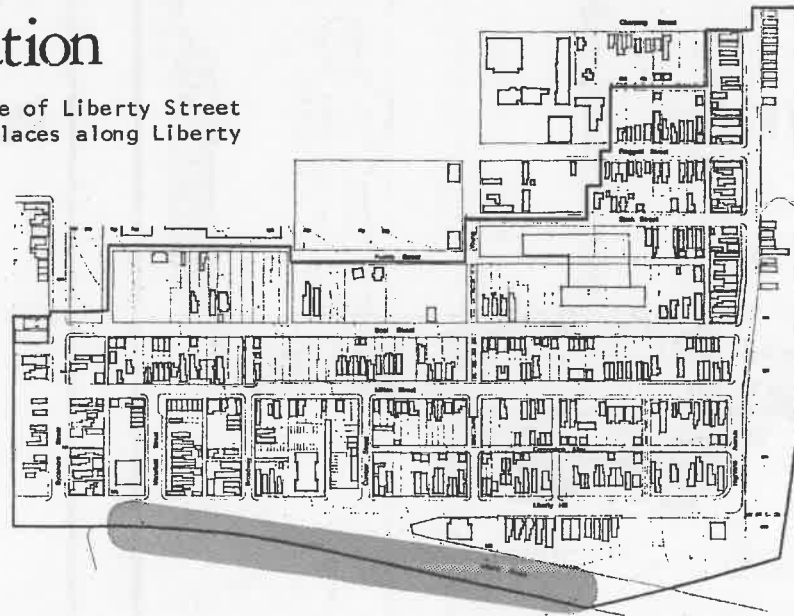
Entry points into district at Sycamore and Liberty, Ringold at Highland, and Liberty/Liberty Hill



## Linden

## Location

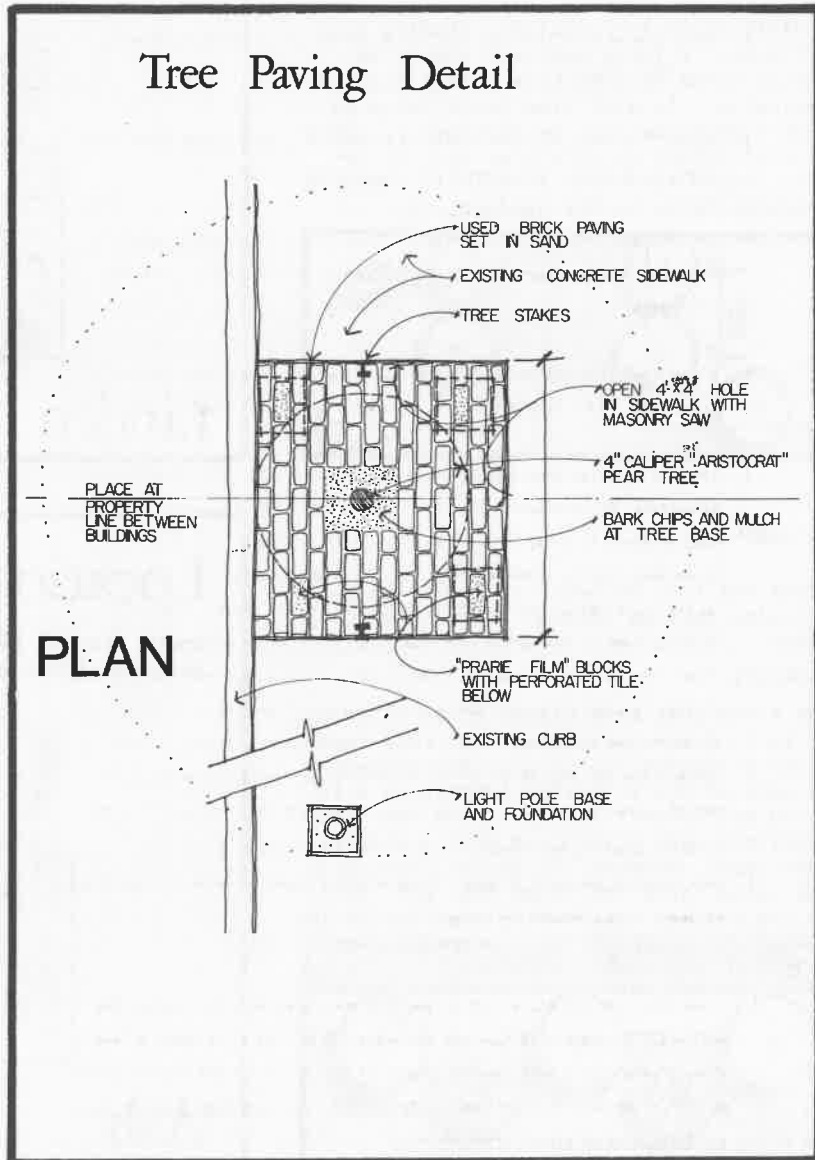
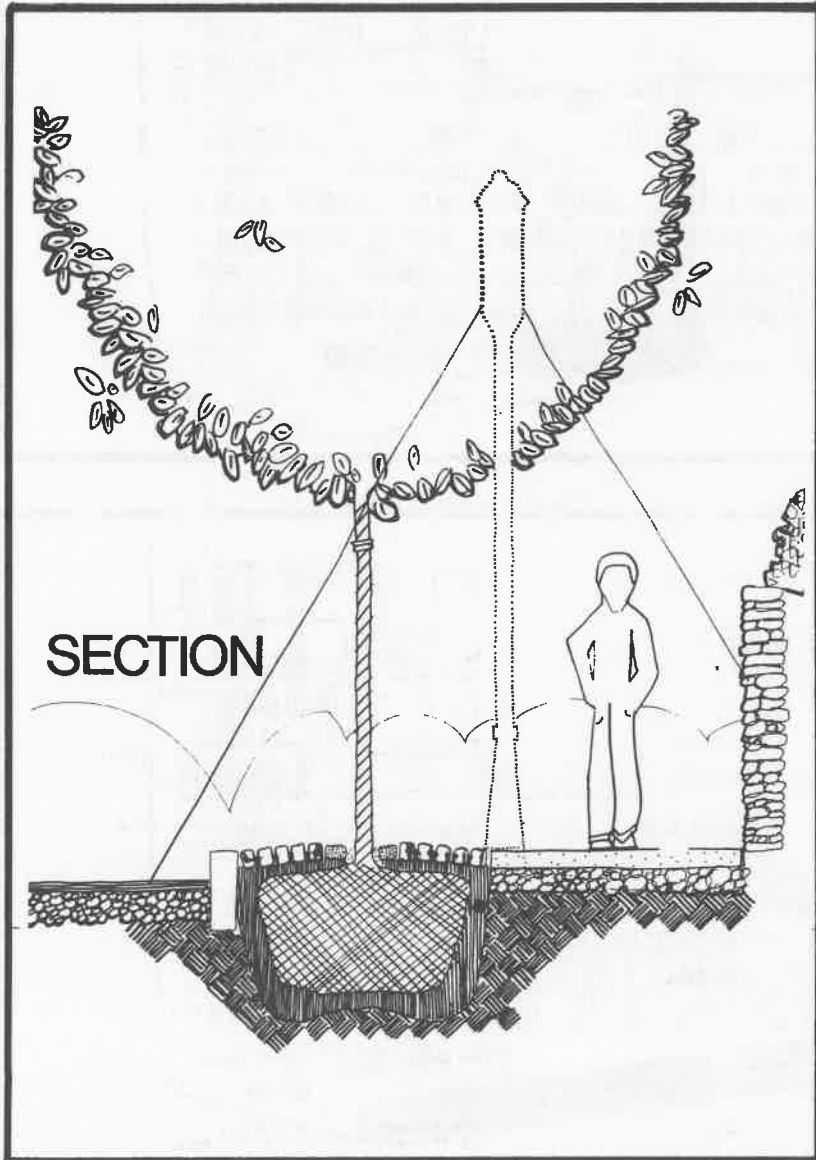
South side of Liberty Street  
Various places along Liberty



## Ash



# F. Tree Paving Detail



# G. Tree Planting Procedure

1. Select site and species. Avoid planting in sidewalks if possible.
2. Clear site with utility companies, necessary on City property recommended on private property.
3. Obtain free planting permit from Park Department Foresters (352-4084) and/or Sidewalks Section - Public Works Department (352-3463).
4. Cut concrete - minimum 4x4 foot hole - leave 4 feet of sidewalk intact. Use concrete saw, jackhammer or sledge and cold chisel, making straight, clean cuts.
5. Dig hole at least 12 inches wider and 6 inches deeper than root ball on tree. Make sides straight, bottom flat and all surfaces rough.
6. Backfill material should be a mixture of 75% topsoil and 25% peat moss. Substitute the excavated material if it does not appear to contain much clay or stony material. Place enough backfill in hole to set root ball on so that tree is at the depth it grew at in the nursery (look for line on the trunk where discoloration from the soil stops. Before placing tree in hole, tamp or thoroughly soak backfill, to eliminate air pockets. After tree is placed, continue backfilling around the root ball tamping or soaking several times. When backfill reaches a point about 4 inches below the top of the ball, cut and remove any burlap and string you can reach. Jam the rest of the burlap and string into the ground with a shovel, complete backfilling creating a shallow depression around the tree to allow water to run toward it. Do not both soak and tamp the backfill, this compacts the soil to much. Mulch with 4-6 inches of bark or wood chips at least 1 foot around the trunk.
7. Stake tree with a piece of 2x2 driven into the ground at a 45 angle. The end in the ground should face the prevailing wind. The stake about 4 feet above ground with a soft material that will not cut or rub the trunk - cloth or 1/4" or thicker rope will work. Remove stake no later than 3 months into the first growing season after planting.

8. Cut about 1/3 of the branches off to compensate for the roots lost while digging. Always cut back to another branch. Do not remove the central leader. Try to thin the branches out rather than remove them from one area.
9. Water tree thoroughly each week during first growing season and as needed after that. Do not fertilize tree until 2nd growing season - get professional advice.

## SEE TREE TYPE RECOMMENDATIONS

### PRIVATE PROPERTY (PREFERRED LOCATION)

- Avoid overhead utility lines and provide needed clearances.

### PUBLIC SIDEWALK

- Call these agencies to approve location before digging.

<u>Sidewalks</u>	Mal Yeazell	Room 321 3rd Floor City Hall 352-3463
<u>Gas</u>	Dave Barnes Tom Franck	Room 206 Annex Cincinnati Gas & Electric 4th & Main Streets 632-3636
<u>Electric</u>	Rudy Zinser	Room 563 Annex Cincinnati Gas & Electric 4th & Main Streets 632-3555
<u>Police &amp; Fire Call Boxes</u>	Ray Julian	Communications Division Safety Department 352-3050
<u>Sewer</u>	Phil Metz Harold Perkins	Records Section Sewer Department 1600 Gest Street 352-4857
<u>Telephone</u>	Don Hellman	Room 315 Cincinnati Bell 225 E. 4th Street 397-4444
<u>Traffic Lights</u>	Don Gelger	Traffic Engineering Division Public Works Department 352-3756
<u>Water</u>	Dick Koopman Joe Zistler	Water Works 4747 Spring Grove 352-4636

## H. Clearing, Pruning and Thinning

### RECOMMENDATION:

In certain areas, existing plantings should be selectively thinned, topped, and limbed up to enhance the growth and allow views.

### COMMENTS:

There is a continual need for the maintenance of trees and growth in the hillsides. Overgrown or dead trees and shrubs tend to make an otherwise attractive area look unkempt or neglected. Overgrown or improperly located shrubs screen potentially attractive views. These views are among the most significant factors of the district's image and therefore must be enhanced.

The forested hillsides of Mt. Auburn are critical to a quality forestry plan. The establishment and maintenance of strategically placed overlooks would add immeasurable aesthetic value to the community. Work would involve carefully felling some trees, topping some and removing lower limbs on other, creating unobstructed yet leaf-framed views of the city. There is no rule of thumb about cost or time requirements per linear distance of overlook work. Slope and number, species and condition of trees needing work vary too much to budget accurately. It is reasonable to assume that work done in 1980 would cost approximately \$60 per three man crew hour including equipment. Firewood generated during overlook restoration work should be made available for use in the community. Wood chips should be blown back on the hillside.

On hillsides without overlooks, the naturally occurring vegetation should be allowed to grow. This is a mixture of "weed" trees which are usually condemned when growing near streets and heavily used areas but should be considered a valued asset when growing on hillsides with an erosion or slip potential. Ailanthus (Tree-of-Heaven), mulberry, hackberry, Osage-orange, Siberian elm, silver maple, and boxelder are usually brittle and break apart in wind, ice and snow storms. These trees rapidly repair themselves. They readily reproduce in disturbed areas. They rarely uproot. Sturdy trees like oaks and hickories tend to uproot on shallow soils following storms, creating pockets of erosion which quickly deepen and spread on the delicate hillsides.

If new hillside plantings are desired they should be confined to the visible fringe areas near roads and could be bright, flowering, colorful trees such as ornamental pear, crabapples, hawthorns, goldenrain trees or sourwoods.

Urban forestry work usually involved removal of dead trees, maintenance of live trees and the planting of the right trees in the right places both on public and private properties.

The Highway Maintenance Division of Public Works has been officially assigned the task of removing dead and hazardous street trees. A list by location of dead and hazardous trees could be sent to Highway Maintenance in hopes that city crews would do the removal work. Tree work, however, is a very low priority and if the work is done at all, it often results in just the tree's

top being removed and a tall, unsightly trunk left standing by the street. Contracting with a private tree service company to do the removals is an excellent alternative. 1980 costs per removal would be about \$120 based on two \$60 per three man crew hours. The entire tree should be removed to ground level. Grinding out the stump to one foot below ground line is optional and would cost a minimum of \$5.00 per diameter inch and could easily add over \$100 to the tree removal costs. There are now at least 15 dead and hazardous street trees in Mt. Auburn.

Treatment of live street trees would include pruning objectionable limbs to specific standards in the winter and fertilizing the trees in the spring. The existing trees should be treated at a pruning cost of about \$50 per tree and a fertilizing cost of \$40.

During these operations all brush and limbs smaller than firewood size (4' diameter and smaller) should be chipped. All other wood should be cut into firewood length (about 20 inches long). Wood chips and firewood should be kept in the community and used by residents as mulch and fuel. These forest products might be stockpiled by the Community Council and either sold or traded for a salable commodity such as aluminum cans. Income generated could be used for future forestry work.

### BENEFITS:

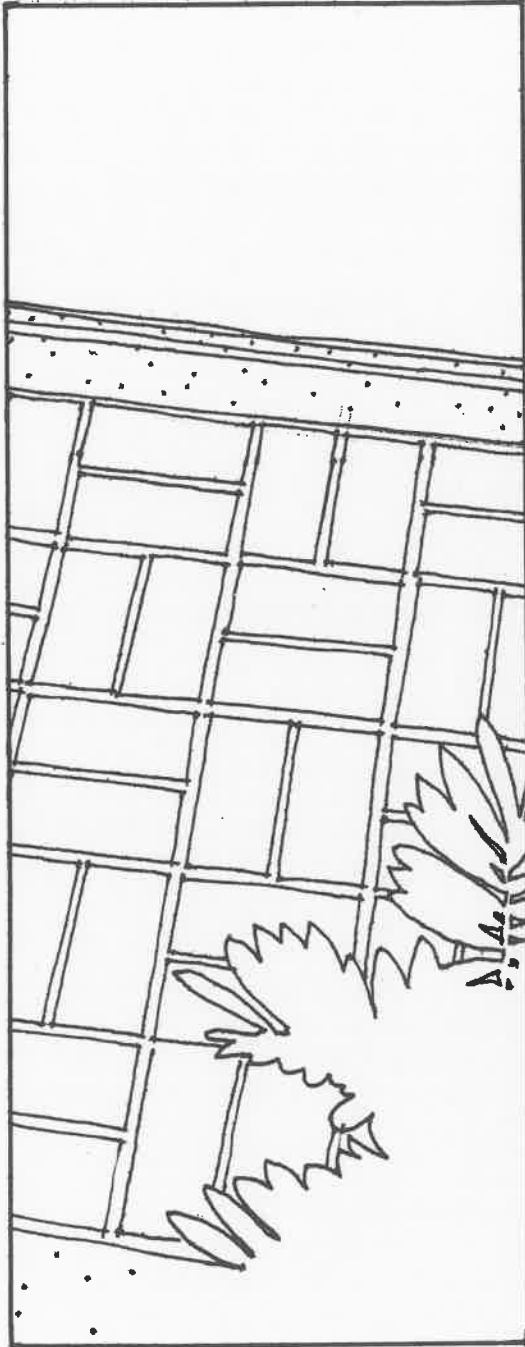
A registered arborist and/or a representative of the Park Board should be consulted to inspect the condition of planting masses. Maintenance crews may then carry out treatment resulting from the analysis of the problems. This will not only help to preserve existing "landmark" trees and dominant shrubbery masses, but will reduce the possibility that any plants might endanger the public safety.

### SPECIFICS:

Some specific areas where selective thinning or removal of existing plant materials is desirable:

- South side of Liberty Hill, west of Pendleton House has taken on an overgrown appearance and shields some views which are of vital importance to the district. While it is extremely important to maintain the green boundary to the road some pruning back of long pendulous branches is in order and careful grooming.
- The south side of Boal Street west of Young Street also could use some maintenance.
- The Highland Street hillside should be enhanced by the careful thinning and removal of undesirable specimens. The stability of the hillside is intimately linked to the condition of the vegetation and the continued growth and development of the forest.
- Young Street along the steps needs maintenance to trim back overgrowth and provide for views out.

# PAVING RECOMMENDATIONS



This plan makes specific recommendations as to brick paving areas and paving types. Because a standard paving type, coupled with a unified tree base treatment would do much toward unifying the character and pedestrian features of Prospect Hill. As one walks through the district, improvements such as curb ramps, additional crosswalks and paved bus stops would significantly enhance the quality and safety of the area. Because of the expense and maintenance problems encountered when a special paver is used, only the areas that are likely to have a high degree of pedestrian usage are considered for brick pavers. The funding schedule for the work makes up the final portion of the section.

## Table of Contents:

- A. Crosswalks/ Special Paving Plan
- B. Special Pavers
- C. Crosswalk Treatment
- D. Curb Ramps
- E. Implementation

## B. Special Pavers

### RECOMMENDATION:

Use a brick paving at bus stops and major pedestrian zones, such as the entry points to the neighborhood.

### COMMENTS:

A coordinated paving pattern, to be used throughout the district would tend to make walking more pleasurable, as well as unify the neighborhood. By providing these human scaled elements only at areas where there are major pedestrian the quality of the entire district would be vastly improved. The expenditure for these areas would, therefore, be quite small, considering the vast amount of sidewalks in Prospect Hill. By using the same paver at entry points, bus stops and other landmark locations (Memorial Center) the historic district character would be reinforced.

### SPECIFICS:

The paving which would be most characteristic of the district would be one that resembled the brick of the buildings.

## C. Crosswalk Treatment

### RECOMMENDATION:

Certain points in the roadways should be designated as pedestrian crosswalks and be given improvements to identify their location and to separate them from the rest of the street.

## C. Crosswalk Treatment(cont.)

### COMMENTS:

Major pedestrian paths that cross the road which have been designated as pedestrian crosswalks reduce the hazards for people. This is accomplished by focusing pedestrian cross street movements into confined areas where motorists will be forewarned by signage and painted markings to expect crossings, thereby slowing traffic down.

Furthermore people would be provided with safe points to cross the street and would be less apt to cross in unprotected areas.

### SPECIFICS:

The crossing itself should be differentiated by boldly painted street markings. The sidewalk at the crosswalk locations should be of the standard brick paver also, to signify a special usage. Four large trees of a different type also would help to define the zone of the crosswalk. By providing this scale change and sense of enclosure it would tend to increase driver awareness of the crosswalk. The quantity of light at major crosswalks must be improved to be consistent with safe traffic engineering standards. The pedestrian scaled lighting fixture used throughout Prospect Hill (discussed in other parts of the study) should be located near the crosswalk to supply this additional light.

## D. Curb Ramps

### RECOMMENDATION:

Curb ramps should be installed at all pedestrian crossings or wherever

# D.Curb Ramps(cont.)

walkways intersect curbs.

## COMMENTS:

Negotiating simple, everyday items, such as street curbs and outdoor steps, causes a surprising amount of annoyance for many people in Prospect Hill. While a normally healthy person thinks very little of walking over a curb or up a few steps, to the mother with a package in one arm and pushing a stroller in the other, or the delivery man with a hand truck full of heavy packages, it is an entirely different matter. Without a gently sloped surface, getting from one level to another can become a very awkward physical chore.

## BENEFITS

Curb ramps should be installed at all major pedestrian crossings or roadways or parking areas. In areas such as the entrance areas curb ramps should be located in places where large groups of pedestrians are continually crossing curbs or steps.

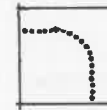
The people who will benefit most from curb ramps comprise a rather large part of the population at various times. Bicyclists, older people with canes or carts, mothers with strollers, delivery men with hand trucks, people with temporary or permanent injuries and handicaps, and the occasional person in a wheelchair.

## SPECIFICS

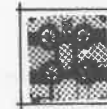
There are a number of practical recommendations to be considered in the construction of curb ramps:

1. The center line of the curb ramp should always be aligned with the centerline of the approaching walk.
2. When possible, the curb ramp should be as wide as the approaching walk.
3. Curb ramp grades should be restricted to a recommended maximum of 17% (6:1).

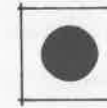
## Map Key



Neighborhood Focus area : brick pavers at pedestrian areas



Crosswalks/city steps : with brick pavers



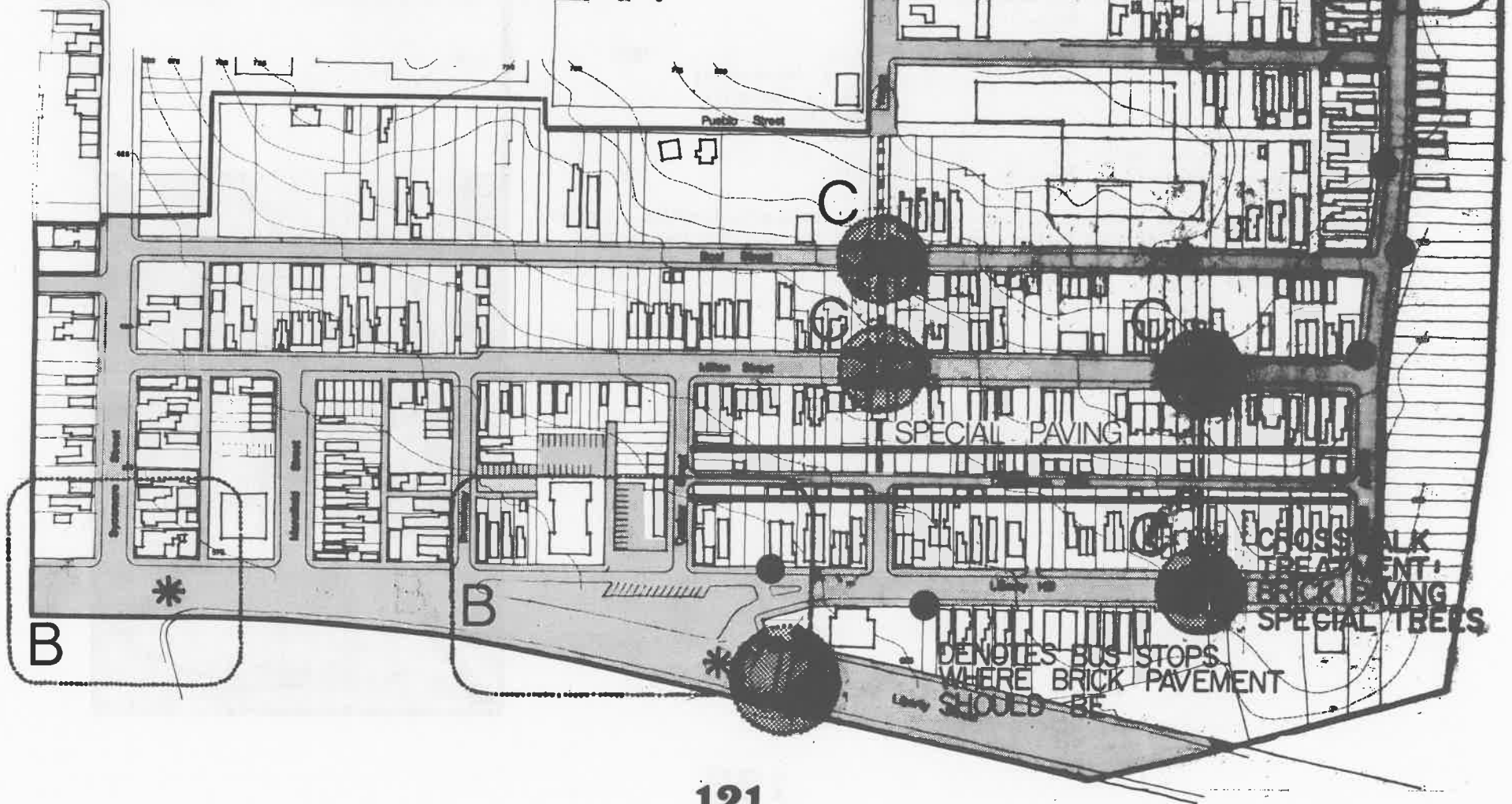
Bus Stops: locates brick pavers



"Mount Auburn" signage

# A. CROSSWALKS/ SPECIAL PAVING PLAN

"MOUNT AUBURN"  
SIGNAGE AT POINTS  
MARKED WITH \*





# IMPLEMENTATION

## Paving

PROJECT/URBAN DESIGN COMPONENT	ESTIMATED COST	FINANCIAL SOURCE	PROJECT YEAR
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**B.** Costs for brick pavement at entry points is included in the implementation of the "Intersections" (A, B & C of Intersection Recommendations).

