

# South Fairmount –CSO #5 Urban Audit



HAMILTON COUNTY

Regional Planning Commission

September 2009

Brian Wamsley  
Sam McKinley  
K.D. Rex  
Dean Niemeyer

# South Fairmount/CSO #5 Urban Audit

## Table of Contents

---

	<b>Page #</b>
<b>Introduction</b>	<b>3</b>
<b>Survey Data Analysis</b>	<b>5</b>
<b>Historical Buildings Analysis</b>	<b>16</b>
<b>Summary</b>	<b>18</b>
<b>Exhibits</b>	
• <b>Exhibit A</b>	Building/Housing Survey Form
• <b>Exhibit B</b>	St. Peter's Lick Run Historic District-National Register Map
• <b>Exhibit C</b>	St. Peter's Lick Run Historic District
• <b>Exhibit D</b>	Historical Anchor Buildings-Human Nature, Inc.
• <b>Exhibit E</b>	ORC Section 1.08 Blighted Area defined
• <b>Exhibit F</b>	CSO5 Urban Audit-Building Ratings Map
• <b>Exhibit G</b>	Section 8's hold in the neighborhoods 2008 Map-The Enquirer
• <b>Exhibit H</b>	CSO5 Urban Audit-Address Block Group Map
• <b>Exhibit I</b>	CSO5 Urban Audit-Observed Land Use Map
• <b>Exhibit J</b>	CSO5 Urban Audit-Observed vs. Auditor Land Use Map
• <b>Exhibit K</b>	CSO5 Urban Audit-Business Locations Map
• <b>Exhibit L</b>	Business Building Owner List
• <b>Exhibit M</b>	Building Owners By Total Value in Project Area Table
• <b>Exhibit N</b>	Building Owners By Total Acreage in Project Area Table
• <b>Exhibit O</b>	Building Owners By Number of Parcels in Project Area Table
• <b>Exhibit P</b>	CSO5 Urban Audit-Major Landowners by Total Area Map
• <b>Exhibit Q</b>	CSO5 Urban Audit-Assessed Market Value by H.C. Auditor Map
• <b>Exhibit R</b>	CSO5 Urban Audit- Housing Built to 1900 Map
• <b>Exhibit S</b>	CSO5 Urban Audit- Housing Built 1901-1940 Map
• <b>Exhibit T</b>	CSO5 Urban Audit- Housing Built 1941-1960 Map
• <b>Exhibit U</b>	CSO5 Urban Audit- Housing Built 1961-1980 Map
• <b>Exhibit V</b>	1978 South Fairmount Architectural/Historical Building Survey

## South Fairmount/CSO #5 Urban Audit

### Introduction

---

As part of the revised scope of services for the professional services agreement between MSD of Greater Cincinnati, Hamilton County, Ohio and the Hamilton County Regional Planning Commission (HCRPC) for the Green Infrastructure Programs, the HCRPC staff was tasked to complete an Urban Audit of the buildings in the South Fairmount project area of CSO# 5. The intent of the audit was to assess the actual conditions and usage of the buildings in CSO#5 project area. It was agreed the best way for doing this would be a “boots on the ground” physical inventory that would include photographs of all buildings and evaluations of building structural conditions and actual building usages.

It was determined that the best strategy for the Urban Audit was to create a special layer in CAGIS for the desired survey information (e.g. construction condition, land use, height in stories, over all building condition, blighting influences). A Building/Housing Survey Form was developed (**see Exhibit A**) to be utilized by auditors in the field. A form was completed for every building in the project area and at least one digital photo was taken of all buildings. The survey form includes assessments of the buildings’ foundations, walls, roofs and an overall building rating. There is also an assessment of whether the buildings have blighting influences [e.g. 1) age, 2) obsolescence, 3) deterioration, 4) dilapidation, 5) abandonment/excessive vacancies...]. Finally, there is a special comments section that could include information on vacancy status, for sale status, active business, accessory structures, parking, junk vehicles, overgrown vegetation, etc.

