

# Threats

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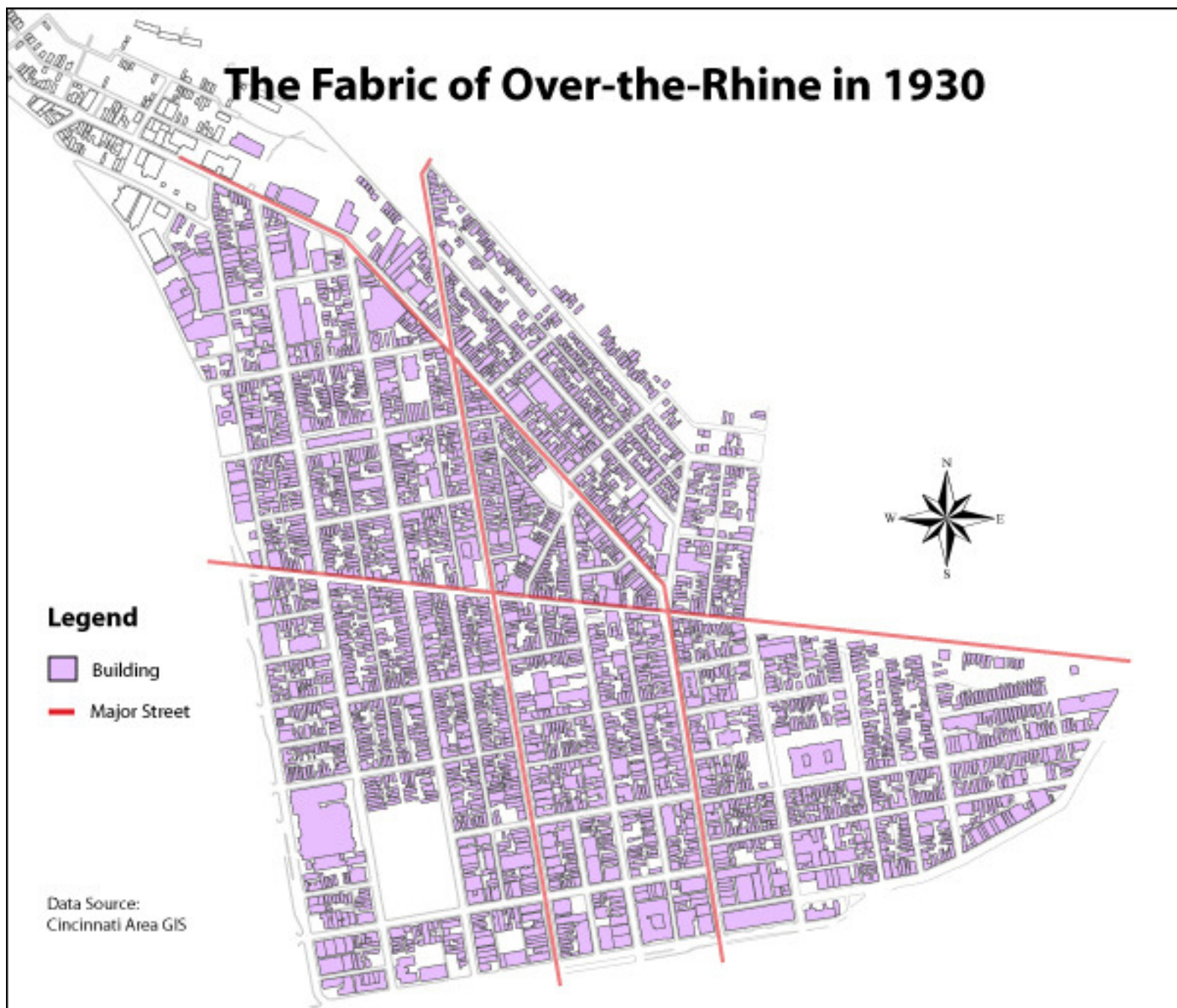
**Over the course of many years,  
we have gradually been losing  
the fabric of Over-the-Rhine  
to demolition**



**OVER THE  
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FOUNDATION**

**Presentation: Why OTR Matters**

# The Fabric of Over-the-Rhine in 1930



# Lost Historic Fabric Since 1930



Data Source:  
Cincinnati Area GIS  
Sanborn® Fire Insurance Co.