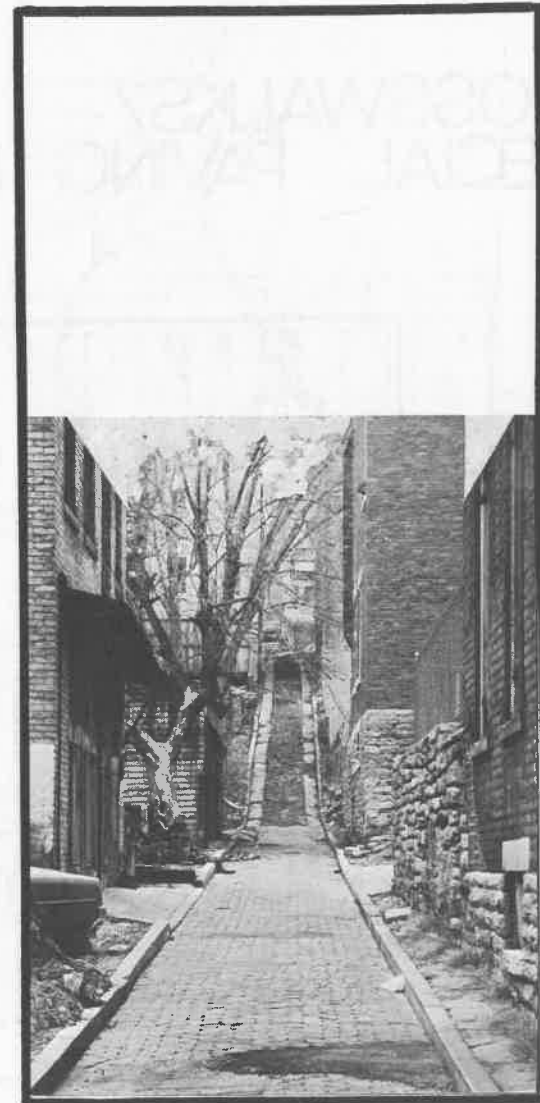
Pavement at entry points and bus stops	All estimates are based on 6-/S.F.
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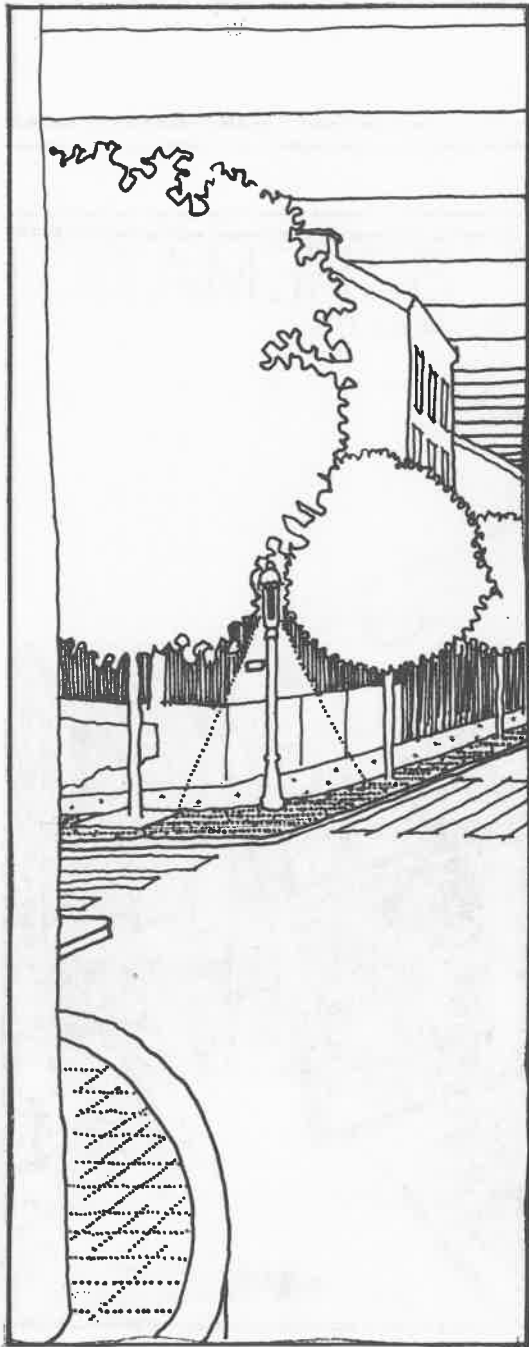
Bus Stop Pavements	1000-/EA	Public Capital Improvement Funds or Community Development Block Grants	1983
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**C.** Crosswalk Treatment 8000-/EA Public 1981

The cost for this treatment of crosswalks (trees, pavement, lighting, signage and marking) is included in the implementation of the stairway improvements.

**D.** Curb Ramps 600/EA Public 1980-1985





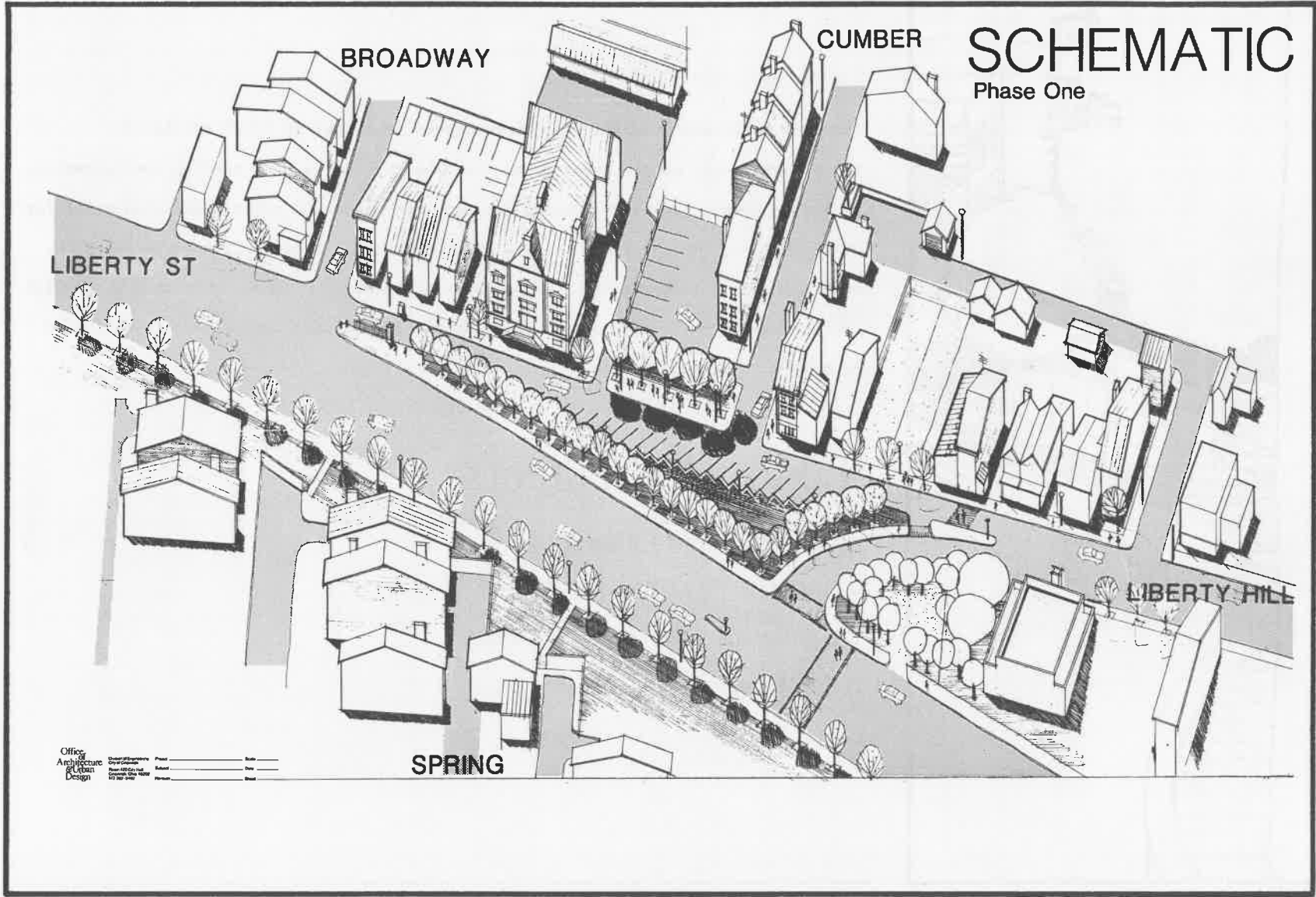
## FOCUS AREA RECOMMENDATIONS

The plan calls out specific site improvements to establish focal points of the neighborhood, with a redesign of the Liberty/Liberty Hill traffic configuration. By adding trees, lighting, paving, signage, bus stops and other pedestrian amenities at key points, the sense of arriving into Prospect Hill District will be enhanced, an area image will be created, and pedestrian safety improved. This is a very "high profile" and significant neighborhood improvement which is considered to be funded by public improvement funds.

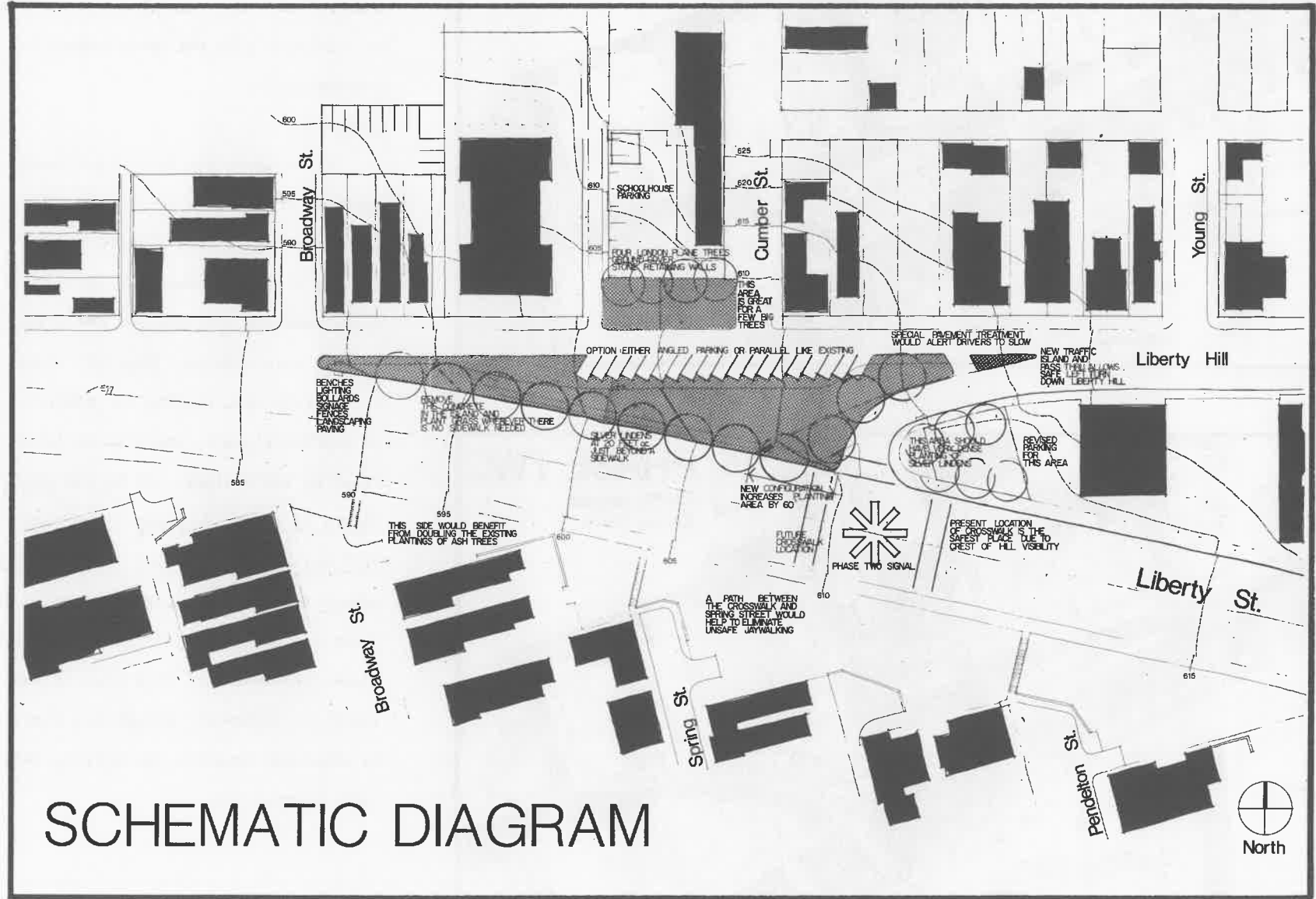
### Table of Contents:

- A Liberty Street / Liberty Hill
- B Highland Ave / Ringgold Street
- C Sycamore Street / Liberty Street
- D Implementation

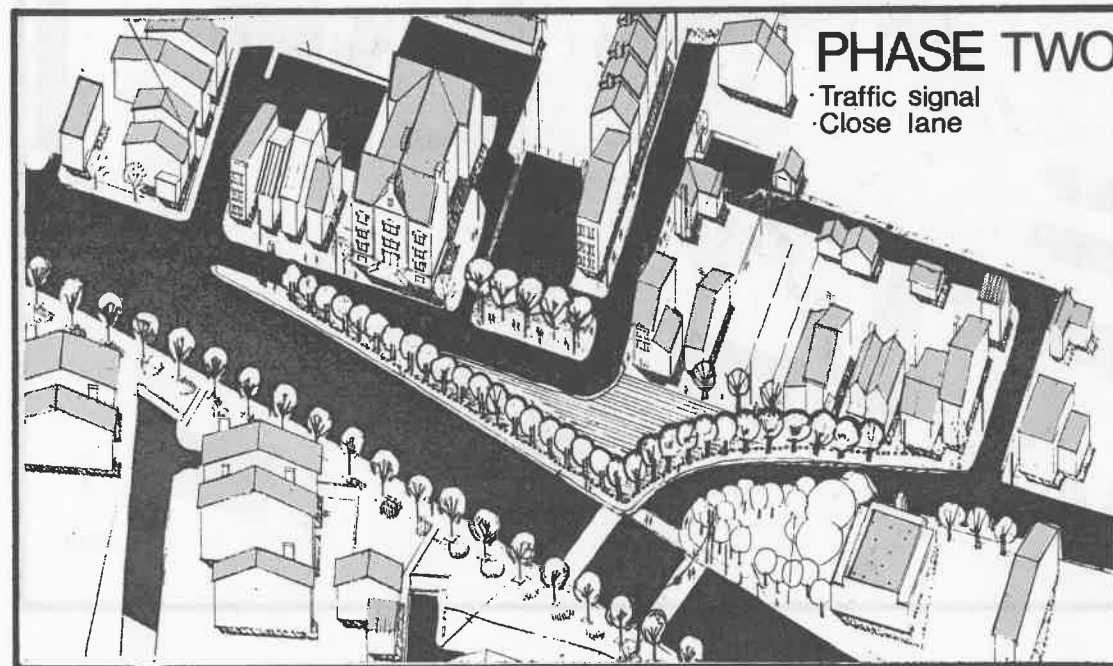
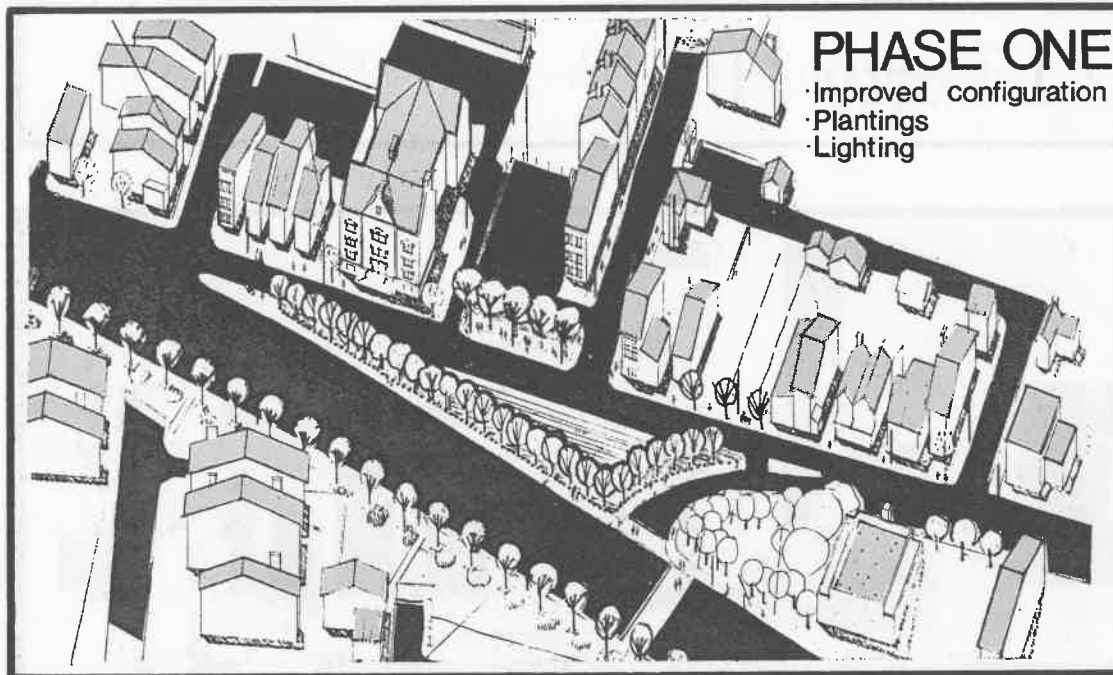
# A.Liberty Street / Liberty Hill



# A. Liberty Street / Liberty Hill



SCHEMATIC DIAGRAM



**RECOMMENDATION**

The improvements under the current implementation should be considered as Phase One of a two-phase project, so that any work done now will not obstruct or interfere with the second phase improvements.

**COMMENTS**

It is among the most significant goals of this report to recommend a traffic signal at the Liberty Street/Liberty Hill intersection. This would solve numerous problems for the usage of that intersection. However, under the present requirements for placement of traffic signals, there is no justification for a light. It is the consensus of the study group that there will ultimately be a need for a traffic signal and that any work done should at least not create interferences with the final improvements. This plan is understood to recommend improvements that can be realized, however, recognizing long term expectations.