The actual survey had staff walking the project area and completing surveys for all the buildings. Data entry into ARC-GIS of the completed Survey Forms was the next step. After completion of survey data entry, a spatial join was completed of the survey data with data from other CAGIS layers containing parcel data [e.g. owners name, owners address, 100% appraised value of land, 100% appraised value of improvements (buildings), Auditor Class Code-predominant use of the land, etc.]. All the survey data including photographs of the buildings were saved in an ArcViewMap2PDF which allows easy navigation of all 244 buildings. A CD is included with this report that comprises this report, all exhibits (e.g. maps and tables) and the ArcViewMap2PDF.

Statistics were then generated on the status level of building ratings [e.g. 1) good, 2) requires minor repair, 3) requires major repair, and 4) in critical condition] and the level of blighting influences, if there any. These statistics are generated for address block groups. The findings from the review and analysis of the survey data are presented in the Survey Data Analysis by Census Block Section of this report.

Also included in this urban audit was research into the status of buildings with historical significance. The findings included one listing on the National Register of Historic Places—the Lick Run National Historic District at 2145 Queen City Avenue (**see Exhibit B**). The District includes three buildings including a church and is “the oldest remnant of a German Catholic settlement west of the Mill Creek in Cincinnati” (**see Exhibit C**). Clearly, there are other

recognizable buildings of historical significance in the project area as seen in Human Nature, Inc's Historical Anchor Buildings Map (see **Exhibit D**). A detailed review and analysis of the project area's historical buildings is presented in the Historical Buildings Analysis section. A general summary of the findings completes the audit report.

## South Fairmount/CSO #5 Urban Audit Survey Data Analysis

---

The CSO#5 Urban Audit assessed the exterior physical conditions of the buildings in the South Fairmount project area. The total count of the buildings surveyed was 244. The rating system for the exterior structural conditions of buildings' 1. Foundation, 2. Walls and 3. Roofs included the following four categories: Sound Condition, Requires Minor Repair, Requires Major Repair, and In Critical Condition (the roofs had 5<sup>th</sup> condition of "unable to view" when the roof could not be seen by the auditors-- e.g. flat roof). The Survey form also required building information on frontage orientation to the street, height (e.g. one story, one & a half stories) and construction material (e.g. masonry, wood) .

Blighting influences were also identified during the survey. The delineations of blighting influences included: age, obsolescence, deterioration, dilapidation, abandonment/excessive vacancies, periodic flooding, faulty lot layout/overcrowding/inadequate parking, deleterious/incompatible land use/site conditions, inadequate facilities/right-of-way, diversity of ownership, illegal use/code violation, unsuitable soils conditions, unused rail yards or service stations/landfill/junkyard, and other factors that inhibited sound financial investment.

These delineations align with those found in the definition for a blighted area by the Ohio Revised Code (Referred to as the ORC), Section 1.08 (**see Exhibit E**). The Building/Housing Survey Form allowed auditors to include up to three blighting influences per building-- then auditors listed expanded information in the Special Comments section of the Audit Survey Form. All of this information is available for all buildings in the CSO #5 Urban Audit PDF included with this report.

### Conclusions from the Building Audit

**Table A: Building Ratings by Value**

Building Rating	Total Buildings	Average Land Value (\$)	Total Land Value (\$)	Average Building Value (\$)	Total Building Value (\$)	Average Market Value (\$)	Total Market Value (\$)
1-Sound/ Good Condition	119	33,404	3,975,020	117,416	13,972,450	149,330	17,770,270
2-Requires Minor Repair	79	10,215	807,010	34,236	2,704,680	44,452	3,511,690
3-Requires Major Repair	24	10,371	248,910	35,135	843,240	45,506	1,092,150
4-In Critical Condition	22	8,510	187,210	22,747	500,430	31,256	687,640

The Urban Audit identified 22 buildings (8% of total) that fell into the overall building rating category of “in critical condition” (see **Exhibit F-CSO5 Urban Audit Building Ratings Map**). However, the audit identified 68 buildings with at least one blighting influence. The most common conditions of blight found were 25 properties categorized as “deterioration” and another 20 that were categorized as “age”. It was discovered that 8 buildings were “vacant”, 4 were “obsolescent” and 4 were in “dilapidation”. “Dilapidation” was reserved for properties that were in such serious condition it could make them potentially unsafe to occupy. However, “deterioration” generally included evidence of peeled paint, broken gutters, and old windows.

