



UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

OMB Approved
No. 1024-0009
Form 10-168
Rev. 2014

**HISTORIC PRESERVATION CERTIFICATION APPLICATION
PART 1 – EVALUATION OF SIGNIFICANCE**

NPS Project Number

Instructions: This page must bear the applicant's original signature and must be dated. The National Park Service certification decision is based on the descriptions in this application form. In the event of any discrepancy between the application form and other, supplementary material submitted with it (such as architectural plans, drawings and specifications), the application form takes precedence. A copy of this form will be provided to the Internal Revenue Service.

1. **Property Name** 30 East Fifteenth Street

Street 30 East Fifteenth Street

City Cincinnati County Hamilton State OH Zip 45202-7055

Name of Historic District Over-the-Rhine Historic District

National Register district certified state or local district potential district

2. **Nature of request** (check only one box)

- certification that the building contributes to the significance of the above-named historic district or National Register property for rehabilitation purposes.
- certification that the building contributes to the significance of the above-named historic district for a charitable contribution for conservation purposes.
- certification that the building does not contribute to the significance of the above-named district.
- preliminary determination for individual listing in the National Register.
- preliminary determination that a building located within a potential historic district contributes to the significance of the district.
- preliminary determination that a building outside the period or area of significance contributes to the significance of the district.

3. **Project Contact** (if different from applicant)

Name Deanna Heil Company City Studios Architecture

Street 1148 Main Street City Cincinnati State OH

Zip 45202-7254 Telephone (513) 621-0750 Email Address dheil@citystudiosarch.com

4. **Applicant**

I hereby attest that the information I have provided is, to the best of my knowledge, correct. I further attest that [check one or both boxes, as applicable] (1) I am the owner of the above-described property within the meaning of "owner" set forth in 36 CFR § 67.2 (2011), and/or (2) if I am not the fee simple owner of the above-described property, the fee simple owner is aware of the action I am taking relative to this application and has no objection, as noted in a written statement from the owner, a copy of which (i) either is attached to this application form and incorporated herein, or has been previously submitted, and (ii) meets the requirements of 36 CFR § 67.3(a)(1) (2011). For purposes of this attestation, the singular shall include the plural wherever appropriate. I understand that knowing and willful falsification of factual representations in this application may subject me to fines and imprisonment under 18 U.S.C. § 1001, which, under certain circumstances, provides for imprisonment of up to 8 years.

Name Adam Gelter Signature  Date 6/28/18

Applicant Entity OTR Reinvestment Holdings LLC SSN _____ or TIN 26-4490064

Street 1203 Walnut St., Floor 4 City Cincinnati State OH

Zip 45202-7153 Telephone (512) 621-4400 Email Address kwestbrook@3cdc.org

NPS Official Use Only

The National Park Service has reviewed the Historic Preservation Certification Application – Part 1 for the above-named property and has determined that the property:

- contributes to the significance of the above-named district or National Register property and is a "certified historic structure" for rehabilitation purposes.
- contributes to the significance of the above-named district and is a "certified historic structure" for a charitable contribution for conservation purposes.
- does not contribute to the significance of the above-named district.

Preliminary Determinations:

- appears to meet the National Register Criteria for Evaluation and will likely be listed in the National Register of Historic Places if nominated by the State Historic Preservation Officer according to the procedures set forth in 36 CFR Part 60.
- does not appear to meet the National Register Criteria for Evaluation and will likely not be listed in the National Register.
- appears to contribute to the significance of a potential historic district, which will likely be listed in the National Register of Historic Places if nominated by the State Historic Preservation Officer.
- appears to contribute to the significance of a registered historic district if the period or area of significance as documented in the National Register nomination or district documentation on file with the NPS is expanded by the State Historic Preservation Officer.
- does not appear to qualify as a certified historic structure.