# B. Highland Ave. / Ringgold St. (Bus Stop)

## PROJECTED IMPROVEMENTS

Mt. Auburn/Prospect  
Hill Signage

18  
Silver Lindens  
5" Caliper

6  
Pedestrian Light  
Fixtures - Paired  
Spacing

Brick Pavement  
At Bus Stops

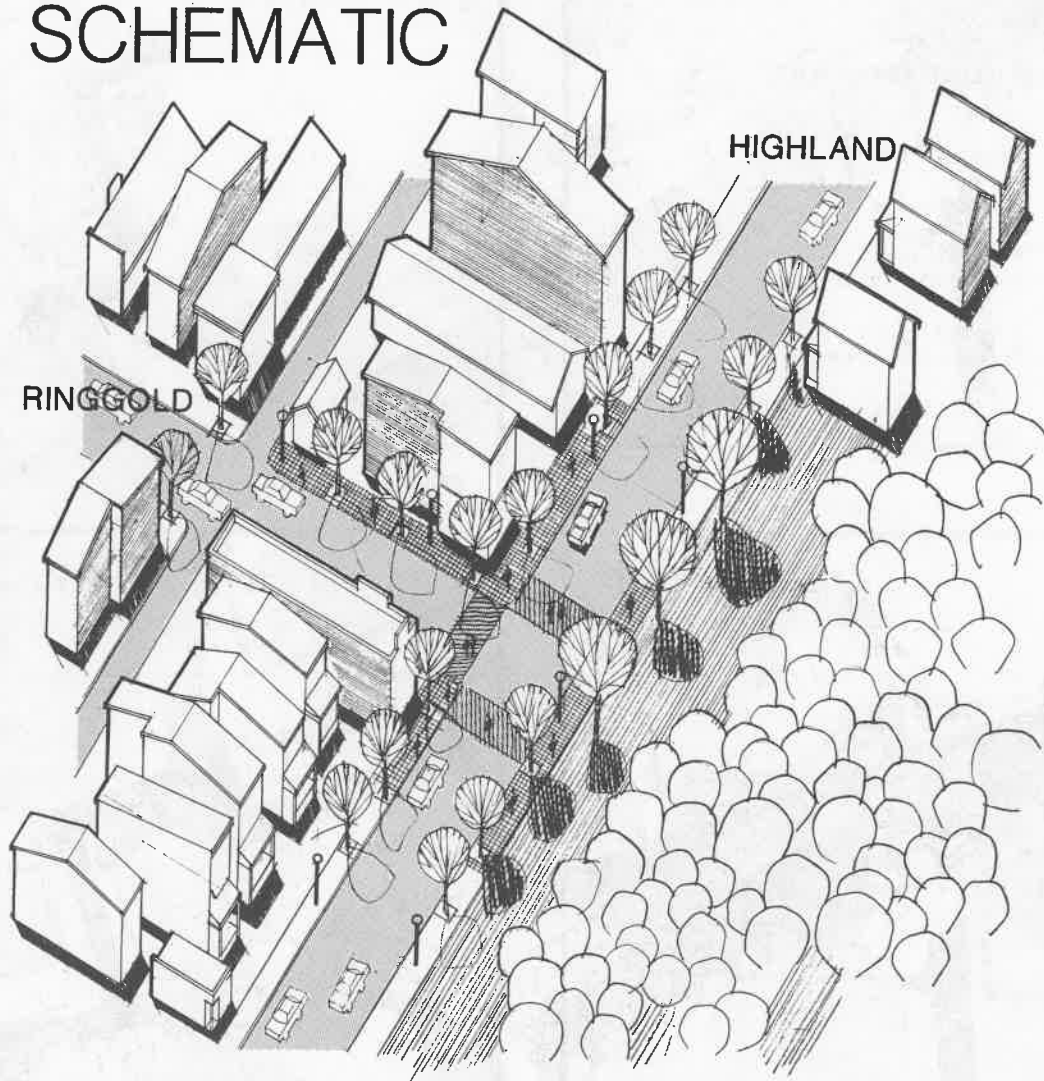
Low Stone Curb Wall

Crosswalks Painted  
and Marked

Kiosk, Benches, Bollard  
Pay Phone, Bus Shelter

Street Trees

## SCHEMATIC



# C.Sycamore St. / Liberty St. (Mt. Auburn Entry)

## PROJECTED IMPROVEMENTS

Signage/Banner

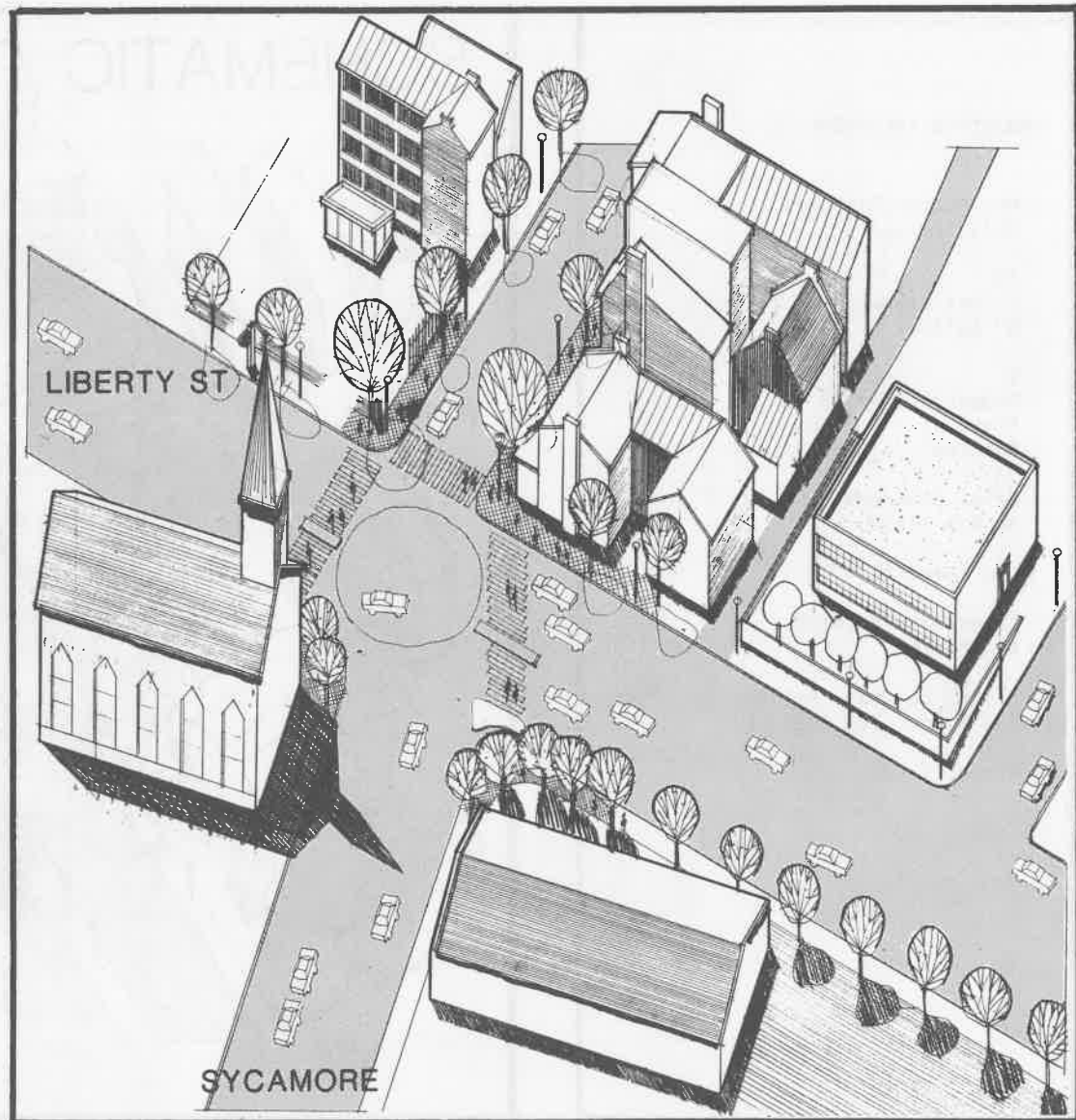
Brick Pavers

4 Pedestrian  
Lighting Fixtures

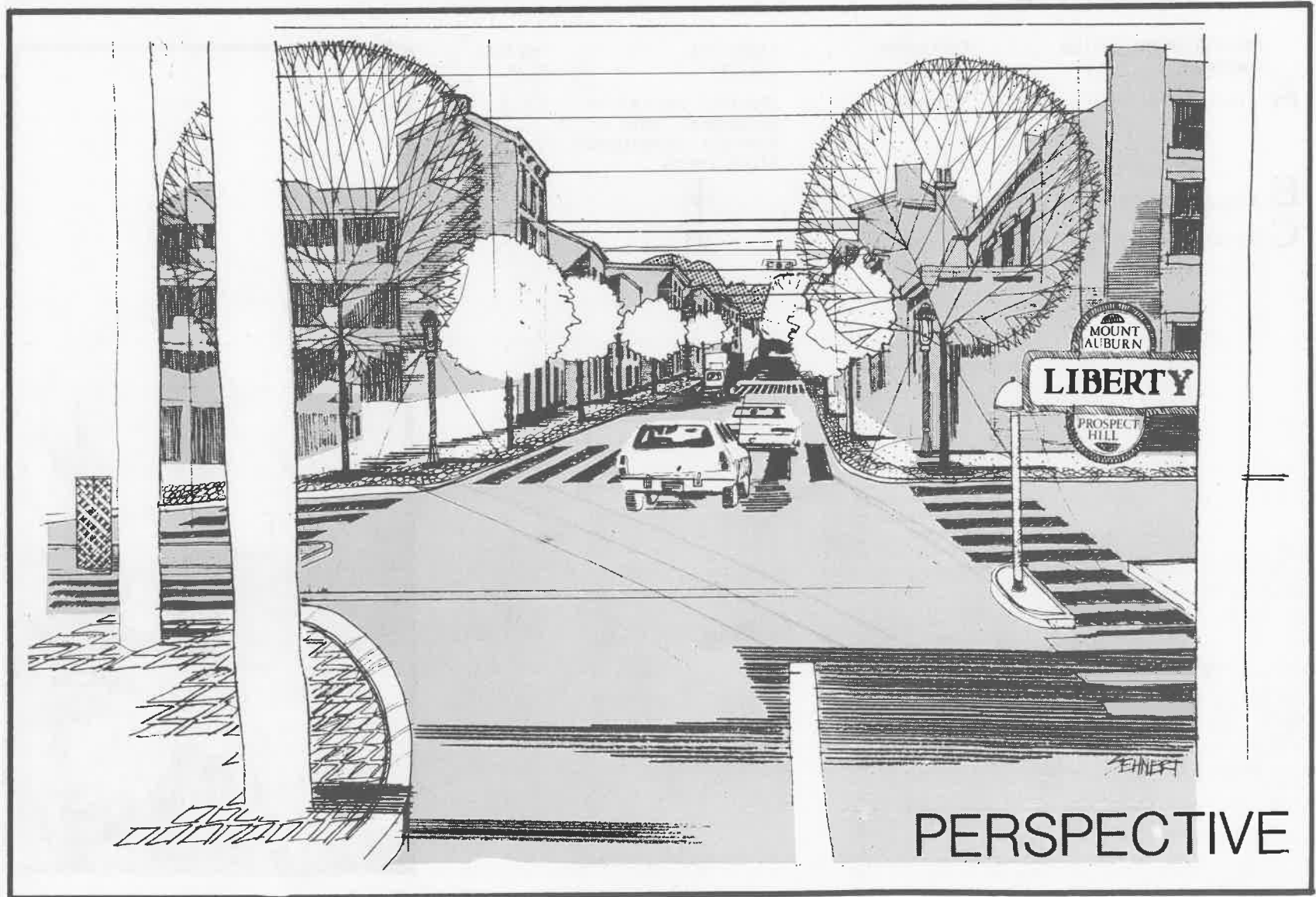
Crosswalk/  
Pedestrian Island

13 Ash Trees  
Very Close Spacing  
South Side & Liberty

7 Silver Linden  
in The Sidewalk



C. Sycamore St. / Liberty St.

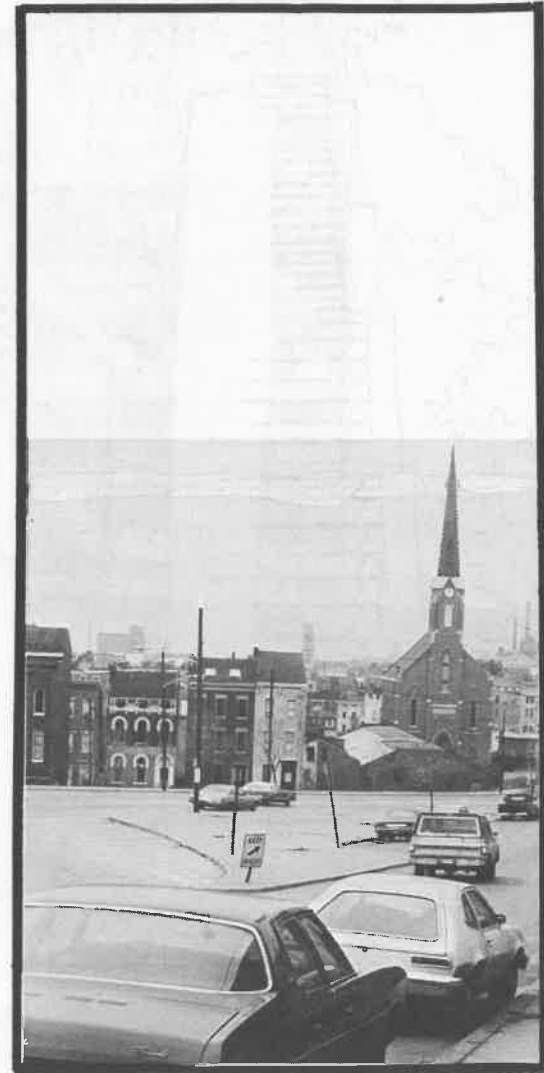


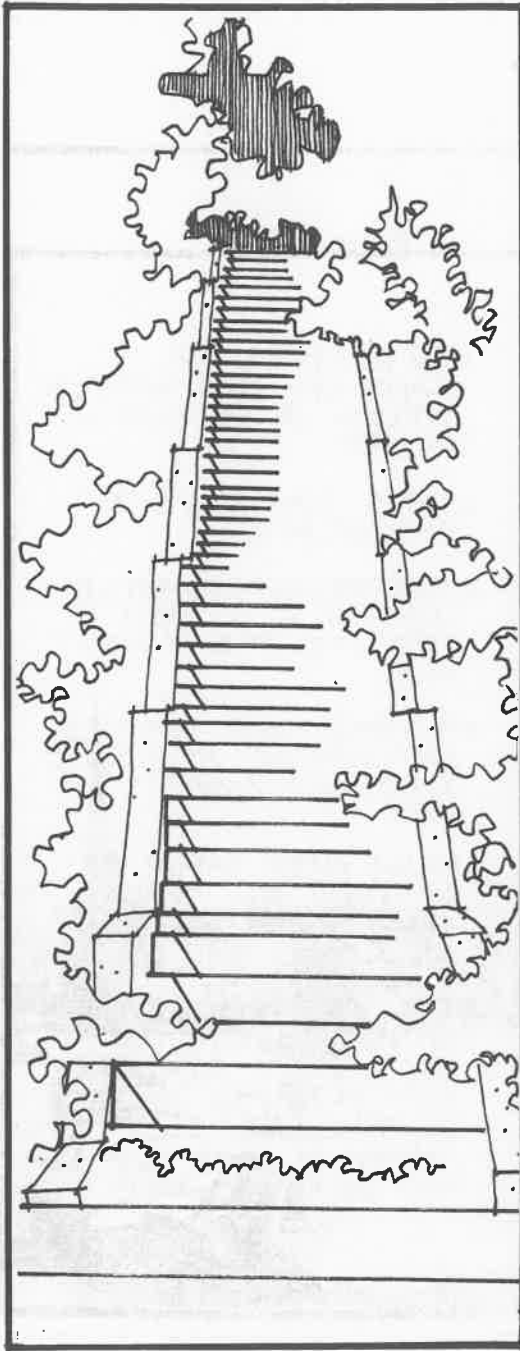


# IMPLEMENTATION

# Intersection/ Focus Area

PROJECT/URBAN DESIGN COMPONENT	ESTIMATED COST	FINANCIAL SOURCE	PROJECT YEAR
A. Liberty/Liberty Hill	130,000	(Public) Capital Improvements Funds or Community Development Block Grants	1 & 2
B. Ringgold/Highland	37,000	↓	3
C. Sycamore/Liberty Street	35,000	↓	4





# STAIRWAY RECOMMENDATIONS

After years of neglect this plan recognizes the fact that the steps remain as a vital feature of the hillside district. The first priority should be to maintain the steps to allow them to be usable and safe. The additional improvements of small scale pedestrian lights, low deciduous and flowering plantings, viewing platforms and crosswalk improvements would enhance and develop this fine resource as would new steps where they are needed.

## Table of Contents:

- A. Upgraded Stairs
- B. Stairway Improvement Plan
- C. Implementation

## A. Upgraded Stairs

### RECOMMENDATION:

The existing steps at Young, Hiram, Broadway and Liberty Hill should be upgraded with lighting and landscaping treatment to make the usage of the steps more visible, apparent and safe to the pedestrian. The first priority must be to increase maintenance to make the steps usable and safe.

### COMMENTS:

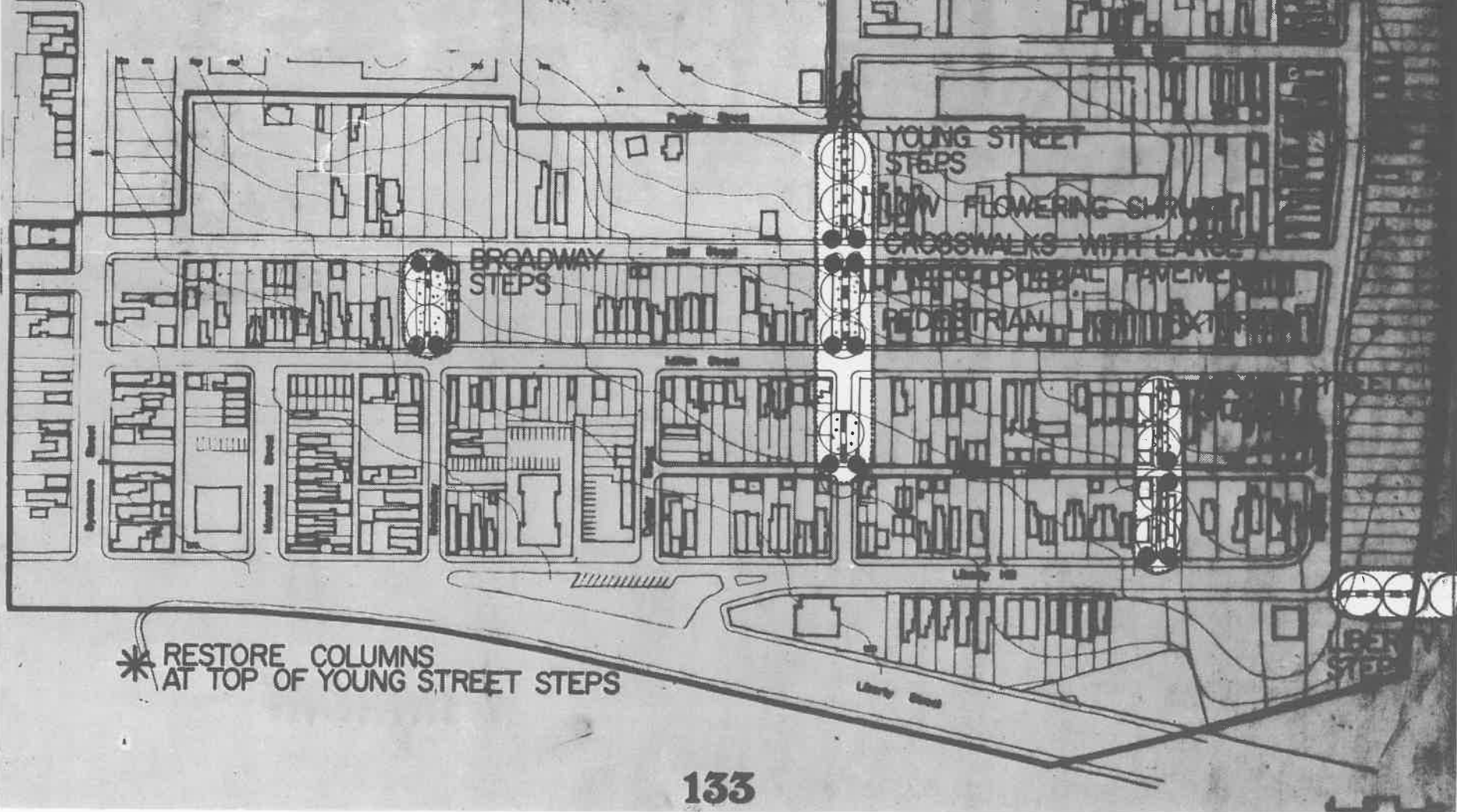
Landscaping pathways can visually and functionally link larger open spaces to neighborhoods and increase personal mobility by the use of these. Appropriate lighting and landscaping can encourage the use of these steps. The most significant element in the rehabilitation of the steps is the work done at the crossing point between the stairs-path and the roadway. This point is to be treated as a crosswalk, with special paving at the sidewalk, lighting and markings as specified in the section pertaining to crosswalks in this report. This work is a vital concern to the residents of Mt. Auburn, because the steps really get used. It is an area that could significantly improve the image of the area from within.

### SPECIFICS

- 1 LOW GROUND COVER PLANTINGS AND FLOWERING SHRUBS OR DECIDUOUS BUSHES.
- 2 TREE MAINTENANCE AND PRUNING.
- 3 PEDESTRIAN/DECORATIVE LIGHTING AT 40 FEET FROM ONE POLE TO THE NEXT.
- 4 PLATFORM WITH BENCHES AND LIGHTING AT PLACES THAT HAVE A GOOD VIEW.
- 5 HIRAM ALLEY WOULD BE IMPROVED BY SMALL TREES ALONG THE EAST SIDE.
- 6 THE CROSSING OF THE STAIR/PATH, WITH THE ROAD NEEDS IMPROVED WITH ADEQUATE MARKING LIGHTING AND TREE CANOPY TO SLOW TRAFFIC AND INCREASE SAFETY


- 1 REPAIR
- 2 MAINTENANCE
- 3 LIGHTING
- 4 PAVING
- 5 LANDSCAPING

# C. STAIRWAY IMPROVEMENT PLAN



# IMPLEMENTATION

# Stairway Improvements

PROJECT/URBAN DESIGN COMPONENT	ESTIMATED COST	FINANCIAL SOURCE	PROJECT YEAR
Young Street Steps	30,000	Public/Capital Improvement Funds for Public Works	1 & 5
Liberty Hill	22,000		1 & 6
Hiram	10,000		1 & 7
Broadway	10,000		1 & 7

Community Development Block Grants

Crosswalk treatment at steps to be done in year 1.



# PARKING LOT RECOMMENDATIONS



The plan calls out vacant sites that have a capability to hold cars, which if treated as shown will not interrupt the scale and appearance of the neighborhood. By filling in gaps in the streetscape with site improvements such as trees, lighting, fencing, walls and plantings, in conjunction with parking, the existing features of Prospect Hill would be enhanced. Also noted is a policy for parking area implementation and ownership. The existing parking situations which would benefit from the same site improvements have been shown.

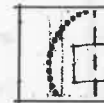
## Table of Contents:

- A. Parking Plan
- B. New Parking Areas
- C. Existing Parking Lot Improvements
- D. Site Specific Drawings
- E. Implementation

## Map Key



Letter designation refers to site specific drawings.



Denotes existing parking that would benefit from landscaping treatment.



Cluster area of residential concentration/parking need.



Assumed number of cars within residential cluster.



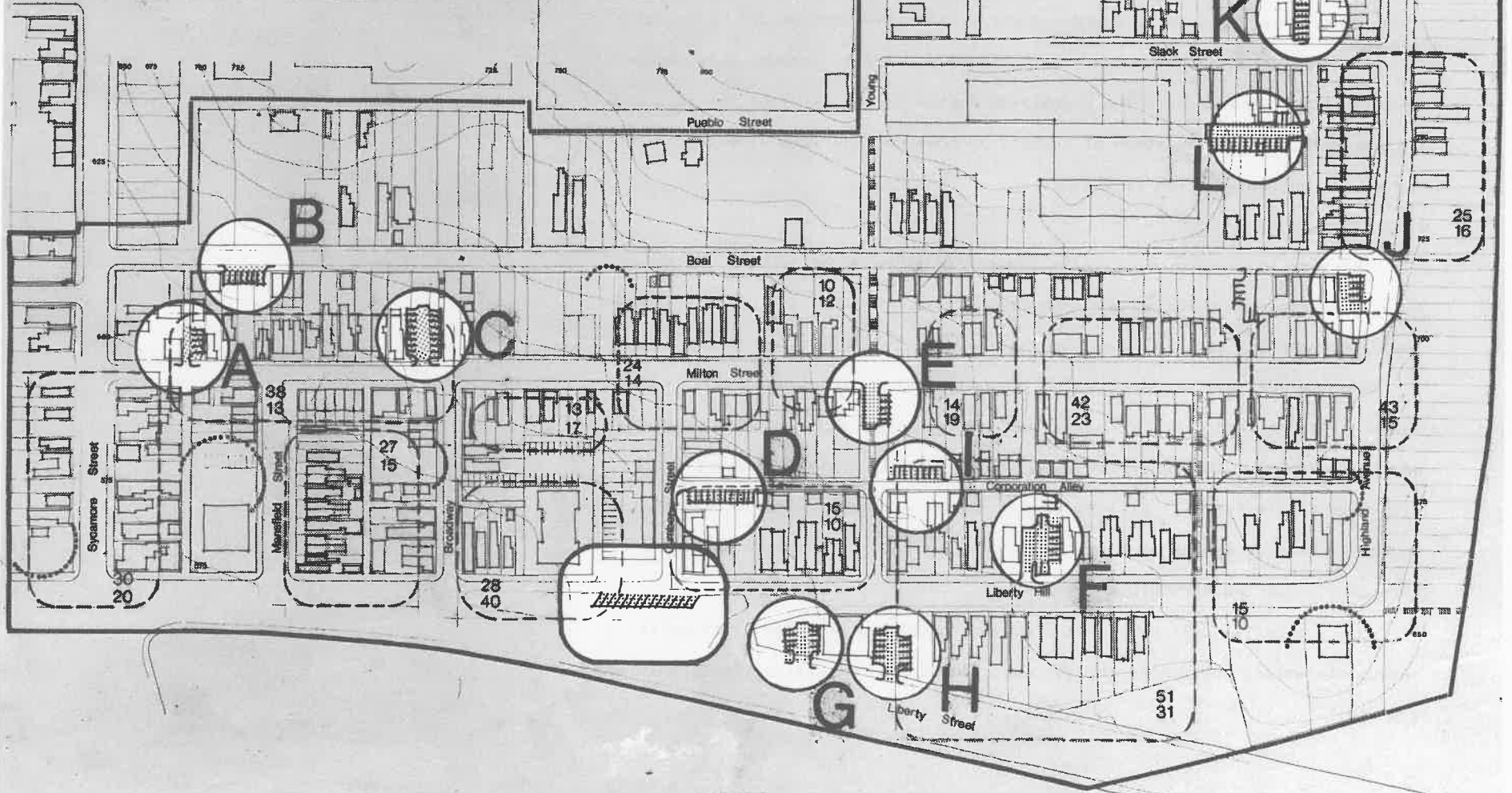
Approximate number of parking spaces within residential cluster.