According to the ORC Section 1.08, a blighted area is defined as an area where 70% of the buildings fall into the condition of blighted. Some buildings with lead paint hazards or rodent infestation were marked with health and safety notices on the front door, but other buildings with these hazards might exist. More data is required to determine if other buildings fall into the blighted category because of the interior conditions of the buildings. Likewise, excessive vacancy can be difficult to determine unless there are visible signs such as boarded windows or reinforced padlocks on doors. One might expect that blighted buildings would be located in one area but that was not the case here. It was often found that blighted properties were next to some of the highest quality buildings in the area.

According to a 2008 article in the Cincinnati Enquirer, “Section 8’s Hold in Neighborhoods” Section 8 vouchers subsidize 12.51% or more of the total housing stock in South Fairmount (Data from U.S. Department of Housing and Urban Development, 2008) (see **Exhibit G- Section 8’s hold in neighborhoods 2008 Map-The Enquirer**) Any future development in the area should strongly consider displacement issues as well as including below market rate housing options.

## **Address Block Groups**

By analyzing the address block groups, data that is more specific can be extracted and analyzed to help plan for the future of South Fairmount. We chose to break up the study area by address blocks because it groups buildings on both sides of the street which is more representative of that areas character. Furthermore, Human Nature Inc. has already tallied the Hamilton County Auditor’s assessed value for the middle day lighted stream area between Queen City Avenue and Westwood Avenue, which stretches from the Western Hills Viaduct on the East, to the intersection of Queen City Avenue and the Queen City Bypass on the West. Our address block group summary is meant to be more representative of the entire study area and includes some buildings that might or might not be included in the existing proposed development scenarios.

By looking at the map titled CSO5 Urban Audit – Address Block Groups Map (see **Exhibit H**), one can identify the 17 different address groups by different colors. The colors on the map correspond to the same colors on Table B, to make identification quicker. Some of the buildings were placed into their own separate groups because they created inconsistent data. For example, the St. Francis Apartment Complex, which is valued at over \$3 million by the Hamilton County Auditor, would skew the average market value for the rest of that specific address block.

The descriptions of individual address block groups include: a summary of the group’s building rating, a summary of the group’s market value, parcels or buildings that were exceptional in nature, possible historic significance (discussed in further detail later), active businesses, and the number of vacancies that were discovered.