# Razed Historic Buildings in OTR, Just Between 2001-2006



# Threats

## Why is this happening?

1

- ❖ **Negligent owners**

2

- ❖ Lack of city resources to force these owners to repair their buildings

3

- ❖ When buildings reach the point of “imminent danger” to the public, they are torn down as an “emergency” demolition

4

- ❖ Some nonprofit owners actively seek – and receive – permission to tear down their historic buildings



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24 W. Elder



1737 Elm



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# Threats

## 212 & 214 Liberty

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1918 Race



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1914 Vine

118 Findlay



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1833 Vine

1601-1616 Pleasant



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## Faith Fellowship Ministries

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This Washington D.C. based church purchased 11 historic properties in 2005, including the 1866 Baptisten Kirche (German Baptist Church.) All properties were inhabited. None of them are being adequately maintained, and almost all of them have been ordered vacated during their less than 4 years of ownership. VBML licenses have not been acquired, and two of their properties are two of the worst drug dealing corners in OTR. The church has no apparent history, experience, or qualifications to manage or redevelop real estate.



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## Faith Fellowship Ministries

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- ▣ 1610 Walnut. Historic Baptisten Kirche church, inadequately maintained.

2

- ▣ 107 Corwine. Attached to church.

3

- ▣ 1613 Walnut. Ordered vacated.

4

- ▣ 1614 Walnut. Ordered vacated.
- ▣ 1618 Walnut. Ordered vacated.
- ▣ 100 E. McMicken. Inhabited.

- ▣ 18-22 Findlay. Vacant
- ▣ 118 Findlay. Vacant
- ▣ 1624 Pleasant. Inhabited. Tenants have reported lack of heat and water.
- ▣ 1635 Race. Recently vacated.

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## Cincinnati Public Schools

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Threatened, but saved after a very long, hard fight

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# Threats

## Cincinnati Public Schools

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# Threats

## The Tipping Point

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- ❖ 1930: 3,157 total buildings.
- ❖ 2006: 1,560 buildings (49% of total lost.)
- ❖ 2006: Added to the National Trust's List of the "11 Most Endangered Historic Places."
- ❖ 2009: 15 buildings demolished just since the "Most Endangered" designation.

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# Threats

## The Tipping Point

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- ❖ That places us at just a couple more demolitions before we exceed 50% destruction of Over-the-Rhine's historic building stock.
- ❖ 72 buildings are currently condemned in OTR.
- ❖ Another 238 have been ordered vacated.

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# **OTR: Solutions**



# Solutions

1

We already have sufficient legal remedies to address the threats to Over-the-Rhine

2

Section 1435-25 and 1451-11 of the CMC requires owners to provide reasonable care, maintenance and upkeep appropriate for the preservation of historic buildings.

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Section 1451-13 empowers the Solicitor to bring civil and criminal suits against owners who violate this provision and further states that “[t]he City Solicitor has the duty to bring actions to enforce this section.”

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# Solutions

1

In addition to civil remedies, an owner who fails to maintain or causes the demolition of a historic property *“is guilty of a misdemeanor of the first degree. Each and every day that a person continues to violate the provisions of this chapter after having once been notified of the violation constitutes a separate offense.”*

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R.C. 2929.24 and 2929.28, penalty for a first degree misdemeanor: Up to 180 days jail time and \$1,000 fine for each offense.

**We simply are not enforcing our own laws**

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# Solutions

## Charleston vs. OTR revisited

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- ❖ Our historic district and architecture is on par with theirs
- ❖ We have an interesting history
- ❖ We have exceptional restaurants
- ❖ We have an incredible theater and arts scene
- ❖ The city is served by one of the nation's largest airports and two of its most traveled interstates



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# Solutions

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**It's about CHOICES**

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# Solutions

They have chosen this

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# Solutions

We have chosen this

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# Solutions

## How can you help?

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- ❖ Invest in Over-the-Rhine
- ❖ Express your opinion to Council members
- ❖ Write to the Enquirer
- ❖ Attend Historic Conservation Board meetings
- ❖ **Spread the word about OTR!!**

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**Thank You**