See entry point recommendations for specific information.

LETTER DESIGNATION REFERS TO SITE SPECIFIC DRAWINGS

# A. PARKING PLAN





## B. New Parking Areas.

### RECOMMENDATION

To alleviate the parking problems, yet maintain neighborhood character, small landscaped parking lots should be developed throughout the district.

### COMMENTS:

Large parking lots take over the landscape. A much better solution to the storage of cars would be the scattering of small lots where they are necessary. The lots, therefore, are still essentially pedestrian and human in character rather than creating an auto dominated territory. The lots should be visually screened from casual observation: Each lot surrounded by garden walls, hedges, fences, slopes, and trees. The pedestrian entrances and exits of the lots should fit naturally into the pattern of pedestrian movement and lead directly to the individual buildings which it serves.

### BENEFITS:

The parking areas would receive pedestrian lighting to light both the car area as well as the paths to and from the houses. The addition of this lighting would increase the security and also general quality of lighting in Prospect Hill.

Because the lots are placed only on vacant sites, the landscaping, fences, earth berms and retaining walls will help to "fill the gaps" in the streetscape of Prospect Hill. The repair of sites that presently are not pleasant places, with modest site features will do much to create a greater sense of visual harmony. As more spaces are "filled in" the entire district will develop a more continuous and harmonious character.

Other benefits will be derived from the shielding of large blank walls and uninteresting buildings, and the addition of new pedestrian linkages in the district.

# C. Existing Parking Lot Improvements

## RECOMMENDATION

Existing parking lots should be upgraded to be similar to the district standard, including pedestrian lighting fixtures, plantings or walls, fences and earth berms to shield from views, also paving treatments should be considered.

## COMMENTS:

There are a number of improperly sited parking places in Prospect Hill that detract greatly from the historic character of the district. These existing lots need significant improvements. The benefits to the district would be shown in the lighting and landscaping improvements done to the sites. As it exists the parking lots are real intrusions to the scale and character of the district, any treatment would be a benefit.

## SPECIFICS:

Memorial Community Center parking needs landscaping, entry treatment and signage.

Pendleton House parking needs visual shielding

South side of Boal Street at various locations.

The buildings near the corner of Highland and Liberty should make every effort to screen cars that are parked on their property.

The church properties at Liberty Hill and Liberty also need some landscape treatment.

## Parking on Boal

### RECOMMENDATION:

New and renovated housing between Milton and Boal should consider the parking available on Boal, and furthermore should have access to the parking on Boal from the buildings.

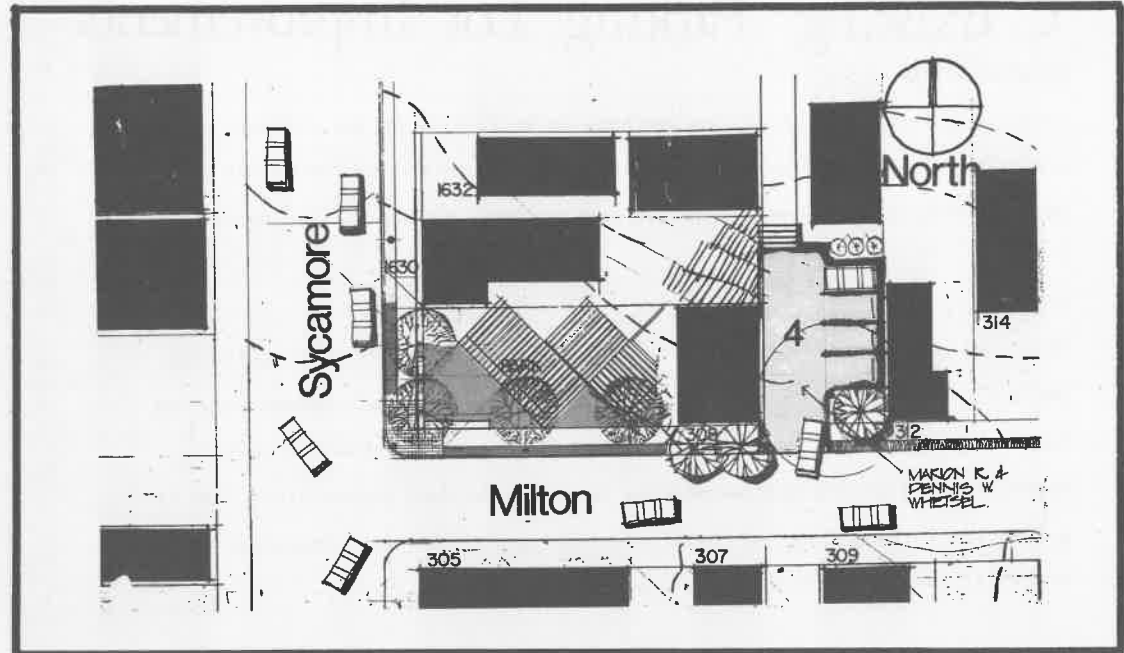
There is a tremendous disparity between parking available on Milton and Boal. The buildings that are between Milton and Boal are in the fortunate position of having access to the less crowded parking situation on Boal and should respond to that by building walkways, or other pedestrian access.

## D. Site Specific Drawings

### PARKING AREA A

COST ESTIMATE:

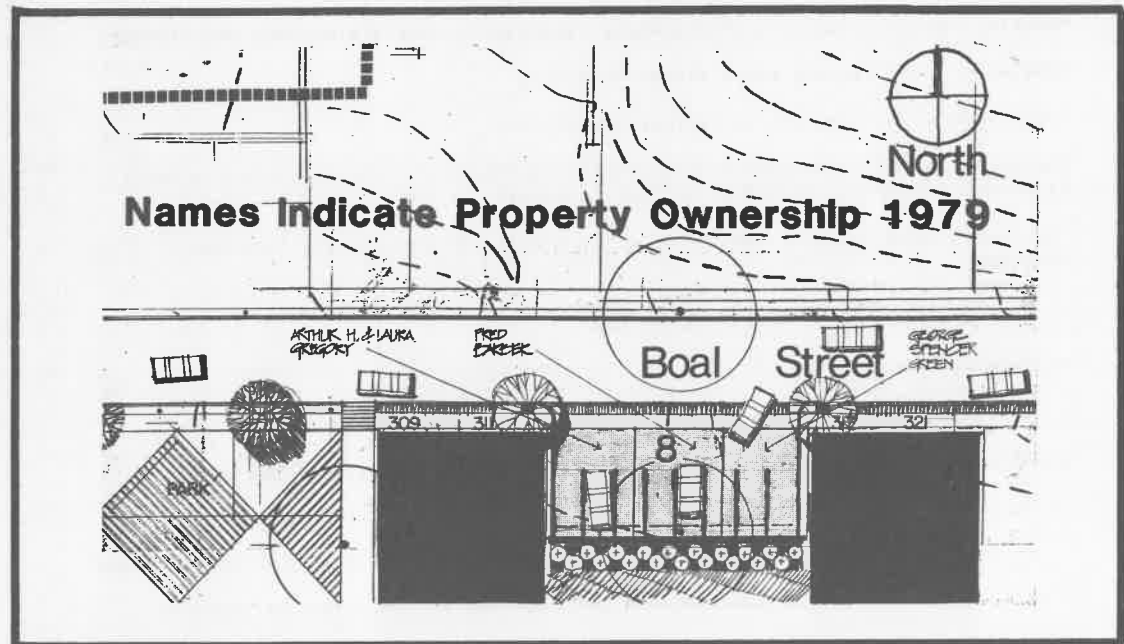
\$18,000 plus land acquisition



### PARKING AREA B

COST ESTIMATE:

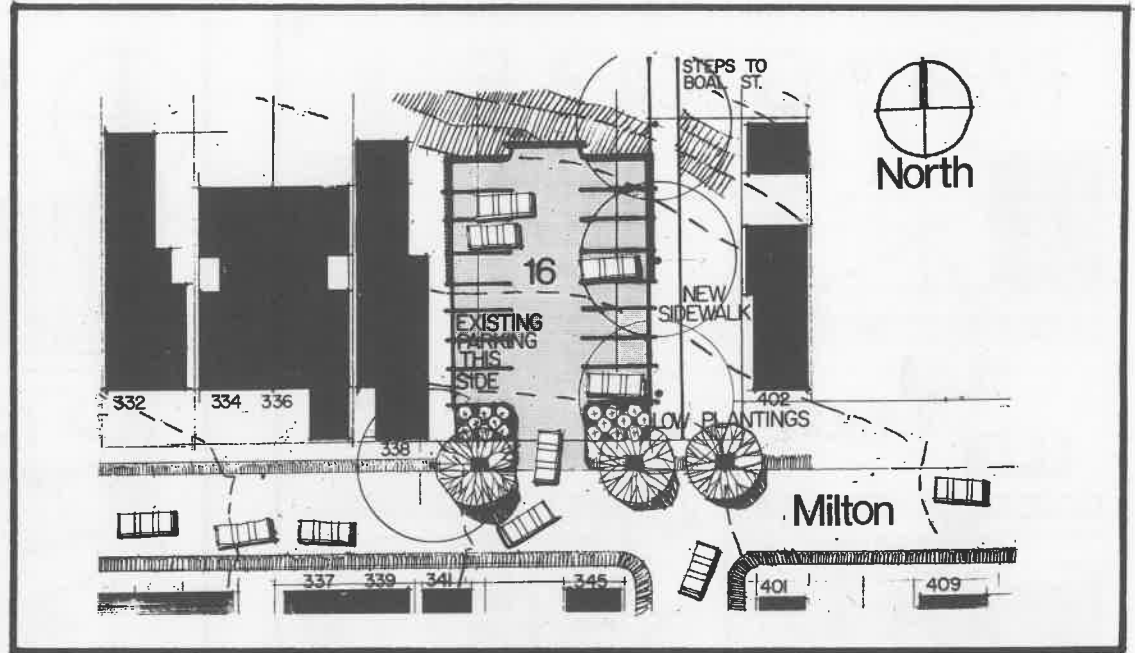
\$24,000 plus land acquisition



# PARKING AREA C

COST ESTIMATE:

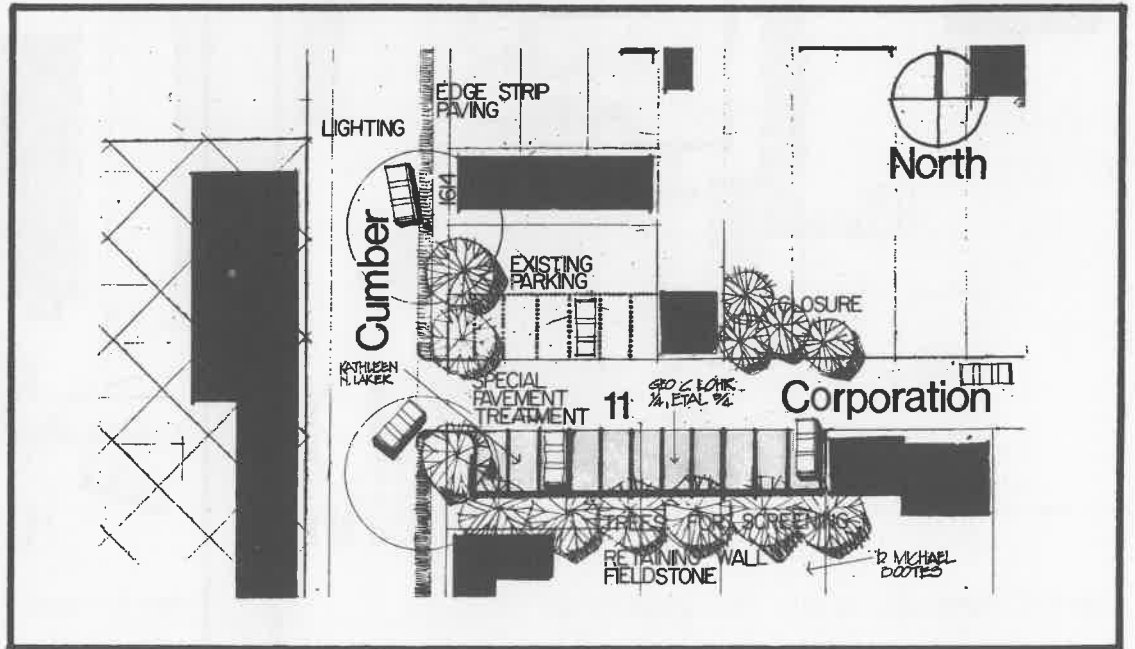
\$24,000 plus land acquisition



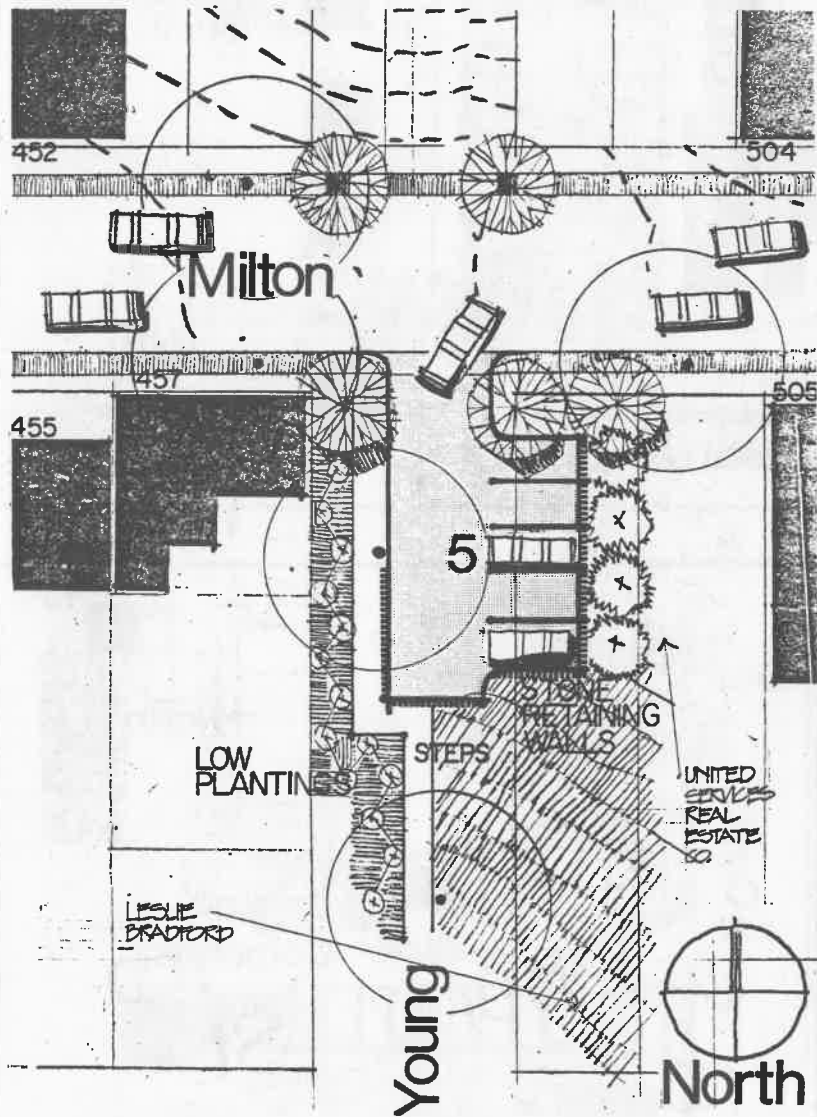
# PARKING AREA D

COST ESTIMATE:

\$33,000 plus land acquisition

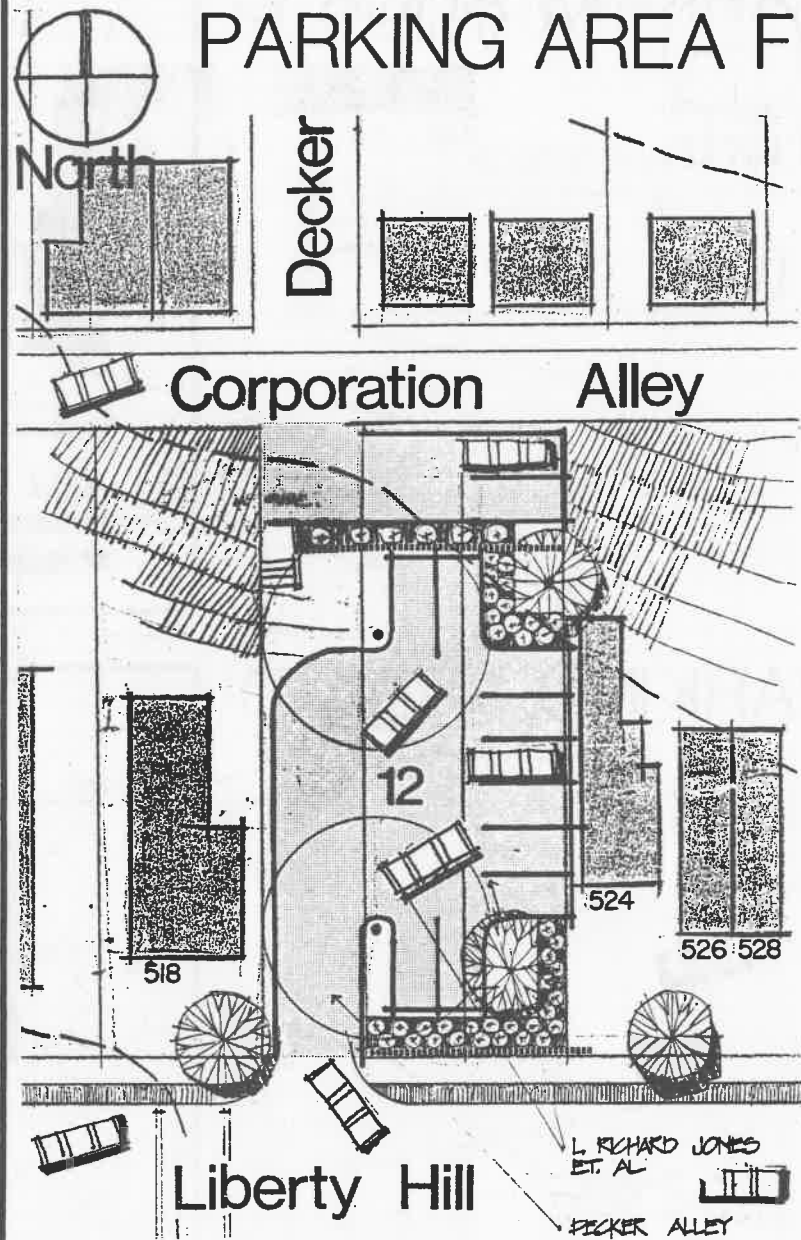


# PARKING AREA E

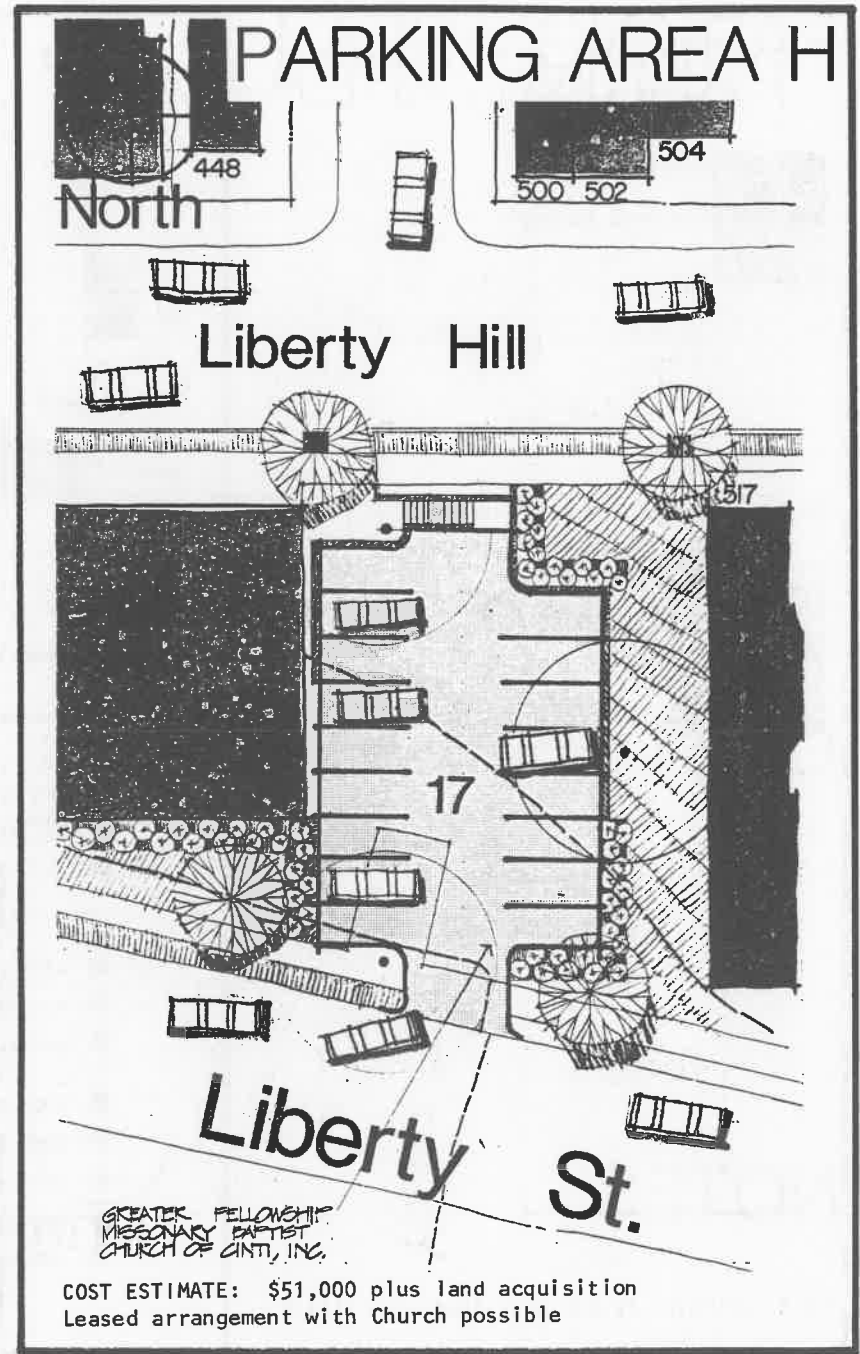
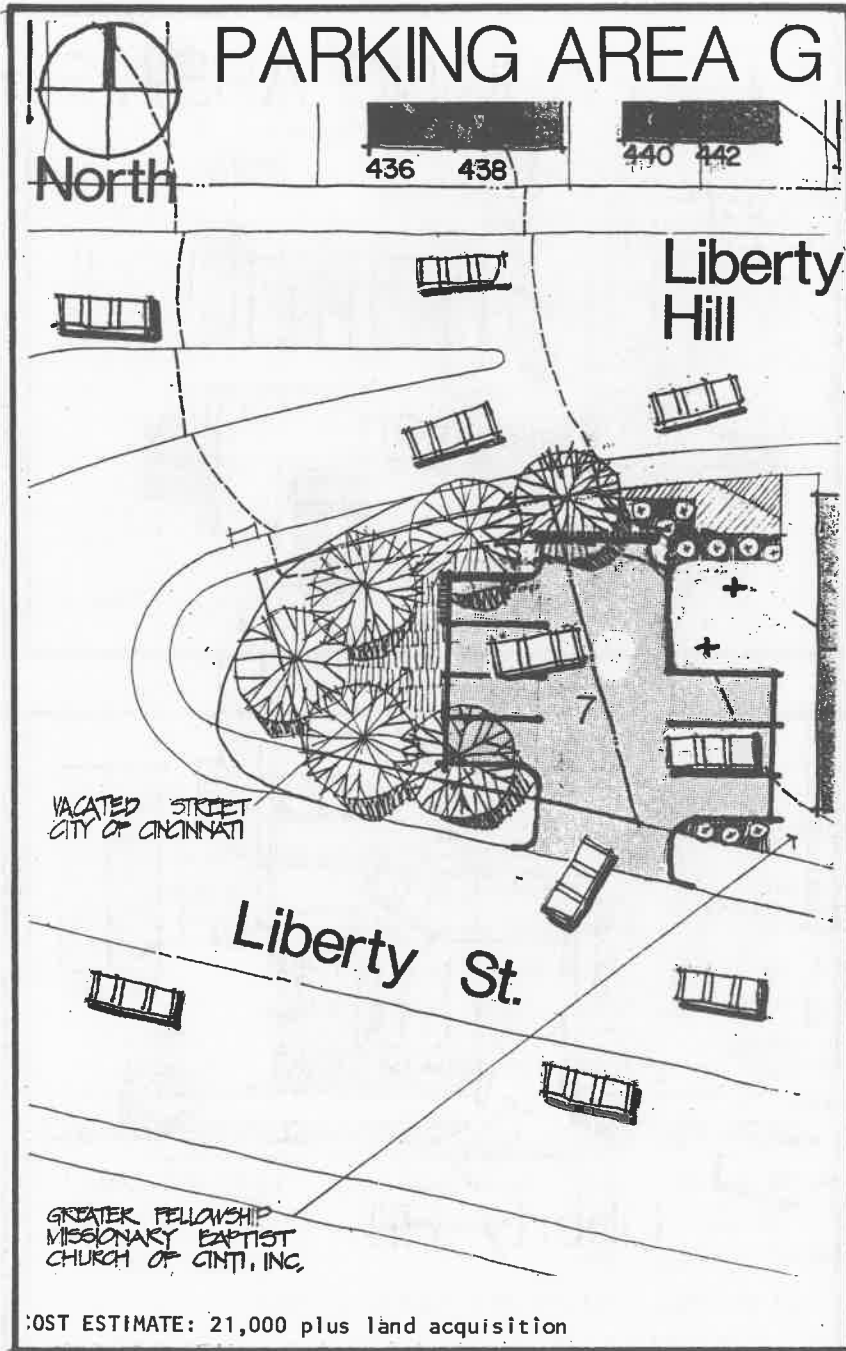


