HAMILTON COUNTY LANDBANK
HISTORIC STRUCTURE STABILIZATION

September 23, 2020
HISTORIC STRUCTURE STABILIZATION PROGRAM

Preserving important, vacant historic structures for re-use and redevelopment.

FUNDING AND IMPACT TO DATE (2012-2018)

$2.6MM

- CITY OF CINCINNATI: $1,000,989
- HAMILTON COUNTY LANDBANK: $1,566,903

Hamilton County Landbank has stabilized 23 historic structures with public funding - we could do so much more with support from private donors.
THE NEED IN HAMILTON COUNTY

Hamilton County is home to hundreds of historic, vacant structures that are not being properly maintained and are in serious disrepair. These buildings are an important part of the region’s unique character. They contribute economic value and a sense of place to neighborhoods, but often are in danger of demolition through neglect.
The cost to stabilize a blighted, historic property varies depending on the extent of work needed, but on average, stabilization costs $21.20 / SF
What is the Historic Structure Stabilization Program?

The Landbank leverages internal and external funds to stabilize blighted and vacant historic structures.
How do you decide which properties to stabilize?

We are alerted to properties to consider for stabilization through recommendations from the program’s Advisory Board, Landbank staff, the public, and local jurisdictions.

From that pool of historically significant structures, the Advisory Board - made up of local preservationists and real estate professionals - and Landbank staff prioritize candidates based on:

- Marketability
- Potential end use
- Location / targeted neighborhood
- Opportunity for matching funds
- Historic significance
Where do funds come from for the Program?

The Landbank allocates funds every year toward the program out of its DTAC funds, which come from a percentage of delinquent property tax collections. Additional funding has been provided by the City of Cincinnati. In 2018, the Landbank is committed to raising philanthropic and grant funds to grow the available pool of resources.
Why is the Landbank engaged in this work?

As a mission-based organization committed to neighborhood revitalization and redevelopment, the Landbank is uniquely qualified to take on stabilizations. For some properties, stabilization is the first step toward bringing it back to productive use. Additionally, Ohio law provides Landbanks unique tools and powers which are essential in this process.
Stabilization / Funding Agreement with City
(See ORC 715.26 & 715.261)

STABILIZATION AGREEMENT
(for a grant of CDBG Funds)

This Stabilization Agreement (the "Agreement") is made and entered into on the Effective Date (as defined on the signature page) by and between the City of Cincinnati, an Ohio not-for-profit corporation ("City"); City of Cincinnati Housing Authority, an Ohio not-for-profit corporation ("City Housing Authority"); and the City of Cincinnati Land Reutilization Corporation, an Ohio not-for-profit corporation ("CRLC").

City: An historic building (the "Building") located at 1333 Vine Street, Cincinnati, Ohio 45202 (the "Property") is a property particularly identified by the public for its historically significant and aesthetic value and has been deemed historic by the City of Cincinnati. The Building has been listed on the National Register of Historic Places.

City Housing Authority: The City of Cincinnati Housing Authority is the housing authority for the City of Cincinnati and is responsible for the operation and maintenance of public housing on behalf of the City of Cincinnati.

CRLC: The City of Cincinnati Land Reutilization Corporation is an entity established by the City of Cincinnati to acquire, develop, and rehabilitate blighted and abandoned properties in the City of Cincinnati.

Stabilization Agreement

This Agreement is intended to provide for the stabilization of the Building, and to provide for the funding of the stabilization of the Building. The Agreement includes the following terms and conditions:

1. **Stabilization of the Building**
   - The Building will be stabilized to ensure its continued use for its intended purpose.
   - The stabilization work will be performed by a qualified contractor, approved by the City of Cincinnati and the City of Cincinnati Housing Authority.
   - The stabilization work will be conducted in accordance with all applicable building codes and regulations.