**Table B: Building Values by Address Block Group**

Address Group	# of Buildings	Minimum Market Total	Maximum Market Total	Average Market Total	Sum of Market Total
1400 QUEEN CITY	5	\$ -	\$ 614,020	\$ 284,688	\$ 1,423,440
1400 WESTWOOD	2	\$ 21,660	\$ 103,110	\$ 62,385	\$ 124,770
1500 HARRISON	1	\$ 1,568,000	\$ 1,568,000	\$ 1,568,000	\$ 1,568,000
1500 QUEEN CITY	10	\$ -	\$ 808,860	\$ 314,789	\$ 3,147,890
1500 TREMONT	2	\$ -	\$ 489,900	\$ 244,950	\$ 489,900
1600 QUEEN CITY	22	\$ -	\$ 165,150	\$ 51,335	\$ 1,129,380
1600 WESTWOOD	33	\$ 9,500	\$ 198,400	\$ 50,565	\$ 1,668,660
1700 QUEEN CITY	47	\$ 5,000	\$ 408,620	\$ 55,154	\$ 2,592,220
1700 WESTWOOD	47	\$ 1,500	\$ 122,400	\$ 40,858	\$ 1,920,340
1800 QUEEN CITY	14	\$ 3,500	\$ 523,560	\$ 101,638	\$ 1,422,930
1800 WESTWOOD	19	\$ 5,000	\$ 250,400	\$ 57,958	\$ 1,101,200
1860 QUEEN CITY	1	\$ 3,007,000	\$ 3,007,000	\$ 3,007,000	\$ 3,007,000
1900 QUEEN CITY	20	\$ -	\$ 105,880	\$ 45,379	\$ 907,570
1900 WESTWOOD	5	\$ 15,000	\$ 349,000	\$ 127,790	\$ 638,950
2000 QUEEN CITY	10	\$ 34,010	\$ 59,860	\$ 46,889	\$ 468,890
2200 MOELLERING	1	\$ 4,735,950	\$ 4,735,950	\$ 4,735,950	\$ 4,735,950
2400 BEEKMAN	5	\$ 157,240	\$ 668,200	\$ 365,892	\$ 1,829,460

### 1400 Queen City

This building group contains seven industrial and institutional buildings. There are three active businesses in the area: Winstel Controls Co. & Nicolson Lab Inc.; Process Construction; and Jack Doheny Supplies. A City of Cincinnati Fire Station, a City Traffic Control Station and a Traffic Services Controller Shop are also located in this group. Based on the Hamilton County Auditor’s data, the average market value of buildings in this group is \$284,688 and the total market value of all buildings is \$1,423,440. The urban audit found all seven of these buildings to be in sound condition with no blighting influences.

### 1400 Westwood & 1500 Harrison

Although these three buildings appear in two different building groups because of their different number addresses, it is easier to describe these buildings in the same section. Two of these buildings are active businesses; the 500 Auto building at 1501 Harrison and the Corcoran & Harnist –Carrier Heating and Cooling building at 1457-1461 Westwood Avenue. The third building in this group is a vacant and dilapidated commercial building at 1445 Westwood, which is fenced off to prevent trespassing. The 500 Auto Sales building has an auditor’s assessed value of \$1,568,000 and the Corcoran & Harnist building has an assessed value of \$103,110. This is an extremely busy section of road because of the merging of Westwood Avenue and Harrison Avenue. Crossing the street is a dangerous encounter in this area because of the extra wide road and lack of pedestrian crosswalks. These properties might be needed for any possible road improvements/widening.

### **1500 Queen City Avenue**

The 1500 Queen City group contains six active businesses with a McDonald's, Family Dollar, BP Gas Station, Cricket Wireless, and two separate small metal fabrications shops. It also contains office space for the Talbert House and the Immanuel Evangelist Church. This area is extremely visible with high traffic counts and ripe for commercial activity. It currently makes up 11% of the total value in the whole study area. McDonalds is the most valuable building in this group at \$808,860. The McDonalds, Family Dollar, Cricket Wireless, metal fabrications shop, and the vacant refrigeration store are all located in the catch basin area of the proposed development scenarios. Based on auditor's data, the total market value of the land and buildings located in the proposed catch basin between Queen City Avenue and Westwood Avenue is approximately \$1,850,000. Similarly, the total market value of the 1550 Queen City building group, which includes the church and Talbert House offices, is \$3,147,890.

### **1500 Tremont – Lunkenheimer Building**

This group is composed of the Lunkenheimer building and the building just to the north. The Lunkenheimer building might possibly have split ownership because the Star-Let Corporation seems to own the land underneath the eastern portion of the building and the building and land to the north across Tremont Avenue. The value of the land underneath the Lunkenheimer and the building and land to the north is shown in the table above for 1500 Tremont, which is \$489,900 but the building improvements are captured by the parcels in the 1500 Queen City block. The 1500 Queen City parcels show that the Lunkenheimer building is valued at \$995,590 according to the Hamilton County Auditor. This type of parcel division will make it harder to assess the true value and owner of this property. This building does not seem to be necessary for any of the proposed plans but private redevelopment should be encouraged because the building could be a centerpiece of the neighborhood.