COST ESTIMATE: 22,500 plus land acquisition

# PARKING AREA F



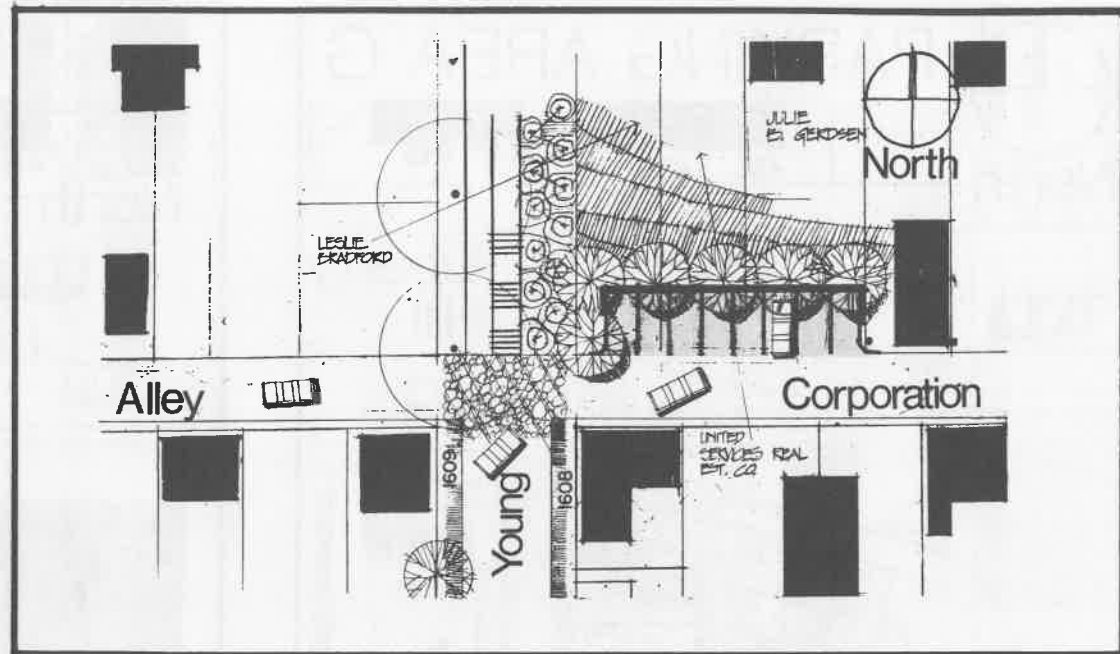
COST ESTIMATE: \$36,000 plus land acquisition



# PARKING AREA I

COST ESTIMATE:

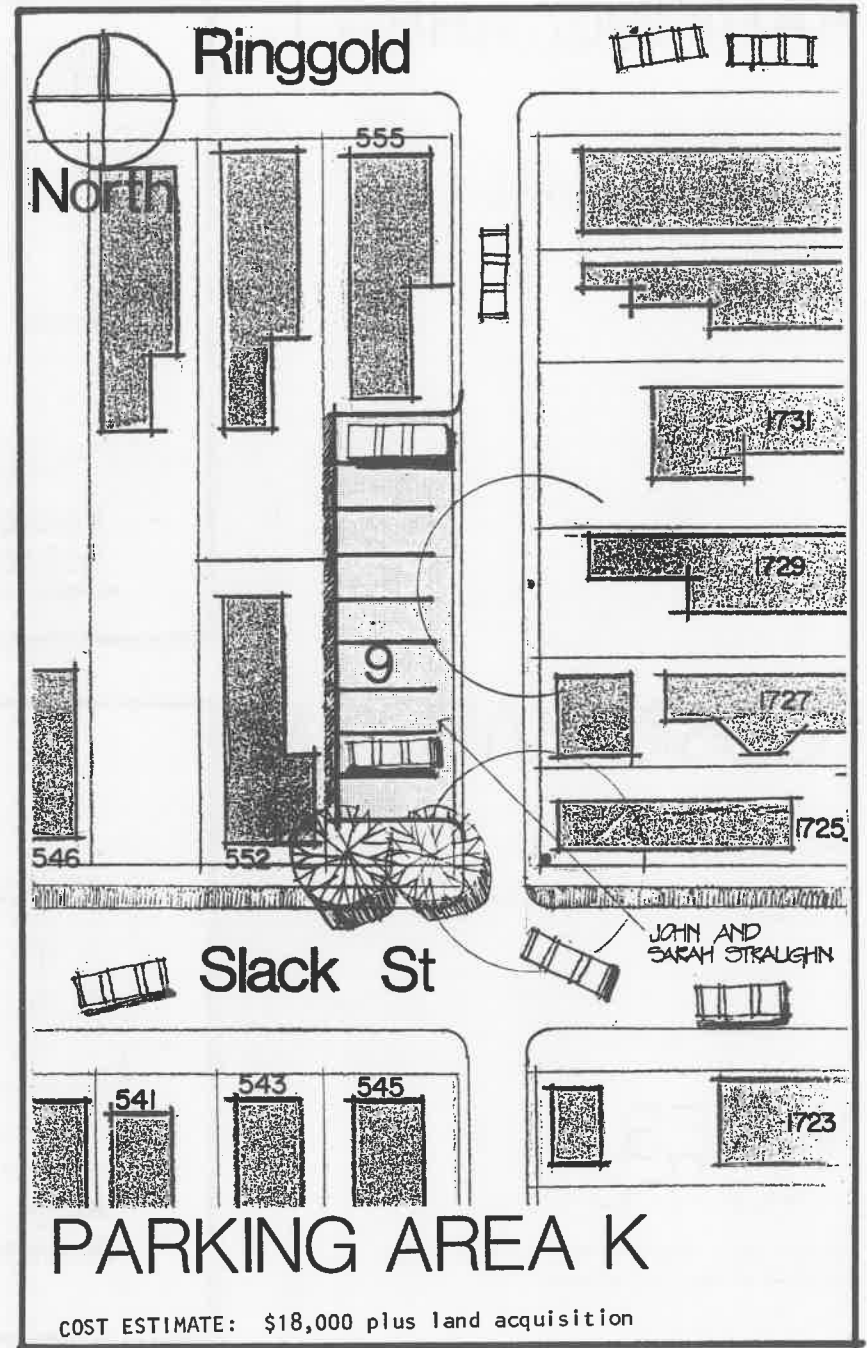
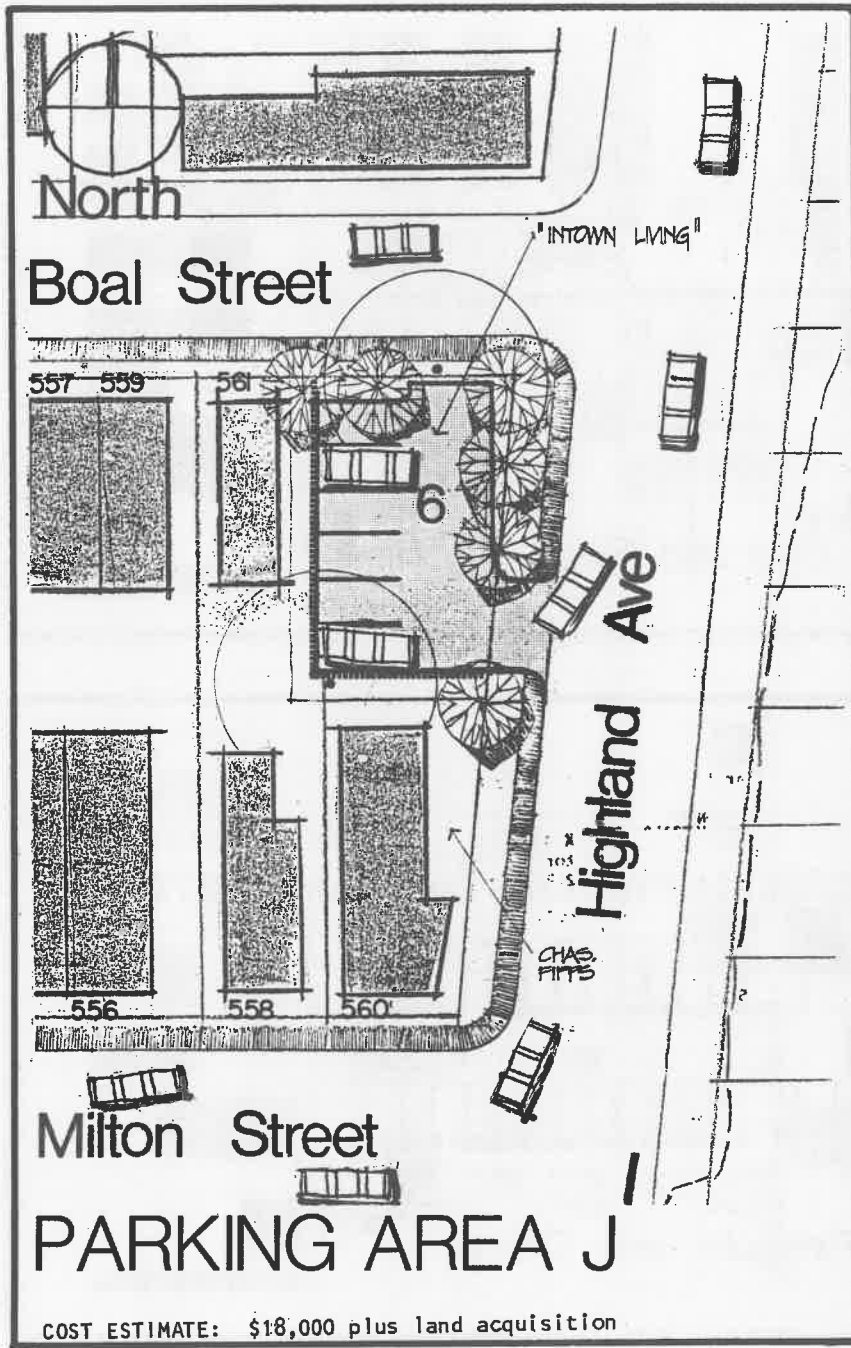
\$24,000 plus land acquisition



# COST ESTIMATE

Derived from typical 10-car lot		TREES 2 @ 300 Ea.	600
<u>NOT INCLUDING LAND ACQUISITION</u>		X 35% fees, contingency, contractor overhead profit =	
■ SITE WORK		2,900/car stall	20,000
Clear rubble @ \$9/CY		<u>STRIP PAVING/PLANTING PROTOTYPE</u>	
Backfill compact @ 3.5/CY	\$3,000	■ PAVING Unistone (or similar)	800
(Assumed 150-200 CY)		Typical lot of 25' frontage	
■ BASE 2,650 SF X .30/SF	800	w/2.5' strip @ \$6/SF	400
■ BIT. PAVING 2,650 X .30 SF	8,000	w/2 street trees @ 400 Ea.	800
■ DRAINAGE - Tile, Casting, Catch Basin	1,500		<u>1,200</u>
■ LIGHTING 2 @ 1,500	3,000	<u>LIGHTING FIXTURE</u>	
■ CONDUIT 75 LF X 30/LF	2,250	Capital Expense Only	
■ PAVING STRIPPING 306 LF X .8	25	+ Conduit length at \$30./LF	1,500
■ PARKING BUMBER 7 X 50. Ea.	350		
■ ASPHALT CURB 200 LF X 2.25/LF	450		

# NOTES

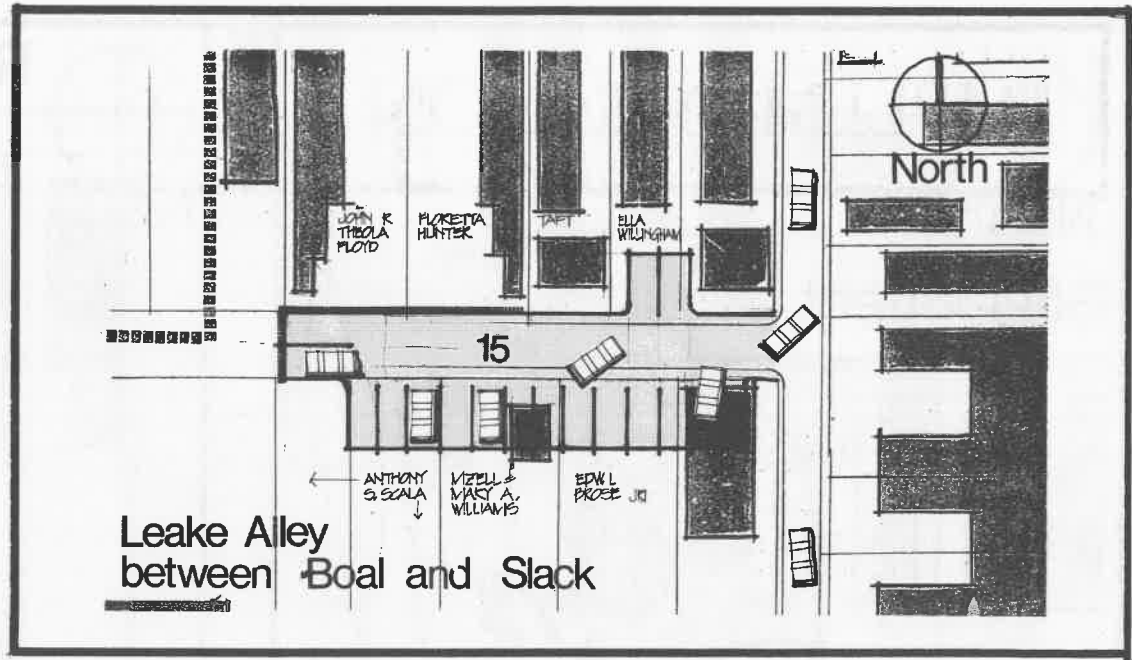




# PARKING AREA L

COST ESTIMATE:

\$45,000 plus land acquisition



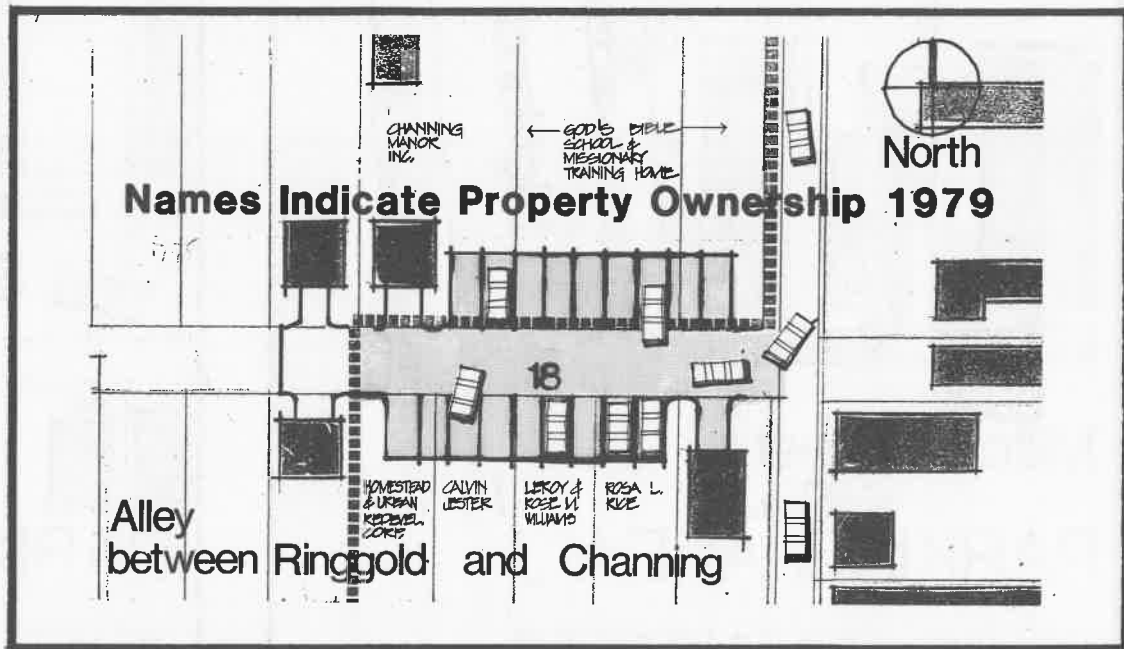
# PARKING AREA M

COST ESTIMATE:

\$36,000 plus land acquisition

## NOTES

Vacate city right-of-way in the alley, or special street privilege.



# IMPLEMENTATION

## Parking

PROJECT/URBAN DESIGN COMPONENT	ESTIMATED COST	FINANCIAL SOURCE	PROJECT YEAR
Parking Lots B, C, G	3000-/Car	Private Sources, Neighborhood Association, Home-owners Groups Maintenance by Private Group	1 - 2
Parking Lots A, D, E, F, G, H, I, J, K, L, M, N	3000-/Car	↓	2 - 10



## B. Implementation Strategy

### Overview

This Public Improvement Plan spells out various improvement packages that need to be implemented to insure an exterior public environment compatible with the private building renovations occurring in the Prospect Hill area. The responsibilities and actions have been defined via a community planning process. In some areas private money is recommended as the predominate resource in other areas public money would be the major resource. However, the use of public funds will depend upon equal private investment. In all cases, both private and public funds would be used for projects that would co-exist in Prospect Hill, each dependent upon the other for the revitalization of the neighborhood. Elements that can be most effectively implemented by the private sector would be: pedestrian lighting, street trees, and individual parking areas. Elements that can most effectively be implemented by the Public Sector would be: improvements of a highly visible nature, namely: intersection modifications and treatments including the creation of an image at entry points, maintenance and upgrading of the city steps and paving improvements in conjunction with crosswalks.

The City shall attempt to provide its portion of the improvements by the use of Community Development Block Grant Funds of Capital Improvement Funds.

The private funds will be from individual contributions solicited by the Prospect Hill Neighborhood Association or the Prospect Hill Community Urban Redevelopment Corporation. Another major source of private funds will be Taft Broadcasting Company who has pledged approximately \$30,000-\$35,000 per year for ten years to be donated to the whole community of Mt. Auburn. It is hoped that the private and public partnership in Prospect Hill will continue to generate more private investment to further the intentions and proposals contained in the plan.

The step by step strategy is defined in the schematic section (B-2) of the streetscape improvements design element. These individual elements are: lighting, landscaping, paving, intersections, stairways and parking lots.

The on-going partnership between the public and private interests in Prospect Hill must continue to assure the economic success of the neighborhood. The City should use its powers to assist in the public right of way improvements as well as

potential future acquisition, demolition, site preparation, installation of public support improvements and design review while the community has to continue on an on-going basis to band together to invest, manage, and maintain the parking lots and the public improvements necessary to support the private rehabilitation of residential properties.

## New Development

The method of revitalization in Prospect Hill is primarily rehabilitation with compatible public improvements, however, some new housing development both infill and cluster, is anticipated. Public support of housing projects is possible through tax abatement, tax increment bonding and Section 8, FHA mortgage loan guarantees. Assistance in this area by the Prospect Hill Community Redevelopment Corporation should be thoroughly investigated.

As the Prospect Hill Neighborhood stabilizes, additional design and planning tools can be applied to improve the overall environmental quality of the district. Environmental Quality Zoning can be applied as recommended in the zoning section of this plan to provide a review of architectural design at both new and existing construction. The Historic status on the National Register of Historic Places, which was applied for some time ago, can if granted provide tax and grant benefits to qualified owners in terms of accelerated depreciation.

## Budget Process

The City has two principal sources of funds with which to implement the public improvements proposed in this plan. One is the Capital Improvement Program (CIP), which runs between \$10 and \$15 million dollars each year. The CIP is a three year program, reviewed and approved annually. These funds are locally generated and can be spent in any neighborhood.

The second major source of funds is the Community Development Block Grant (CDBG), an annual grant to the City by the U.S. Department of Housing and Urban Development (HUD). The grant is roughly \$18 million per year. HUD regulations require that the CDBG be spent in the low or moderate income communities. The grants focus is housing and economic development, with primary benefit for low or moderate income people. Prospect Hill, which is a subarea of the Mt. Auburn community, does at this time qualify for CDBG funds. Eligibility is always subject to change, as HUD regulations and neighborhood population characteristics change.

Because funds are limited, the City reviews proposed projects according to the following major criteria:

- 1) maintenance of existing facilities
- 2) improvement of the tax base
- 3) no additional operating costs
- 4) relationship to a community or departmental plan

Community organizations share with City departments the responsibility for seeing that projects proposed in a plan are considered for inclusion in the City's budget. The annual budget formation process is structured to incorporate citizen participation. The CDBG, in particular, has a requirement for citizen participation. A committee of citizens, the Community Development Advisory Council (CDAC), advises the City Manager on his recommendation to City Council concerning the CD budget. The CDAC holds extensive public hearings and is influential in determining which proposed projects are "funded".

Each year, every Cincinnati community council is asked to submit "budget requests", which are projects or services the community wants the City to undertake or provide in the upcoming year. In the case of Prospect Hill, the requests are submitted by the Mt. Auburn Community Council. Public improvements proposed in this plan can be submitted as budget requests. Because of limited funds and because the Mt. Auburn community has many other requests, it would be wise to select priorities and break projects into phases to be submitted over a period of several years. The "Proposed Development Staging" section of this plan serves as a guide.