2. **Funding**
   - The City of Cincinnati will provide the funds necessary to stabilize the Building.
   - The funding will be provided through a grant from the Community Development Block Grant (CDBG) program.
   - The funds will be used to pay for the stabilization work and any related expenses.

3. **Responsibilities**
   - The City of Cincinnati Housing Authority will be responsible for overseeing the stabilization work and ensuring compliance with all applicable regulations.
   - The CRLC will be responsible for ensuring that the Building is maintained in good condition.

4. **Term**
   - The term of the Agreement will be for a period of five (5) years from the Effective Date.
   - The Agreement may be renewed for additional terms, subject to the approval of the City of Cincinnati and the City of Cincinnati Housing Authority.

5. **Termination**
   - The Agreement may be terminated by either party upon written notice to the other party.
   - Termination will occur if the Building is no longer deemed historic.

6. **Amendments**
   - The Agreement may be amended by written agreement of the parties.
   - Any amendments will be in writing and signed by both parties.

7. **Governing Law**
   - The Agreement will be governed by the laws of the State of Ohio.

This Agreement may be executed in any number of counterparts, each of which shall be deemed an original, but all of which together shall constitute one and the same instrument.

City of Cincinnati

City of Cincinnati Housing Authority

City of Cincinnati Land Reutilization Corporation

(Seal)

[Signature]

[Signature]

City of Cincinnati

City of Cincinnati Housing Authority

City of Cincinnati Land Reutilization Corporation

(Seal)

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City of Cincinnati

City of Cincinnati Housing Authority

City of Cincinnati Land Reutilization Corporation

(Seal)

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Why save these structures without an end user?

The existing building stock in our region is an asset to be preserved. Historic structures give our neighborhoods character and draw residents, companies, and film crews to our region. Demolishing significant structures because of a lack of current end user is a permanent and irreversible solution to a temporary problem. Basic stabilization and control over blighted, vacant, and abandoned structures is the crucial starting point to getting a property back into productive use. Without this work to historic properties, they will continue to deteriorate and remain tax delinquent.
Does a property have to be on the National Register of Historic Places?

No, properties do not have to have formal historic designation to be considered for Landbank stabilization.
What work is done to a building to stabilize it?

After a property are selected, it is cleaned out, undergoes roof and wall repair, and is brought into full compliance with Cincinnati’s vacant building maintenance license (VBML) standard. Properties are secure and weathertight, but will still require significant additional renovation for an end user. This process essentially “mothballs” the building, preventing further decay until an end use is found.
What happens to the structures after they are stabilized?

Once a historic property is stabilized and acquired, the Landbank works with neighborhood partners, the Cincinnati Preservation Association, and other stakeholders to market it to potential end users for redevelopment.
Since 2012, the Landbank has stabilized 23 historic structures throughout Hamilton County on 25 parcels.

HISTORIC STABILIZATIONS
2012-2017
1 1201 Linn Street | Regal Theater - West End
2 1910 Freeman Avenue | Residence - West End
3 1912 Freeman Avenue | Residence - West End
4 2710 Woodburn Avenue | Residence - E. Walnut Hills
5 18 Mulberry Street | Moerlein Mansion - Mt. Auburn
6 4000 Colerain Avenue | Farmers Hotel - Northside
7 7428 Hamilton Avenue | Main Theater - Mt. Healthy
8 1710 Elm Street | Mixed-Use - OTR
9 1706 Lang Street | Multi-Family - OTR
10 644 & 646 Neave | Mixed-Use - Lower Price Hill
11 3341 Montgomery Road | Mixed-Use - Evanston
12 6328 Warsaw Avenue | Multi-Family - E. Price Hill
13 1510 Race Street | Multi-Family - OTR
14 1707 Race Street | Multi-Family - OTR
15 722 & 724 E. McMillan | Mixed-Use - Walnut Hills
16 1833 Sycamore | Mixed-Use - Mt. Auburn
17 Baymiller Row Houses | Residential - West End
1201 LINN STREET
2013 | WEST END | STABILIZATION COST $151,196