Date _____ National Park Service Authorized Signature _____

NPS comments attached

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5. Description of physical appearance

Built c., 1882, the building at 30 East Fifteenth Street is located on the north side of Fifteenth Street between Moore and Walnut Street. The building is included within Over-the-Rhine National Register-listed Historic District (NR 83001985). The four-story structure with an attic level is rectangular in shaped with a shallow step-back at the rear of the building. The residential structure was designed in the Queen Anne style. The symmetrical exterior of the building was constructed in a red brick running bond and common bond. The structure sits on a stone foundation with a full basement. The south façade has a side-gable roof with a conventional pitch sloping to the south and north. The rear of the building has a shed roof sloping from west to east. The roofline of the south façade is outlined with a cornice, decorative brackets, a box gutter, and eave windows. There are chimneys remaining. The existing building is approximately twenty feet in width and fifty feet in length. The building is freestanding with two narrow passageways to the west and east.

The south façade and the east, north, and west elevations contribute to the historic integrity of the building and have minimal alterations. Known alterations include brick infilled windows on the east elevation, the addition of storm windows on all windows, and a metal fire escape added to the rear setback. The south façade has a preserved projecting oriel windows extending from the second to the third floor. The windows are historic one-over-one, double-hung wood windows. The projecting bay is constructed out of wood with pressed metal detailing. Details include fluted pilasters, scallop detailing with disks, and a dentil cornice. Above each window is a stone string course with a reed pattern and scallop detailing. The windows at the fourth floor have bracketed headers between each window. At each floor line a projected stone banding runs the width of the building. The east, north, and west elevations are simple in detail with a brick common bond and two over two wood windows.

The interior residence retains its historic integrity through the design, workmanship, and materials. In 1999 the building was renovated using historic tax credits. Renovations included fixing doors in place, a new spiral staircase from the first to second floor, vinyl composition tile (VCT) in the stair hall and kitchen and bath areas, carpet in bedroom areas, adding new mechanical closets and exposed ductwork, drywall closets in bedroom areas, and upgrading modern kitchens and baths. Many historic details remain intact and the historic layout remains largely unchanged. Historic elements include baseboards, wood panel doors, window and door trim, transoms, wood stairs with wainscoting, historic balustrades and newel post, fireplaces, and a historic light well. The mantel, apron, pilasters, plinth block, and trim panels remain intact on the fireplaces.

Date(s) of building(s) c. 1882 Date(s) of alteration(s) 1999

Has building been moved? no yes, specify date _____

6. Statement of significance

The building is located within the Over-the-Rhine Historic District (NR 83001985). The district is significant for its collection of Vernacular, Greek Revival, Queen Anne, Italianate residential and commercial buildings dating from 1840 to c.1928. The majority of the structures are two-, three-, and four-story brick constructed during the second half of the nineteenth century. Within the 362.5 acres of the original German community, the area surrounding Vine, Main, and Walnut Street was the central commercial district within Over-the-Rhine. Located in the south central portion of the district it was an area primarily used for businesses with dwelling units on the upper- stories. The primary commercial streets included Main, Walnut and Vine Street. These wide streets run north and south and are intersected by Twelfth, Thirteenth, Fourteenth, and Fifteenth Street. 30 East Fifteenth Street is located on the north side of Fifteenth Street between Vine and Walnut Street.

The high-density neighborhood includes many Italianate and Queen Anne structures built during the middle to late nineteenth century. Fifteenth Street is lined with two- and four-story Italianate and Queen Anne dwellings that display a distinctive streetscape. According to the 1891 Sanborn Map the area was primarily residential with retail spaces on the ground floor. These brick buildings are simple in style and have low- sloping roofs, bracketed cornices, eave windows, and stone window headers and sills with rectangular sashes. The 30th block of Fifteenth Street retains several structures that contribute to the integrity of the district and are labeled as Historic Structures on the Ohio Historic Inventory guide.

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The building at 30 Fifteenth Street is significant as a contributing building to the Over-the-Rhine Historic District. It contributes to the district because it is a good example of early community life in German Cincinnati during the nineteenth century as well as an excellent example of Queen Anne architecture. Built in c.1882, it was also constructed within the period of significance established for the district.

7. Photographs and maps. Send photographs and map with application.