Planning for the budget begins a year before the fiscal year starts (May for the CDBG). Each May the communities submit their budget requests through the Community Assistance Teams (CATS), which is the liaison between communities and City Hall.

During the summer, the requests are reviewed by the City departments and tentative department budgets are drawn up. Initial designations are made on which requests should be considered for inclusion in the C.I.P., and which in the C.D.B.G. During the summer, community organizations should be pursuing their requests by meeting with departmental staff.

During the fall (September-October), the C.D.A.C. holds numerous public hearings. They are organized by subcommittees (Housing, Economic Development, Public Works,...). The hearings provide an opportunity for communities to present a case for their projects, and for the departments to comment on the proposals and present their own recommendations for funding.

The final recommended CD and CIP allocations are drawn up in November. In December, final public hearings are held by the City Council. City Council makes a final decision on the budgets after these hearings. There are separate hearings for the CD and CIP budgets. These are the only hearings on the CIP. Unlike the C.D.B.G., there is no citizens group that advises the City administration on the CIP.

Because funds are limited, the budget formation process is competitive. There are several guidelines the community should follow in order to be most successful.

- (1) Demonstrate a return of private investment on the City's expenditure.

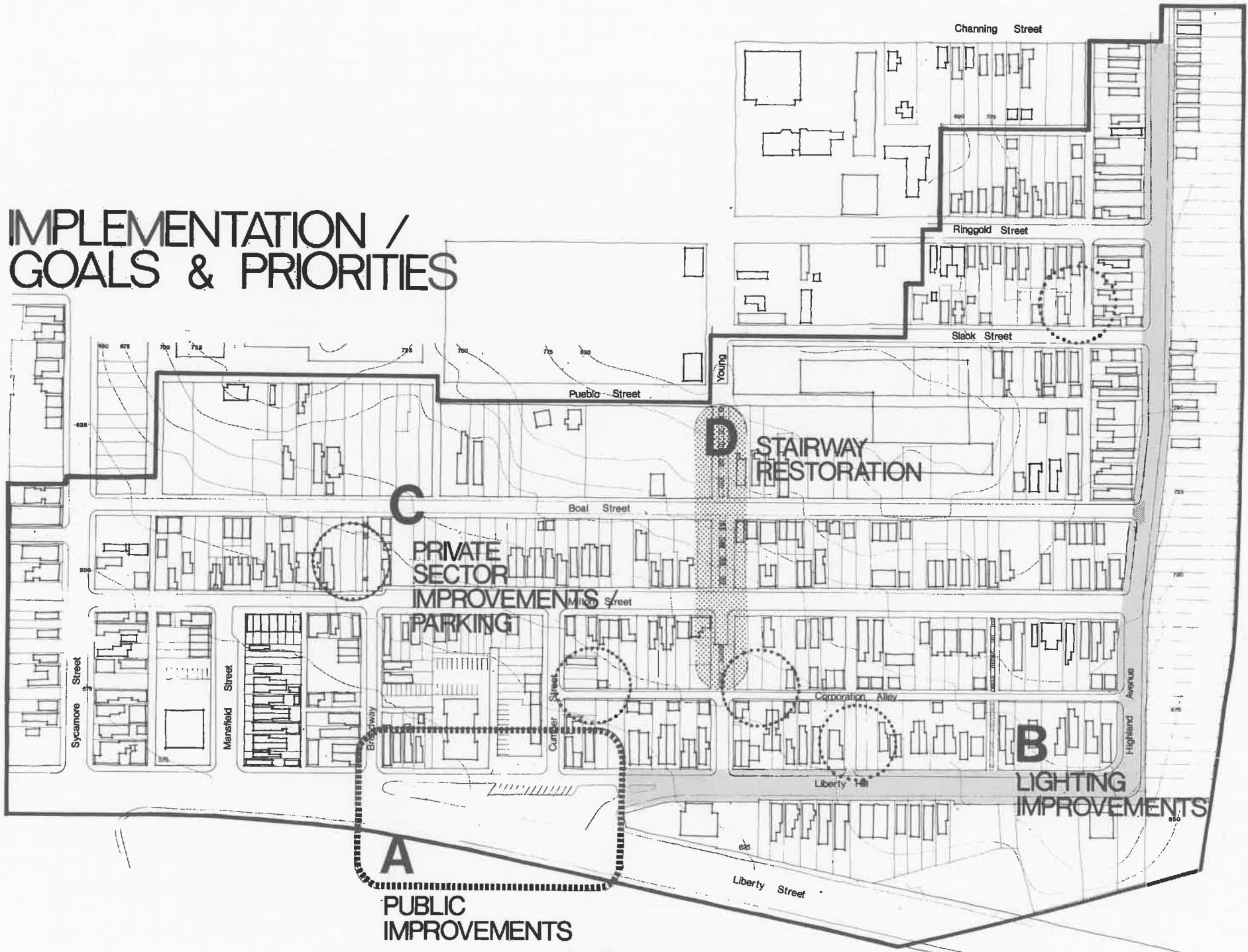
- (4) Undertake "self-help" to the extent feasible; match City investment with neighborhood volunteer labor and other resources.
- (2) Follow up on requests with the departments that will be implementing the project to gain understanding and support.
- (3) Participate in hearings before the C.D.A.C. and City Council to explain and support requests.

## Maintenance Agreement

It is City policy in this era of tight budgets that no project be funded if it would require additional operating expenditures (staff, maintenance, personnel, utilities,...). However, in certain cases the City will undertake such a project as a joint venture with the community; the City would assume ongoing operating costs. For example, the City might build a sit-in park if the community would care for the trees and keep the park clean.

For its protection, the City requires a written agreement with a responsible community organization with the capability of assuming the obligation for a reasonable period. In many cases, the community organization would not actually incur costs but would use volunteer labor. However, the City would reserve the right to perform the work and bill the community organization if the organization failed to perform the work as agreed. A sample maintenance agreement is included in the appendix of this plan.

# IMPLEMENTATION / GOALS & PRIORITIES



# VII. Zoning Recommendations



Section 3501.5 of Chapter 35, in the Zoning Code specifies the circumstances in which the Historic Conservation Board can make special exceptions or variances to the Conventional Zoning within a historic district.

Section 3501.5 Relationship to Conditional Uses and Other Special Exceptions, Modifications and Variances

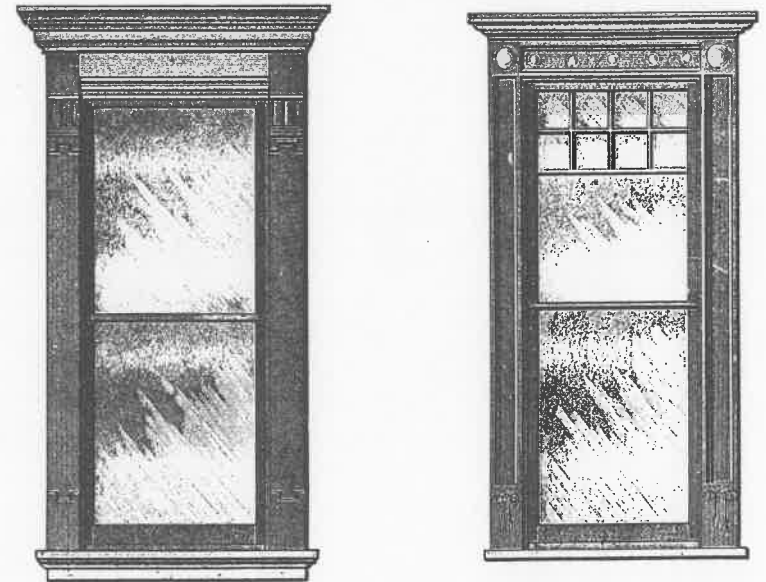
Whenever an application is made for a conditional use or other special exception or variances is made relating to property wholly or partially located within an historic site or district or involving a historic site, the Historic Conservation Board shall exercise the authority granted in Chapter 4 of the Zoning Code to the Director of Buildings and Inspections. In such cases the provisions of Chapter 4, where not consistent with the provisions of this Chapter, shall apply to the exercise of the authority prescribed therein. The Board may grant such conditional use or other special exceptions or variance from the regulation relating to coverage, yard requirements, parking, building height, fences, or landscaping when it finds such relief from the literal implications of the Zoning Code:

- a. is necessary and appropriate in the interest of historic conservation so as not to adversely affect the history architectural, or aesthetic integrity of the district; or
- b. is necessary to provide the owner a recoverable rate of return on the real property where the denial thereof would amount to a taking of the property of owner without just compensation; and
- c. will not be materially detrimental to the public health, safety and welfare or injurious to property in the district or vicinity where the property is located.

If and when the Prospect Hill area of Mt. Auburn is designated as a historic district by the Historic Conservation Board, it is recommended that the Architectural Guidelines provided in this plan serve as a basis for the formulation of conservation guidelines required as by Chapter 741-11 of the Municipal Code regarding

historic conservation. Further, it is recommended that the Architectural Guidelines contained in this plan be used as a supplement to the official conservation guidelines to be adopted for Prospect Hill if and when it is designated as a historic district.

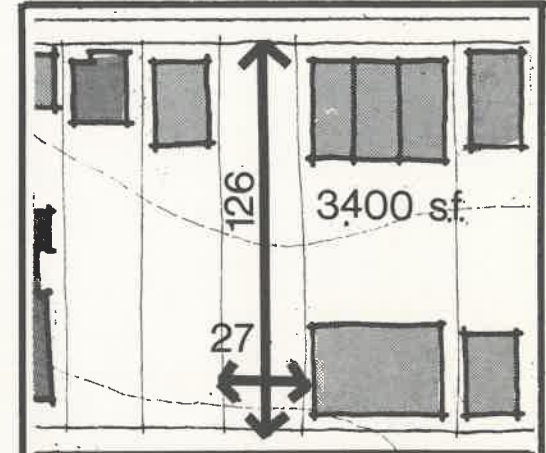
**DESIGNS FOR WINDOW FRAMES.**



# Existing Zoning Analysis

## Standards for a Principal Building on a Lot

DIST.	MAXIMUM HEIGHT	LOT AREA (SQ. FT.)		MINIMUM FRONT YARD	MINIMUM SIDE YARDS			MINIMUM REAR YARD
		MINIMUM LOT AREA	MIN. LOT AREA PER D.U.		STORIES	LEAST WIDTH	SUM OF LEAST WIDTHS	
R-4 R-4(T)	48 ft.	5,000	Efficiency 1,500 Intermediate 2,000 Regular 2,500	1 & 2 stories: 20 ft. Additional 2 ft. per story above second	1 story: 5 ft. 2 stories: 6 ft. Over 2 stories: Additional 5 ft. per story	5 ft. 6 ft. Additional 5 ft. per story	12 ft. 14 ft. Additional 10 ft. per story	30 ft. 30 ft. Additional 5 ft. per story
R-5 R-5(T)	2 times the distance from building line to center line of street	5,000	Efficiency 800 Intermediate 1,100 Regular 1,500	Same as R-4	1 story: 5 ft. 2 stories: 6 ft. Over 2 stories: Additional 5 ft. per story	5 ft. 6 ft. Additional 5 ft. per story	12 ft. 14 ft. Additional 10 ft. per story	30 ft. 30 ft. Additional 5 ft. per story
R-6 R-6(T)	Same as R-5	5,000	Efficiency 600 Intermediate 800 Regular 1,000	Same as R-4	1 & 2 stories: 5 ft. Over 2 stories: Additional 4 ft. per story	5 ft. Additional 4 ft. per story	12 ft. Additional 8 ft. per story	25 ft. Additional 4 ft. per story
R-7 R-7(T)	Same as R-5	5,000	Efficiency 400 Intermediate 500 Regular 550	Same as R-4	1 & 2 stories: 5 ft. Over 2 stories: Additional 3 ft. per story	5 ft. Additional 3 ft. per story	12 ft. Additional 6 ft. per story	25 ft. Additional 3 ft. per story
B-1	30 ft.	Non-res. occup. None Resid. occup. Same as R-5	None	10 ft.	—	None	—	1 story: 10 ft. (min.) 2 story or more: 20 ft. (min.) plus 3 ft. per story above second
B-2	30 ft.	Non-res. occup. None Resid. occup. Same as R-7	None	None	—	None	—	Non-res. occup. None Res. occupancies Same as R-7
O-1	2 times the distance from building line to center line of street	Non-res. occup. None Resid. occup. Same as R-7	1.75	1 & 2 stories: 20 ft. Additional 2 ft. per story above second	1 & 2 stories: 4 ft. Over 2 stories: Additional 3 ft. per story	4 ft. Additional 3 ft. per story	10 ft. Additional 6 ft. per story	20 ft. Additional 3 ft. per story



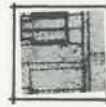
Area that is toned on chart indicates conflict with Design Criteria

CHART SHOWS PRESENT ZONING REQUIREMENTS: DESIGN CRITERIA ARE SUGGESTED WAYS OF BUILDING TO BE COMPATIBLE WITH THE HISTORIC DISTRICT BUILDINGS.

# Map Key



Crosshatched area indicates environmental quality/hillside district. (EQ-HS) 3



Toned area indicates the interim developmental control district number ten (I.D.C.) 10.



Solid line indicates urban design plan study boundary.



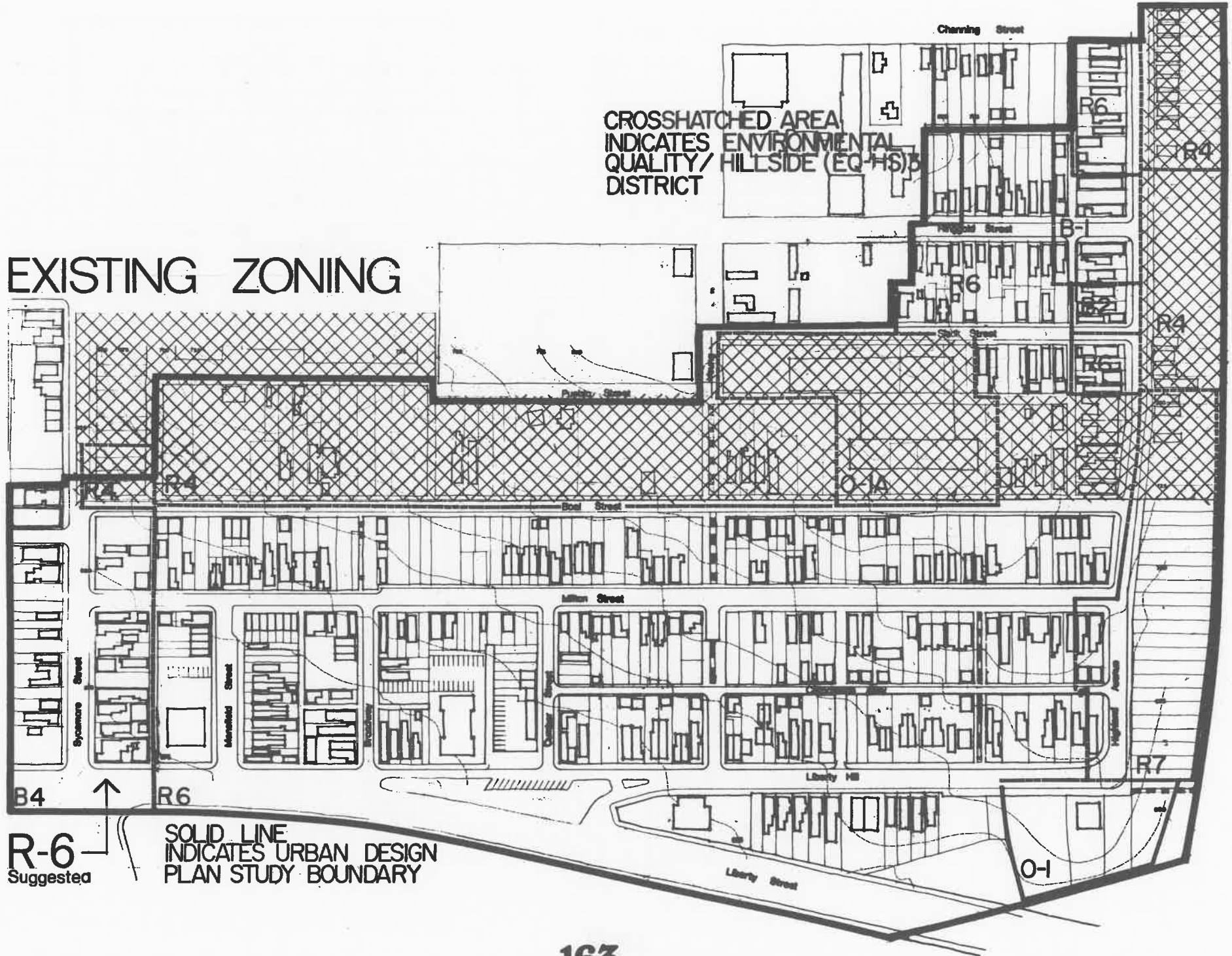
Indicates existing zoning (April, 1980)



Indicates proposed zoning change

# EXISTING ZONING

CROSSHATCHED AREA INDICATES ENVIRONMENTAL QUALITY/HILLSIDE (EQ-HS) DISTRICT



R-6 Suggested

SOLID LINE INDICATES URBAN DESIGN PLAN STUDY BOUNDARY

# VIII. Housing Study

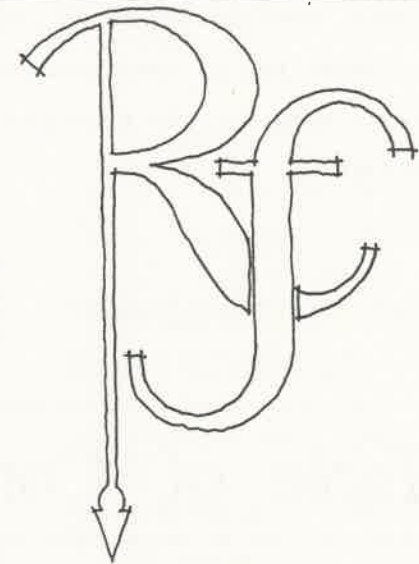
## VIII. Housing Analysis

The Prospect Hill neighborhood is a sub-area of Mount Auburn, which has experienced intensive change in the past fifteen years. As new investment capital flowed into the neighborhood, vacant buildings began to be reoccupied, and in many cases, occupied buildings were sold and low-income tenants were displaced. By 1979 a degree of stability had returned with many newly rehabilitated residences, a still-substantial low- and moderate-income population, and most of the remaining vacant buildings undergoing renovation.

The Prospect Hill Neighborhood Association (PHNA) was organized during this period of intensive change. In recent years PHNA members have been concerned about the implications of their own reinvestment activities. They recognized that the potential for new development which is not in keeping with the neighborhood's historic character has greatly increased. Secondly, they were concerned that property speculation might also lead to further displacement of neighborhood residents. The housing analysis component was included in order to recommend specific housing strategies for preserving the existing socio-economic mix of neighborhood residents.

The housing analysis component of this urban plan was to include a thorough identification of present ownership and occupancy conditions and recommendations which would address the housing needs of the existing low- and moderate-income residents of Prospect Hill. The resulting study was separated into four parts: (A) an Ownership/Occupancy Profile, (B) a Survey/Interview Questionnaire, (C) Housing Strategy Recommendations, and (D) the Conclusion.

Part A of the analysis was a data-gathering activity undertaken to identify all neighborhood residents and in particular, potential housing assistance candidates. Part B was a face-to-face interview process conducted in order to accurately assess the housing needs



This housing analysis was prepared by the:

WALNUT HILLS REDEVELOPMENT  
FOUNDATION INC.

2815 Woodburn Avenue  
Cincinnati, Ohio 45206

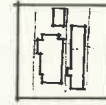
April 17, 1980

Noah Eric Dorius, Project Director  
Dennis M. Henson

Don W. Lenz, Executive Director

Adapted by Gregory A. Shumate  
Paul D. Sehnert  
Shirley M. Jones

# Map Key



Owner occupied building.



Market and subsidized renter.



Vacant building.

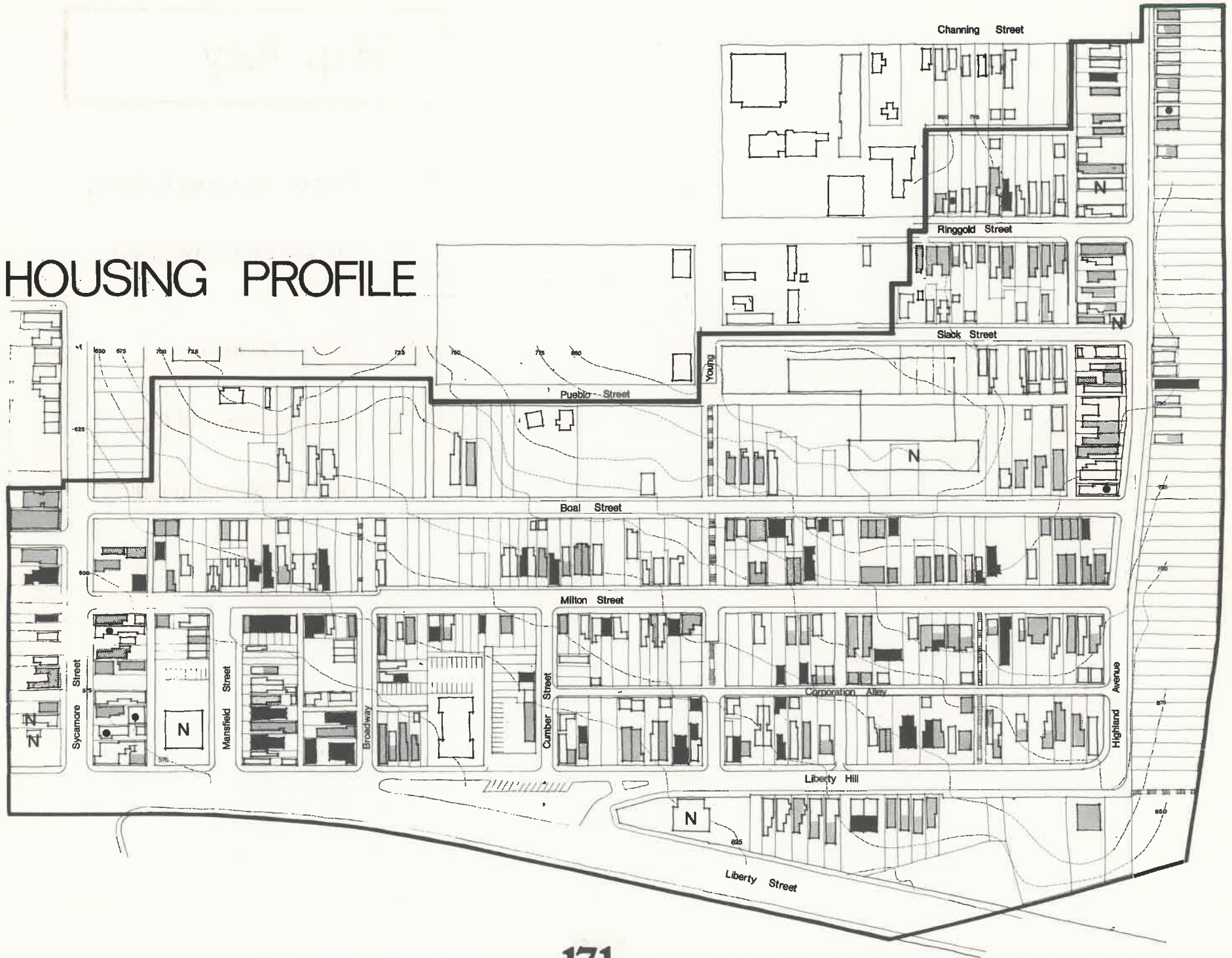


Undetermined status.



Non-residential building.