The building at 1201 Linn Street opened as the Casino Theater in 1914, and was renamed the Regal in 1941. Featuring 1,500 seats, the theater opened with a stage for vaudeville and other live acts before switching over to films. Vacant since the 90s, the Hamilton County Landbank acquired the property and performed work to stabilize the structure in 2013.
1910 FREEMAN AVENUE
2013 | WEST END | STABILIZATION COST $100,078

The Freeman Avenue property was built in 1879 and featured in a September 2012 Cincinnati Enquirer story about significant local homes at risk for demolition. Declared a public nuisance, it was once the home of David Hummel, founder of the David Hummel Building Co. Stabilization was completed in 2013.
18 MULBERRY STREET
2014 | MOUNT AUBURN | STABILIZATION COST $183,309

From 1870 to 1882, beer baron Christian Moerlein called this Mount Auburn structure home. Following years of neglect and vacancy, the structure faced demolition in 2012. The Landbank stepped in and utilized its historic stabilization funds to secure and stabilize the structure.
4000 COLERAIN AVENUE
2014 | NORTHSIDE | STABILIZATION COST $73,786

The former Farmer’s Hotel is Northside’s oldest commercial building, and the only remaining former hotel along Colerain that once catered to farmers as they drove livestock into the City during the Porkopolis days. Following its City Historic Landmark designation, and in a close collaboration with NEST, this structure was saved from demolition and stabilized for future redevelopment in 2014.
7428 HAMILTON AVENUE
2016 | MOUNT HEATHLY | STABILIZATION COST $40,748

After closing as a theater in 1971, this Mount Healthy landmark sat mostly vacant apart from a brief stint as a silent auction house. In 2016, the Hamilton County Landbank acquired the property and stabilized the structure before transferring ownership to the City of Mount Healthy. Mount Healthy is currently exploring options to redevelop this centerpiece of the business district.
1706 LANG STREET
2015 | OVER-THE-RHINE | STABILIZATION COST $134,600

The stabilization of 1706 Lang saved this historic Over-the-Rhine structure from the wrecking ball, preserving it for future redevelopment. Following years of attempts to contact the absentee owner, during a cold snap, large portions of the facade crumbled onto the street. Through a joint effort amongst the Landbank, City of Cincinnati, and community, this property is in the process of being redeveloped.
644 AND 646 NEAVE
2015 | LOWER PRICE HILL | STABILIZATION COST $133,011

These two mixed-use, multi-family structures are an important part of the urban fabric in Lower Price Hill, contributing to the neighborhood’s impressively intact Italianate architecture stock. Both are located in the Lower Price Hill Historic District. SSRG performed the stabilization and became involved early on in the process to stabilize a collapsed exterior wall. The Community Learning Center Institute is helping find the right end user in accordance with the community plan.
1833 SYCAMORE STREET
2018 | OVER-THE-RHINE | STABILIZATION COST $255,162

Dubbed the “Flatiron Building,” this circa-1875 apartment building was listed by the Cincinnati Preservation Collective as an Impact Building in the region - a marquee or historically significant structure in need of attention. Stabilization in partnership with the City of Cincinnati was completed in 2018.
BAYMILLER ROW HOUSES
2018 | WEST END | STABILIZATION COST $511,262

Stabilization of these six row houses in the West End was completed in 2018. Located in the Dayton Street Local Historic District, these properties are being stabilized in partnership with the City of Cincinnati. The Landbank is working with the City of Cincinnati, Seven Hills Neighborhood Houses, and the West End neighborhood to determine the best end use for these row houses.
722 & 724 EAST MCMILLAN STREET
2017 | WALNUT HILLS | STABILIZATION COST $293,321

Stabilization of these two business district structures in Walnut Hills is complete. These properties were stabilized in partnership with the City of Cincinnati.
Thanks for Attending!

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