# HOUSING PROFILE





## B. Survey/ Interview Questionnaire

RF staff developed a survey/interview format to accurately assess the particular housing needs and attitudes of potential housing assistance candidates in the Prospect Hill neighborhood. The results of this survey were central to the formulation of appropriate housing strategy recommendations (Part C).

The first step in developing a questionnaire for the study was to define the housing assistance goals of the PHNA. The following four housing assistance goals of the neighborhood emerged during a working session with RF staff and Prospect Hill Housing Assistance Subcommittee (See Goals).

Based on these goals and those types of neighborhood resources UCS thought it could draw upon, RF staff developed a four-page questionnaire. It attempted to identify the particular needs of renters and homeowners as well as their feelings about their neighborhoods, the rehabilitation of neighborhood buildings, and their ability to deal with housing costs.

In a second working session, the draft questionnaire was reviewed and approved by UCS.

It was agreed before the study began and specified in the contract that PHNA members would be responsible for administering the survey. RF staff also recommended that resident interviewers would be preferable in order to gain trust and support for future neighborhood-based housing programs. At a regular meeting of the neighborhood association, interviewers were drafted, and RF staff was there to distribute written instructions and to answer questions.

The survey/interview questionnaire with tabulated results; a statistical summary of the survey effort; and the conclusions drawn from the survey results follow.

### Goals:

- 1  
To maintain current levels of low- and moderate-income housing in order to preserve the mixed-income character of the neighborhood.
- 2  
To facilitate the use of existing housing assistance programs and services by residents of the neighborhood.
- 3  
To help residents obtain the financial resources required to purchase and/or make capital improvements on their own housing.
- 4  
To encourage all residents to take an active role in neighborhood housing decisions.

# Survey / Interview Questionnaire Results

1. WHAT NAME DO YOU CALL THE NEIGHBORHOOD YOU LIVE IN?  
 Mt. Auburn 48%    Lower Mt. Auburn 22%    Liberty Hill 11%    Prospect Hill 7%    Milton Street Hill 4%    Boal 4%    Highland Avenue 4%
  
2. DO YOU RENT HERE OR ARE YOU THE OWNER?  
 Homeowners 66%    Renters 34%
  
3. HOW LONG HAVE YOU LIVED AT THIS ADDRESS?  
 Homeowners 10-44 yrs. Range    Renters 2-16 yrs. Range
  
4. DO YOU PLAN ON STAYING HERE? IF NOT, WHERE WOULD YOU LIKE TO LIVE?  
 Homeowners: Yes 82%    Renters: Yes 89%  
                   No 18%                      No 11%

COMMENTS: "as long as I can"    "if rent doesn't go up too high"

  
5. DO YOU KNOW YOUR NEIGHBORS VERY WELL? (EXPLAIN)  
 Homeowners: Yes 61%                                      Renters: Yes 55%  
                   No 39%    No 45%

COMMENTS: "change of neighbors all the time"    "a lot aren't sociable"  
                   "most of the oldtimers"                      "don't know the new people"

  
6. WHAT DO YOU THINK OF THE CHANGES THAT HAVE TAKEN PLACE IN THE NEIGHBORHOOD IN THE LAST FEW YEARS? (EXPLAIN)  
 Homeowners: Good 78%    Renters: Good 78%  
                   Bad 22%                      Bad 22%

COMMENTS: "upgrading the neighborhood"    "improved and quiet"    "quieter"    "houses being fixed up"    "looks nice"    "wish  
                   more cities would do this"    "OK, but what can I do about it?"    "too many cars"    "rezoning not good"    "people had  
                   to move"    "not as friendly anymore"

  
7. DO YOU LIKE THE FACT THAT NEW PEOPLE ARE MOVING IN AND FIXING UP THE HOUSES? (EXPLAIN)  
 Homeowners: Yes 94%                                      Renters: Yes 89%  
                   No 0%    No 11%  
                   No Change: 6%

COMMENTS: "new faces OK"                                      "OK, but raises rent too high"  
                   "houses are being fixed up"                      "I like people and can get along"  
                   "beautiful--helps my property value"    "people had to move out"  
                   "creates pride"

**This Section for Renters Only**

---

8. HAVE YOU RENTED ANYWHERE ELSE IN THIS NEIGHBORHOOD BEFORE? IF SO, WHERE?  
 Yes 45%    No 55%
  
9. IF YOU WERE TO MOVE, DO YOU THINK YOU COULD FIND A PLACE NEARBY?  
 Yes 45%    No 22%    Don't Know 33%

10. ARE YOU FAMILIAR WITH OHIO'S TENANT-LANDLORD LAWS?

Yes 22% No 78%

11. DOES YOUR LANDLORD MAKE REPAIRS WHEN YOU ASK HIM TO? (EXPLAIN) I.E. WHAT REPAIRS NEED TO BE MADE?

Yes 78% No 11% Haven't Spoken to Him 11%

COMMENTS: "none needed" "holes in walls, no insulation, needs extermination" "painting needs to be done" "interior painting needed"

12. HAVE YOU EVER HAD DIFFICULTY PAYING RENT ON TIME? (EXPLAIN)

Yes 11% No 89%

13. HAVE YOU EVER HEARD OF THE SECTION 8 RENT ASSISTANCE PROGRAM?

Yes 11% No 89%

COMMENTS: "I think that's where I'll go next"

14. DID YOU KNOW THAT CG&E HAS A SPECIAL BILL PAYMENT PLAN?

Yes 67% No 33%

COMMENTS: "heard over the radio"

15. HAVE YOU EVER TALKED TO A HOUSING COUNSELOR, AT THE COMMUNITY CHEST, FOR INSTANCE? WHY NOT?

Yes 0% No 100%

COMMENTS: "didn't know about them" "didn't know you could" "no need to"

16. WOULD YOU BUY A HOUSE IN THIS NEIGHBORHOOD IF YOU COULD? (EXPLAIN)

Yes 78% No 22%

COMMENTS: "convenient to bus and town" "like the neighborhood" "wish I had"

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This Section for Homeowners Only

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17. IS YOUR HOME IN NEED OF ANY MAJOR REPAIRS? WHAT REPAIRS?

Yes 6% No 94%

COMMENTS: "need a new roof" "only decorating" "painting needed" "interior cosmetics only" "no major ones" "sewer cleaning and basement improvements"

18. DO YOU THINK YOU COULD BORROW MONEY IN ORDER TO MAKE NEEDED REPAIRS OR IMPROVEMENTS ON YOUR HOUSE? IF NOT, WHY NOT?

Yes 50% No 17% Don't Know 11% No Need 22%

COMMENTS: "because of old age" "on social security"

19. HAVE YOU EVER HAD DIFFICULTY PAYING MORTGAGE PAYMENTS ON TIME?

Yes 6% No 94% (33% already paid off)

20. DID YOU KNOW THAT CG&E HAS A SPECIAL BILL PAYMENT PLAN?

Yes 61% No 39%

COMMENTS: "we're on monthly billings"

21. HAVE YOU EVER TALKED TO A HOUSING COUNSELOR, AT THE COMMUNITY CHEST, FOR INSTANCE? WHY NOT?  
Yes 6% No 94%

COMMENTS: "energy crisis" "no need to" "can't get out, elderly" "not familiar with"

22. IS ANYONE IN YOUR FAMILY OR ANYONE YOU KNOW INTERESTED IN BUYING A HOUSE IN THIS NEIGHBORHOOD?  
Yes 22% No 78%

23. DO YOU THINK THAT THE RISING COST OF LIVING WILL CAUSE YOU TO SELL YOUR HOUSE SOMETIME IN THE FUTURE? (EXPLAIN)  
Yes 22% No 78%

COMMENTS: "heating bills may force sale someday" "people have approached wanting to buy with lease-back option and were refused" "because house is paid for" "not as long as I am employed" "cause to hold on more"

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This Section for Renters & Homeowners

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24. HAVE YOU EVER HEARD OF THE PROSPECT HILL NEIGHBORHOOD ASSOCIATION?

Homeowners: Yes 39% Renters: Yes 45%  
No 61% No 55%

25. ARE YOU INTERESTED TO KNOW WHEN THIS NEIGHBORHOOD ASSOCIATION MEETS AND WHAT ITS MEMBERS DO?

Homeowners: Yes 61% Renters: Yes 67%  
No 39% No 33%

26. WOULD YOU LIKE TO HAVE CITY HALL EMPLOYEES HEAR YOUR OPINION ON PROBLEMS IN YOUR NEIGHBORHOOD?

Homeowners: Yes 72% Renters: Yes 67%  
No 28% No 33%

COMMENTS: three people mentioned parking problems

27. ARE YOU WILLING TO COME TO REGULAR MEETINGS AND VOLUNTEER YOUR TIME TO HELP DO SOMETHING ABOUT YOUR HOUSING PROBLEMS?

Homeowners: Yes 33% Renters: Yes 55%  
No 55% No 45%  
Maybe 12%

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Additional Comments or Suggestions:

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Several people mentioned parking problems. One individual wished that people could be made more aware of what they were doing (in the neighborhood). Flood lights on schoolhouse shine directly in bedroom window. Doesn't like park because kids come in yard. Needs painting.

## Statistical Summary

1. There are 321 building units in the designated study area.
2. 123 or 38.3% of the building units were candidates for the survey.
3. 32 or 26% of the candidate building units were surveyed as of February 18, 1980.
4. 84.4% of those people contacted completed the survey.
5. 15.6% of those people contacted refused to answer any questions.
6. 66% of the respondents were homeowners.
7. 34% of the respondents were renters.

## Conclusions

1. The high rate of completion (80%) by those residents contacted tends to indicate that most Prospect Hill residents are willing to take the time to talk frankly about their housing concerns.
2. Overall, the survey revealed that the attitudes of homeowners and renters towards the neighborhood and their neighbors were quite similar.
3. Both homeowners and renters were pleased with recent changes in the neighborhood -- new faces and buildings being fixed up -- and they planned on staying rather than moving somewhere else.
4. Although few major housing problems were indicated (costly repairs or financing), there was some need for minor repairs, painting, etc.

5. It was apparent that few residents were aware of existing housing-related services or subsidy programs.
6. Few residents were confident about their ability to deal with rising housing costs in the future.
7. Although most people had not heard of the Prospect Hill Neighborhood Association, they were interested in what the organization was about and in having their opinions heard at City Hall.

## C. Housing Strategy Recommendations

RF staff developed specific Housing Strategy Recommendations for PHNA, the Prospect Hill CURC, and the City of Cincinnati. They are the particular programs of action and the areas of study RF staff feels should be undertaken to preserve the existing socio-economic mix of neighborhood residents.

In a third working session with RF staff, UCS formulated specific housing assistance objectives to address the housing needs of low- and moderate-income residents. This process was aided by the use of a chart which correlated the housing assistance goals and the appropriate survey conclusions from Part B of the study with potential types or areas of housing strategy recommendations. This done, RF staff prepared a draft of Prospect Hill Housing Strategy Recommendations which was reviewed by UCS, some revisions made, and the final document approved.

The following charts are used to show the correlation between the four housing assistance goals, the conclusions drawn from the survey and the housing strategy recommendations.

<u>Housing Assistance Goals</u>	<u>Related Survey Conclusions</u>	<u>Strategy Area</u>
1. Maintain current levels of low- and moderate-income housing.	<p>3. Both homeowners and renters were pleased with recent changes in the neighborhood -- new faces and buildings being fixed up -- and they planned on staying rather than moving somewhere else.</p> <p>6. Few residents were confident about their ability to deal with rising housing costs in the future.</p>	Development
2. Facilitate use of existing housing assistance programs and services.	<p>4. Although few major housing problems were indicated (costly repairs or financing), there was some need for minor repairs, painting, etc.</p> <p>5. It was apparent that few residents were aware of existing housing-related services or subsidy programs.</p>	Educational
3. Help residents obtain financial resources to purchase or improve.	<p>3. (See above)</p> <p>4. (See above)</p> <p>6. (See above)</p>	Financial
4. Encourage residents to take an active part in neighborhood decisions.	<p>1. The high rate of completion (80%) by those residents contacted tends to indicate that most Prospect Hill residents are willing to take the time to talk frankly about their housing concerns.</p> <p>2. Overall, the survey revealed that the attitudes of homeowners and renters towards the neighborhood and their neighbors were quite similar.</p> <p>7. Although most people had not heard of the Prospect Hill Neighborhood Association, they were interested in what the organization was about and in having their opinions heard at City Hall.</p>	Organizational



GOAL #1 - To maintain current levels of low- and moderate-income housing in order to preserve the mixed-income character of the neighborhood.

OBJECTIVE 1A - Existing disinvestment and proposed development in the community should be monitored in order to preserve the current level of low- and moderate-income housing.

#### STRATEGY RECOMMENDATION

##### 1A-1 Neighborhood Monitoring

It is recommended that PHNA should undertake a periodic renewal of the Ownership/Occupancy Profile that was prepared initially by WHRF. This could be done by PHNA members or in cooperation with the area Community Assistance Team representative. This will provide a current data base for neighborhood decision-making and a reliable means of tracking population changes.

Strong resident vigilance will be required to identify potential development-related displacement before it occurs. Informal negotiation between existing property owners or potential developers and PHNA will help to foresee and resolve probable housing problems. The formation of a PHNA zoning committee which would review variance requests at public meetings in the neighborhood before such requests arrive at City Hall is recommended. As a final resort, PHNA could use its representative voice to support or oppose development which conforms or does not conform to the housing goals stated in the Prospect Hill Urban Design Plan.

##### 1A-2 Development of Early Warning Systems for Displacement

Timing is critical in dealing with displacement -- in many cases, by the time gentrification becomes obvious, many existing residents may already have been forced out by intolerable housing and neighborhood conditions (disinvestment) or unaffordable increases in rents or taxes (reinvestment).

Therefore, there is an immediate need to develop early warning systems which can spot displacement in individual neighborhoods at an early stage. Such systems would enable local government agencies to set in motion whatever steps may be appropriate to try to head off displacement or minimize its effects.

An adequate early warning system will require a data capability which is current and can pinpoint changes in small neighborhoods as well as in the city as a whole. It should be capable of identifying the neighborhoods where households are now being forced to move, and also where changes in certain key conditions make the neighborhood ripe for a displacement problem; i.e., erosion of housing stock, high vacancy rates, decline in household size, etc. Once displacement is apparent, the system should be able to monitor it by measuring quickly the number of households being displaced and also their characteristics and their potential, with assistance, for remaining where they are or finding adequate housing elsewhere.

The City of Cincinnati's PAMSS data capability could be adapted and augmented in order to support such systems. Existing sources of relevant data that could be used include the following: municipal records on relocation (especially walk-ins), building

#### REQUIRED RESOURCES

Volunteer effort of PHNA

Research and development of system by PAMSS. Estimate: \$5,000.

Implementation of system by PAMSS staff. Estimate: for one neighborhood roughly the size of Prospect Hill: \$800 per year.

OBJECTIVE 1A - Existing disinvestment and proposed development in the community should be monitored in order to preserve the current level of low- and moderate-income housing.

#### STRATEGY RECOMMENDATION

permit records, various assessment records, public assistance planning and zoning data; county records of real estate transactions; and Mortgage Disclosure Act data. The potential use of Polk Profiles of Change data should also be investigated. Polk data offer unique features not found in either the Census or the Annual Housing Survey; i.e., measures of net change of various population groups at one-year intervals as well as measures of mobility and change of occupancy.

Other work which has been done with regard to predicting displacement before it occurs includes the following: (1) Colin F. S. Walters is a private consultant in Washington, D.C., who has been working with data from the city's Real Property Data Bank. He has been trying to develop techniques for spotting and tracking the accelerated real estate activity which often precedes revitalization. (2) The research of Rolf Goetze of the Boston Redevelopment Authority has indicated that the kinds of changes that occur at the onset of reinvestment activity are visible only upon a kind of inspection not now a normal part of data gathering for housing and land use planning. An investigation of the use of non-conventional data sources such as real estate advertisements and "city living" newspaper articles is recommended.

#### 1A-3 Historic Preservation: Displacement Impact Analysis

The historic preservation movement has elevated the public conscience to a renewed appreciation of the value of historically significant buildings and sites. However preservation programs and local legislation meant to encourage historic conservation have rarely paid much attention to the people in historic buildings and neighborhoods. In fact, in many documented instances, historic preservation has been found to be a major factor in reinvestment displacement. Clearly there is a vital need to democratize the historic preservation process. There is a need to establish a formal linkage between historic preservation and housing assistance programs, so that both the preservation of buildings and people can be accomplished.

The Urban (Historic) Conservation Legislation now being considered by the City of Cincinnati contains no specific anti-displacement provisions. Although the City is presently evaluating an ordinance designed to inhibit displacement it is likely that it will only apply to the expenditure of public funds, not to the private market. Therefore, in light of the Urban Conservation Plan now being prepared for Prospect Hill, it is our recommendation that a more binding commitment to minimize the displacing effects of historic designation should be incorporated in the local historic designation process.

The following is a procedure for accomplishing this end:

A professional housing analysis of the impact of historic designation on any district or neighborhood considered for nomination should be required by the Historic Conservation Board. Such a study could be made by an outside consultant under contract to the City Planning Commission or by CPC staff using a specified methodology.

#### REQUIRED RESOURCES

1. Research and Development of system by CPC staff. Estimate: \$5,000.
2. Implementation of system by CPC staff. Estimate: for an area of about one block face with 10 buildings: \$1,000. These costs would be lower on a per-unit basis for larger areas.

GOAL #1 - To maintain current levels of low- and moderate-income housing in order to preserve the mixed-income character of the neighborhood.

OBJECTIVE 1B - The future role of nonprofit development in the neighborhood should be examined in connection with the conservation of and/or development of additional low- and moderate-income housing.

#### STRATEGY RECOMMENDATION

##### 1B-1 Neighborhood Based Development

A series of Prospect Hill CURC Trustee meetings should be set in order to determine the future goals of this nonprofit organization. The use of an outside facilitator may be useful for this purpose. In addition, an investigation of a specific development project and all its implications may help to clearly focus the goals and the future resource requirements of the organization.

It is recommended that serious consideration should be given to the possible purchase of HUD-subsidized buildings located in the neighborhood. These buildings are occasionally available for nonprofit purchase due to HUD-initiated foreclosures. The Prospect Hill CURC might be able to purchase such property and retain a management agent or sponsor both the purchase and management of such property in order to stabilize the availability of rental units attached to ongoing subsidy programs. The Mt. Auburn Good Housing Foundation might be a good choice for this.

##### 1B-2 Local Rehousing Banks

Urban displacement today is primarily a private market phenomenon stimulated by forces which are eroding the supply of housing at the low and moderate price levels. Increased competition for existing older urban and near suburban homes is producing a growing squeeze on households at the lower end of the income scale. In order to alleviate this problem, there is an immediate need to encourage the conservation of the present supply of low and moderate cost housing.

The idea of creating "rehousing banks" has been advanced by The Grier Partnership in their report titled, "Urban Displacement: A Reconnaissance, prepared for HUD in 1978. They suggest that local government might support the nonprofit purchase of modest housing units so that such dwellings could be held at present cost levels as a permanent low-cost housing resource.

The basic concept calls for a community-based nonprofit organization to acquire deteriorated but serviceable buildings which are occupied by low- and moderate-income residents. (It is just such properties that are the greatest problem in terms of reinvestment displacement--they are occupied by non-subsidized residents and are the target of speculative buying). These buildings are not generally in need of major rehabilitation, but rather are held and gradually improved through repair and improvements paid for from the building cash flow.

In order to conserve the existing supply of low- and moderate-income rental housing, it is recommended that a rehousing bank program be investigated for Prospect Hill. Although the number of non-subsidized low- and moderate-income rental buildings there is not large, they do constitute an important resource which is vital to

#### REQUIRED RESOURCES

Dependent on PHCURC decisions on future actions. If the CURC can develop itself into a full-scale organization, and if the Housing Assistance Division would agree to it, this could result in a CD funded staff person. In terms of the CD Revolving Loan Fund, an estimate is given assuming the acquisition of 30 units of occupied Section 8 housing.

Estimate: \$20,000 (staff)  
\$120,000 (acquisition)

1. Research and development of rehousing bank concept by CPC and Housing Assistance staff. It is suggested that the Better Housing League's "Land Banking" Committee also be involved.

Estimate: \$8,000

2. Implementation of the Rehousing Bank might take place in Prospect Hill by the PHCURC, or another NDC. An estimate is given assuming the purchase of two buildings with 5 housing units each. No rehabilitation funds are indicated. It must also be realized that additional purchases would be required for the concept to be successful.

Estimate: \$90,000

OBJECTIVE 1A - Existing disinvestment and proposed development in the community should be monitored in order to preserve the current level of low- and moderate-income housing.

STRATEGY RECOMMENDATION

The purpose of such an analysis would be to determine both the positive and negative effects of designation and the attendant development it would attract. Special attention would be given to low- and moderate-income residents and their ability to deal with increased rents and property assessments, property speculators, enforceable architectural guidelines, etc.

The outcome of such an analysis would clearly identify the potential need for housing assistance, if any, the existing resources and housing programs that would address these needs, and the necessary actors and action steps required to help existing residents enjoy the benefits of historic preservation.

REQUIRED RESOURCES

OBJECTIVE 1B - The future role of nonprofit development in the neighborhood should be examined in connection with the conservation of and/or development of additional low- and moderate-income housing.

STRATEGY RECOMMENDATION

REQUIRED RESOURCES

the neighborhood. It is recommended that the Prospect Hill CURC begin discussions with the City Planning Commission and Housing Assistance Division to determine the feasibility of initiating such a "purchase and hold" program. Such a program could be administered within the Community Development Revolving Loan Fund framework.

In practice, this conservation measure is similar to the open space "land banks" established in some metropolitan areas with HUD assistance some years ago. Community Land Trusts are also analogous in that land and the buildings on it is frequently acquired or their use secured for various community purposes and administered by the community as a trust. Also, the St. Ambrose Housing Center in Baltimore, Md., is actively engaged in creating a rehousing bank in the Charles Village neighborhood. Although they are using privately solicited funds there, their experience would be instructive.

GOAL # 2 - To facilitate the use of existing housing assistance programs and services by residents of the neighborhood.

OBJECTIVE 2A - A comprehensive accounting of housing-related programs and services offered by local government agencies, public agencies, and private organizations should be undertaken.

STRATEGY RECOMMENDATION

2A-1 It is recommended that PHNA members should visit local offices or make written requests for various program descriptions, brochures and guidelines describing available grant and loan, subsidy and counseling opportunities. This information-gathering process would entail some digging and would probably require a great degree of editing in order to make the material comprehensible. An alternative to this would be to hire a housing consultant and/or a qualified research person to gather this information plus background information on application procedures and probably program performance.

REQUIRED RESOURCES

PHNA volunteers.

OBJECTIVE 2B - An effective means of delivering housing-related information to local residents should be organized.

STRATEGY RECOMMENDATION

2B-1 A number of possible methods are recommended separately or in combination with each other. PHNA could invite housing service representatives to monthly community meetings in order to explain their programs to interested residents. PHNA could maintain a housing assistance information board and brochure shelf at the Memorial Community Center. This effort would be enhanced greatly by the presence of a part-time volunteer who could answer questions and assist residents. Finally, a weekend workshop or housing assistance fair could be organized by PHNA or in cooperation with the Mt. Auburn Community Council.

REQUIRED RESOURCES

GOAL #3 - To help residents obtain the financial resources required to purchase and/or make capital improvements on their own housing.

OBJECTIVE 3A - Local residents should be informed of the availability of low-interest home improvement loans and assisted in obtaining such funds.

STRATEGY RECOMMENDATION

3A-1 It is recommended that the Prospect Hill CURC make a thorough analysis of the existing need for loan assistance programs. This could be done using the Survey/Interview Questionnaire and the Ownership/Occupancy Profile listing already developed for Prospect Hill. A professional surveyor should be employed to make a complete identification of potential loan candidates and their needs. Then a program of assistance between those residents and the CURC could then be formulated.

The following low-interest loan programs should be considered:

The Cincinnati Rehabilitation Finance Corporation's 3% Home Improvement Loan Program.

The City of Cincinnati's 312 Rehabilitation Loan Program.

The 3% home improvement loan program proposed by the Mt. Auburn Community Council.

REQUIRED RESOURCES

1. PHCURC volunteers assemble list of potential recipients.

2. PHCURC and PHNA volunteers contact potential recipients and refer to appropriate funding sources.

NOTE: It is impossible at this stage to gauge the exact market for low-interest loans, or to judge the advisability of a fairly large scale program given the possibilities for displacement. It is recommended that a small-scale program begin, focusing on 4 buildings. Assuming that 8 families will need relocation assistance, the following estimates are given:

Estimate: \$100,000 (rehabilitation)  
\$32,000 max. (relocation)

OBJECTIVE 3B - The possibility of employing neighborhood kids in cooperation with a local youth sponsor in order to provide low-cost paint-up, fix-up services to neighborhood residents should be investigated.

OBJECTIVE 3C - The feasibility of bringing a Neighborhood Housing Services program to the Prospect Hill sub-neighborhood should be examined.

OBJECTIVE 3D - Opportunities for purchasing (or sponsoring the purchase) of subsidized housing units in the neighborhood in order to provide cooperative ownership opportunities for local renters should be assessed.

GOAL #4 - To encourage all residents to take an active role in neighborhood housing decisions.

OBJECTIVE 4A - Methods of distributing information, announcing meetings, and keeping neighborhood residents informed of local housing-related issues should be strengthened.

STRATEGY RECOMMENDATION

REQUIRED RESOURCES

4A-1 A mass mailing system (using the Ownership/Occupancy Profile listing) would provide a reliable means of informing all neighborhood residents of monthly meetings and special housing events and information. The purchase of a bulk mailing stamp for this purpose is suggested.

PHNA volunteers

The Memorial Community Center could become a more active focal point of PHNA and CURC activities--a volunteer staff person, a phone number for inquiries, or an information table or office would help establish a more effective organization.

PHNA could sponsor more special neighborhood social events like the existing summer picnic. This would help create a more cooperative atmosphere for generating support and trust.

The construction of an outdoor information board or kiosk in a neighborhood park would provide a permanent contact point with neighborhood concerns.



## D. Conclusion

The Walnut Hills Redevelopment Foundation is pleased to have been part of this effort to plan for the preservation of a neighborhood and its residents. It is our opinion that the role of this housing analysis in the formulation of an urban conservation plan for the Prospect Hill neighborhood was entirely appropriate. To make plans for the future development of neighborhood buildings and streets without due consideration of the future of the residents who would maintain it, would be simply to repeat the mistakes of the past.

The housing analysis itself produced some interesting observations on the issue of reinvestment displacement. The development of an Ownership/Occupancy Profile like the one produced here for Prospect Hill would be a monumental task in most large neighborhoods. However, if this kind of data was collected by existing neighborhood organizations on an annual basis, the problem of measuring actual displacement would be much less difficult. The Survey/Interview Questionnaire was successful in revealing people's attitudes as well as particular housing needs. For most of the residents interviewed, the fear of having to move was insignificant compared to their lack of awareness of existing housing services or of any potential recourse they

might have if housing problems would force them to move. An unexpected conclusion verified both by the interviewers and the survey results themselves, was that most low- and moderate-income residents approve of recent reinvestment activity and that they are not, as many would suspect, resentful of the rehabbers and the new comers.

A review of the Housing Strategy Recommendations indicates that the responsibility for acting to prevent displacement before it occurs lies in two distinct areas. First, neighborhoods and neighborhood organizations must become more vigilant if the residency rights of their low- and moderate-income neighbors are to be protected against rapidly changing housing market conditions. Secondly, City government should use its greater resource capability to collect data and to provide incentives, so that capable agencies and housing organizations can devise creative alternatives to the steadily diminishing supply of low- and moderate-cost housing that confronts the city now.

Finally, there is a compelling need for more and better communication with regard to the displacement issue. Both on the

## D. Conclusion

part of rehabbers and longtime residents, many preconceived notions about aesthetic preference and social acceptance proved to be false. Instead, there appeared to be much common ground on which real cooperation could develop. Closely related to this is the need for housing service providers to generate more and better public education programs. Based on the results of this study, it would be quite accurate to say that a significant cause of displacement may well be the uninformed resident who is not aware that help is available.

IX. Local  
Historic District  
Ordinance

**HISTORIC DISTRICT  
ADOPTED APRIL 1981**

# A. Local Historic District Ordinance

E M E R G E N C Y  
City of Cincinnati

  
E.M.T.R.

## An Ordinance No. 140 - 1981

To establish the Prospect Hill Historic District in the vicinity of Highland Avenue, Boal, Milton, Sycamore and Liberty Streets as an overlay district pursuant to Chapter 35, Regulations for Historic Structures, Sites, and Districts, of the Cincinnati Zoning Code, and Chapter 741, Historic Conservation, of the Cincinnati Municipal Code, by ordaining supplementary Section 102.1. 223 of the Zoning Code, amendatory of Map No. 336 of the Building Zone Map, and to repeal Ordinance No. 201-1974 which designated the property known as the George Pendleton House as a "Listed Property."

WHEREAS, the Interim Urban Conservator, on July 14, 1980, filed a designation application proposing the establishment of the Mount Auburn Historic District; and

WHEREAS, upon request of the Historic Conservation Board, the Interim Urban Conservator prepared and sent to the Historic Conservation Board a designation report and proposed Conservation Guidelines for this proposed district; and

WHEREAS, following a public hearing, the Historic Conservation Board, at its meeting held October 6, 1980, favorably recommended designation of the Mount Auburn properties as an historic district and further recommended Conservation Guidelines for such district; and

WHEREAS, upon receipt of the decision of the Historic Conservation Board, the City Planning Commission, at its meeting of October 10, 1980, approved the proposed designation of the Mount Auburn properties as an historic district and approved the attendant amendment of the Building Zone Map; and

WHEREAS, council, at its meeting held February 4, 1981, sent the proposed Mount Auburn Historic District No. 2 back to the Historic Conservation Board for further public comment; and

WHEREAS, the Urban Conservator has met with the residents of Mount Auburn and Prospect Hill, and the Historic Conservation Board has sent an additional report to Council on the proposed Mount Auburn Historic District; and

WHEREAS, following its meeting held April 7, 1981, the Urban Development, Planning, Zoning and Housing Committee recommended that the shape and area of the proposed Mount Auburn Historic District No. 2 be decreased and redesignated as the Prospect Hill Historic District; and

WHEREAS, council, through the passage of Ordinance No. 201-1974 had designated the property known as the George Pendleton House as a "Listed Property"; and

WHEREAS, equivalent protection will be afforded the George Pendleton House through its inclusion in the Prospect Hill Historic District; and

WHEREAS, it is therefore appropriate to repeal Ordinance No. 201-1974; and

WHEREAS, council considers the establishment of the Prospect Hill Historic District by amendment of the Building Zone Map to be in the best interests of the city and the general public; now, therefore,

BE IT ORDAINED by the council of the city of Cincinnati, state of Ohio:

Section 1. Council adopts the revised report of the Urban Conservator, which is marked "Exhibit A," attached hereto and by this reference made part hereof as if fully set forth herein. Council further finds that the Prospect Hill Historic District which is described by metes and bounds in Section 2 of this ordinance, contains structures which:

- (a) Have historic significance by reason of integrity of location, design, setting, materials, workmanship, feeling, and association, and embody the distinctive characteristics of a type, period, or method of construction, or represent a significant and distinguishable entity whose components may lack individual distinction; and
- (b) Represent one or more periods or styles of architecture typical of one or more eras in the city's history and represent an assemblage of structures important to the city's history; which, therefore,
- (c) Constitute an identifiable area.

Section 2. That Section 102.1 of the Zoning Code is hereby supplemented by ordaining Section 102.1. 223 to read as follows:

Sec. 102.1. 773. The shape and area of the Prospect Hill Historic District in the vicinity of Highland Avenue, Boal, Milton, Sycamore and Liberty Streets, as shown as an overlay district on Building Zone Map No. 336, is hereby established so as to include the following described area:

Situate in the City of Cincinnati, Hamilton County, State of Ohio and being more particularly described as follows:

Beginning at a point in the center line of East Liberty Street, said point being the point of intersection with the center line of Sycamore Street; thence northwardly with the center line of Sycamore Street to the point of intersection with the center line of Boal Street; thence eastwardly with the center line of Boal Street to the center line of Highland Avenue; thence southwardly with said center line and said center line extended to the north parcel line of Parcel 150 Plat Book 75 Page 2 HCAP; thence eastwardly along said parcel line to the northeast corner of said parcel; thence southwardly along the east parcel line of said parcel 150 and said parcel line extended to the center line of Dandridge Street; thence westwardly with said center line and said center line extended to the center line of East Liberty Street; thence westwardly with the center line of East Liberty Street to the place of beginning.

Section 3. That the Conservation Guidelines for the Prospect Hill Historic District marked "Exhibit B," attached hereto and made

part hereof, shall constitute the Conservation Guidelines for this district for the purposes set forth in Section 741-11 of the Cincinnati Municipal Code.


Section 4. "Exhibit C," attached hereto and made part of this ordinance, is a plat of the territory described in supplementary Section 102.1. 773 of the Zoning Code, as adopted by Section 2 hereof.

Section 5. Ordinance No. 201-1974, designating the George Pendleton House as a "Listed Property" is hereby repealed.

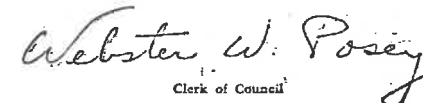
Section 6. This ordinance is hereby declared to be an emergency measure. It is necessary that this ordinance go into immediate effect so as to protect the public peace, health, and safety. The reason for the emergency is the immediate need to protect the structures in the Prospect Hill Historic District from alteration detrimental to their maintenance as part of the city's cultural and historic heritage. It shall go into immediate effect.

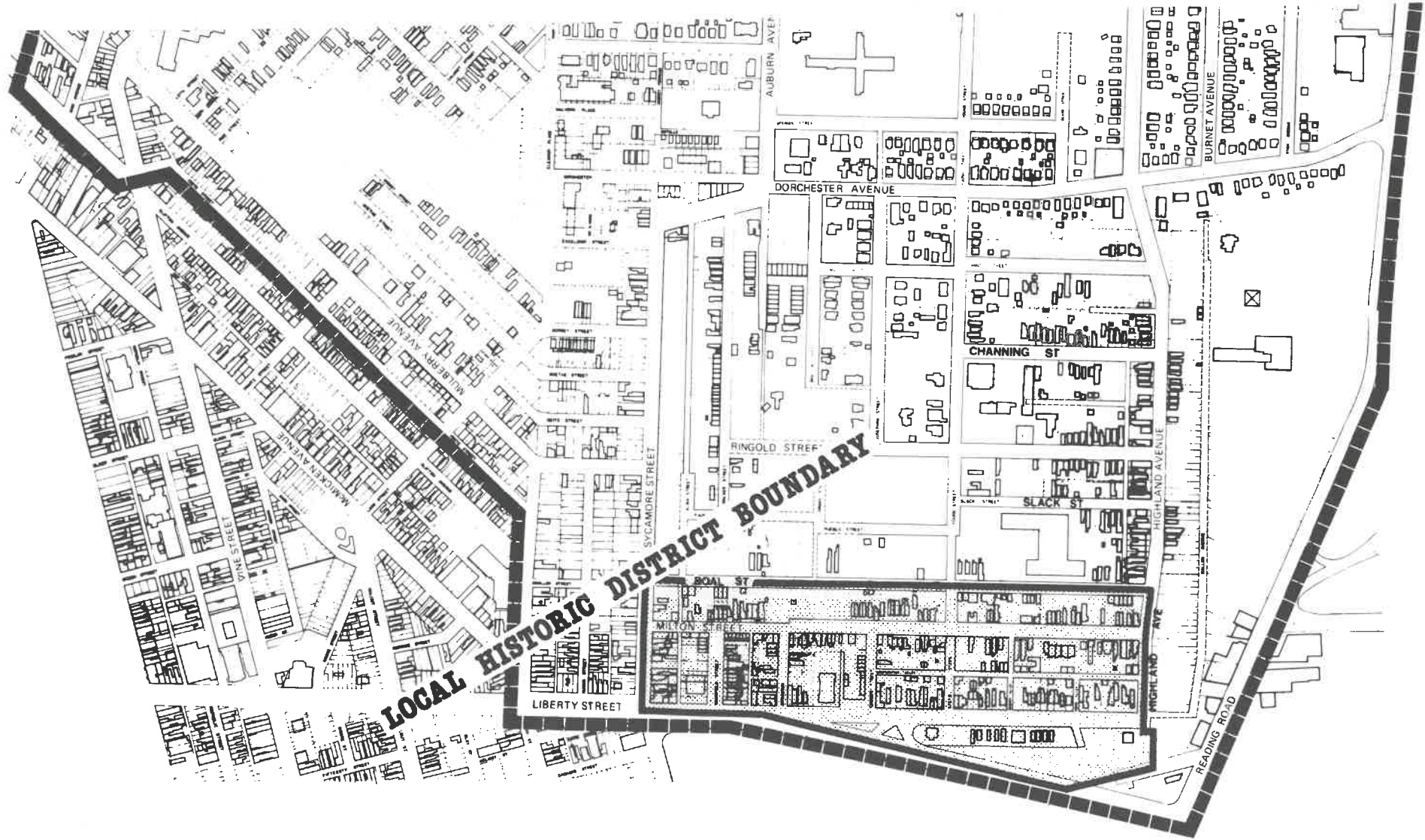
Passed April 15 A.D., 1981

  
Mayor

Attest:   
Clerk

I HEREBY CERTIFY THAT ORDINANCE NO. 140  
1981 WAS PUBLISHED IN THE CITY BULLETIN  
IN ACCORDANCE WITH THE CHARTER ON 7/28/81

  
Clerk of Council



## B. Boundary Map

# Prospect Hill Historic District

HISTORIC CONSERVATION / CITY PLANNING COMMISSION

CINCINNATI, OHIO

1981



# C. Adopted Guidelines

## 1. Statement of Compatibility

Applications for certificates of appropriateness shall be judged by their conformance to these guidelines. All alterations and environmental changes shall be designed and executed in a manner which is compatible with and sympathetic to the architecture within the Prospect Hill Historic District and shall respect the landscape characteristics of the site.

## 2. Property Subject to Protection

All buildings, sites, and significant historic objects situated within the boundary of the Prospect Hill Historic District shall be subject to the reviewing authority of the HCB as specified in Administrative Code Section 741-13 and 741-15.

## 3. Architectural and Site Characteristics

The proposed Prospect Hill Historic District incorporates a residential area located on the southernmost hillside slope of Mt. Auburn. The district includes approximately 225 buildings situated on long narrow lots. In conformance to lot size and land contour, houses are tall and narrow with high basements or an extra story on the downhill slope. Because of this siting, rooftops terminate at different levels creating a distinct visual pattern.

The majority of buildings are brick and the predominant architectural style is the Italianate. Dating from 1860-80 period, this style is characterized by bracketed cornices and round or segmental arched window details. Good examples of earlier Greek Revival style architecture constructed between 1835 and 1860 are also found, predominantly located on the lower streets which developed the earliest. This style utilizes classical details and geometric, symmetrical forms. Examples of the Queen Anne style which displays a variety of contrasting materials and decorative surface treatments, and the French Second Empire style, which is characterized by a mansard roof whose slope actually forms part of the front facade, may also be found scattered throughout the district. These styles date from the turn of the century.

Contributing to the distinct character of Prospect Hill are the street steps, which evolved in response to a hillside environment which did not lend itself to a linear grid plan. Where the terrain was too steep to build roads, stairways and "paper" streets developed. The streets that were built often cut sharply into the hillside requiring retaining walls along lot fronts. Many of these retaining walls, which are primarily stone, support original iron fences and contribute to the character of the district. Open space between lots reflect the fact that the land was too irregular for construction purposes.

## 4. Review Criteria

### A. Alteration and Rehabilitation

A. Alteration and Rehabilitation (continued)

(1) Materials

Original materials should be restored and reused whenever possible. Where necessary, missing or deteriorated material should be replaced with recycled or new materials which match the original as closely as possible with regard to:

type of material	texture
size of unit	style
color	type of joint
shape	placement
composition	detailing

(2) Cleaning/Painting

Cleaning of existing material should be done by the least damaging method available. Sandblasting is not an acceptable method for cleaning. Painted brick buildings, when necessary, should be repainted rather than stripped or cleaned to reveal the natural brick color. The color of trim and decorative detailing on a building should contrast with the wall paint color; i.e., light colored buildings should have darker trim and dark colored buildings should have lighter trim. At no time should the detailing and trim be painted the same color as the walls.

(3) Windows/Doors - Openings

Original window and door openings should not be reduced or enlarged in size. Repaired or replacement windows should be double-hung and contain one-over-one, two-over-two, or six-over-six panes where appropriate. The elimination or permanent concealment of window and door openings on the primary or street facade should not be permitted, and elsewhere avoided. New window and door openings on the primary or street facade should not be permitted. Removable storm windows and doors should be utilized wherever possible. Aluminum storm windows and doors should be painted to match trim.

(4) All appurtenances, such as shutters, light fixtures, and signs, should be compatible with the building upon which they are to be installed. The installation of canvas canopies and awnings is permissible but should not obscure or require the removal of significant architectural features. Canopies and awnings made of plastic, wood or metal shall not be permitted.

(5) Wall Resurfacing

Wood clapboard or shingle siding should be used as the repair or replacement material where appropriate, and their use is encouraged as a resurfacing material. The use of aluminum or vinyl siding for resurfacing should be avoided; however, in cases where they are used, the exposed width of such siding should not exceed four inches. Artificial stone, brick veneer, asbestos, asphalt shingles and other similar resurfacing materials shall not be used. Architectural features such as cornices, brackets, window sills and architraves, and doorway pediment should not be removed or obscured when resurfacing material is applied. Siding should be applied horizontally and all wood siding should be painted.



#### 4. Review Criteria (continued)

##### (6) Roofs

The existing roofline and the architectural features that give the roof its essential character such as dormer windows, cornice, brackets, chimneys and cresting should be preserved. The addition of inappropriate features such as vents, skylights, and rooftop utilities should be avoided, or inconspicuously placed and screened where necessary as determined by the Historic Conservation Board.

##### (7) Utility/Systems Installation

The installation of utility and mechanical systems such as water or gas meters, central air conditioning cooling units, and elaborate electrical hookups should be inconspicuously placed and screening should be provided; the installation of such systems should be avoided on the street facade. Wall or window air conditioning units on the street facade should not be permanently installed, but removal window units shall be permitted on a seasonal basis.

##### (8) Decks

The addition of decks on the street facade shall not be permitted. Decks installed elsewhere shall not obscure or require the removal of significant architectural features. Balusters should be vertically placed no more than 6 inches apart. Solid plank railing shall not be permitted. Railing heights should not exceed 42 inches. Screened or glass enclosed decks should be avoided.

##### (9) Walls and Fences

Existing retaining walls and fences should be repaired and retained wherever possible. The installation of wood or chain link fences shall not be permitted on street frontage.

##### (10) Site

The alteration or removal of existing walkways, steps, benches, and lighting which contribute to the character of the district should be avoided. All new site improvements should be compatible with the architectural character of the district. Tree removal should be avoided.

#### B. Demolition

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 & Inspections for reasons of public health and safety.
2. The demolition request is for a garage, an inappropriate addition, or a building of a later period as defined and identified in these guidelines; and the demolition of said structure will not adversely effect the streetscape as determined by the Historic Conservation Board.

#### 4. Review Criteria

##### B. Demolition (continued)

3. 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.

##### C. New Construction/Additions

###### (1) Materials

The type of materials and their color, texture, scale, and detailing should be compatible with those of the District and/or the original building.

###### (2) Scale

The scale of new work and its constituent part should be compatible with the District and/or the original building and the scale of its parts.

###### (3) Form

The shape, massing, and proportions of new work should be compatible with the District and/or the original building.

###### (4) Detailing

The detailing, including but not limited to, the following features and their placement on additions and new construction:

walls	eaves	railings
roofs	cornices	belt courses
windows	chimneys	appurtenances
doors	porches	

###### (5) Height

- a. The height of an addition should not exceed the height of the original building.
- b. The height of new buildings should be comparable to the height of existing adjacent buildings.
- c. The height of new buildings constructed in undeveloped areas should not detract from the character and appearance of the District.

###### (6) Setback

The setback of new buildings should be comparable to the setbacks of existing adjacent buildings.

###### (7) Historic Integrity

Compatibility of new work to original work is required but imitation of old work in new construction should be avoided. New work should appear to be new work. Where new additions meet original work, the

#### 4. Review Criteria

##### C. New Construction/Additions

###### (7) Historic Integrity (continued)

connection should be carefully designed so as not to detract from the original but to also reflect the fact that the connection is new. If original openings are filled in, the outline of the original opening should remain apparent by setting new in-fill material back from the surface and leaving original sills and lintels in place. Historic integrity is to be maintained by designing new buildings, structures, appurtenances, additions, connections and filled-in openings so that they do not appear to have been constructed when the affected protected structure was originally built.

##### D. Buildings of a Later Period

Buildings of a later period were generally constructed after most of the rest of the district was built and are of a different architectural character than the district due to their age and sometimes also due to the different character of their scale, material, and detailing. The following visually prominent "later period" buildings are subject to this review criteria:

1607 Mansfield Street  
505 Liberty Hill  
228 Liberty Street

Additions, alterations and rehabilitation to the above buildings shall either be compatible with the style and character each possesses, or shall cause the above building to become more compatible with the district.

##### E. Exceptions

The HCB may modify certain review criteria, as appropriate, in cases of economic hardship when there is no economically feasible and prudent alternative alteration or environmental change which would conform to the guidelines. The applicant must demonstrate to the HCB that an economic hardship exists and that alternative changes which do meet the guidelines have been explored. In addition, when the applicant demonstrates that an alteration or environmental change which would conflict with the strict application of the guidelines would permit him to achieve substantial benefits without substantial harm to the historic district, the Board may approve it upon such conditions as it may determine.

##### F. Requirements for obtaining a Certificate of Appropriateness (C.O.A.)

- (1) No person shall make any alteration, demolition or environmental change to any historic structure or within an historic site of district without first obtaining a Certificate of Appropriateness (C.O.A.).
- "Alteration" means any material change in the external architectural features.
  - "Environmental change" means any material alteration, removal, construction or addition, if subject to public view, including new construction.

#### 4. Review Criteria

##### F. Requirements for obtaining a C.O.A. (continued)

(2) A C.O.A. is required before any work can begin for the following types of activities:

- All exterior building permits
- Painting
- Masonry cleaning
- Landscaping and site improvements
- Parking lots
- Public improvements
- Signs, lighting and other appurtenances
- Interior building permits if the work will cause an exterior change or if the interior of the building has been designated historic.

Ordinary maintenance or repair that does not entail an alteration or environmental change does not require a C.O.A.

(3) Applications for C.O.A.'s must be filled out by applicants and filed with the Director of Buildings & Inspections in Room 328, City Hall. Applicants are encouraged to consult with the staff of the Historic Conservation Board (HCB), Room 228, City Hall prior to filling out an application for a C.O.A. early in the planning process for design advice.

(4) Some minor permits may be acted on by the Urban Conservator without a Hearing and without referral to the HCB. All other permits will appear before the full HCB. At least seven (7) days prior to HCB action on an application for a C.O.A., abutting property owners, the applicant, and community groups will be notified of the impending Hearing. If the Board approves an application, it will issue a C.O.A. which will then be referred to the Director of Buildings & Inspections. Only on the issuance of a C.O.A. may work begin.