### **1600 Queen City**

This group contains 22 buildings that include single-family, two-family, mixed-use, office and commercial properties. Some of the residential properties overlook the park while others overlook a truck parking lot. Active businesses in this group include Banacom Signs, Bekins Moving and Storage Company, D&M Southside Motorcycle Repair, At Your Service Towing, and an unidentified warehouse. The average market total in this group is \$51,355 and the total market value is \$1,129,380, according to Auditor's data. This group includes the Cincinnati Water Works building and a couple of older Italianate buildings, which could be restored to enhance the character of the neighborhood.

### **1600 Westwood Avenue**

This building group contains 33 properties with a diverse mix of land uses. There are 17 single-family buildings, four two-family buildings, four multi-family buildings, three mixed-use buildings and a small amount of commercial and light industrial. The urban audit showed that 14 buildings in this group were in good condition, 14 that needed minor repairs, four that needed major repairs, and one that was in critical condition. Active businesses in the area include: Queen City Blacktop at 1647 Westwood; Parker's Tires and Automotive Services at 1669 Westwood Avenue, Peterman School Bus repair facilities at 1634 Westwood Avenue, and At

Your Service Window Cleaning Office at 1616 Westwood. There are also three vacant storefronts and four vacant buildings in this building group. The average market value of buildings in this group is \$50,565 and the total market value of all the buildings is \$1,668,660, according to Auditor's data. The Peterman Bus Repair facilities were classified with the blighting influence of incompatible land use/junkyard because of the long eight foot barbed wire fence which breaks up the residential character of the street and because it has spare parts and junk visible from the street.

### **1700 Queen City**

This address block is composed of 47 properties on the north and south side of Queen City Avenue. The majority of the properties have an existing land use of single family, two-family and multi-family. Active businesses in this group include the Walker Funeral Home, a daycare center and a commercial strip center with a car parts store, hair design store, and two vacant spaces. The average market value of land and improvements in this group is \$55,154 and the total market value is \$2,592,220, according to Auditor's data. The most expensive building in this group is the Blessed Towers Apartment Community, which is worth \$408,620. There were four to six vacant residential buildings and six or seven vacant storefronts. Researching older aerial photos showed a couple of buildings torn down that are now just vacant lots. Furthermore, the urban audit revealed that most of the properties needed minor repair but there were six properties in this area that were in critical condition and one that needed major repair. There was also extensive vegetation overgrowth in this area and many buildings that needed new paint.

### **1700 Westwood Avenue**

The building group 1700 Westwood contains 47 properties, the majority is residential: 29 single family, 8 two-family, and 3 multi-family. There are also a few office and commercial spaces in this group of buildings. The urban audit showed that 26 buildings in this group were in good condition, 15 needed minor repairs, three needed major repairs, and three were in critical condition. There were some active businesses in this block group: Auto Recovery Services at 2311 Grand Ave; a Co-op Employee-Owned Business Center at 1707 Westwood Avenue; an automobile sales lot at 1708 Westwood; an automobile auction service at 1712-1730 Westwood Ave; and an industrial building owned by Time Warner Cable at 1774 Westwood. According to Auditor's data, the average market value of buildings in this group is \$40,858 and the total market value of all the buildings is \$1,920,340.

The Historic Building Survey shows that a large number of buildings along the south side of Westwood could form a historic district based on Italianate and transitional architecture characteristics.

The auto-services business at 1730 Westwood is classified as an incompatible land use because it breaks up the residential character of the street and creates an eyesore with its eight-foot tall barbed wire fence along the sidewalk. It also appears like a junkyard because it has older vehicles and spare parts visible from the street. The owners of the auto-auction lot also own two vacant properties at 1740 Westwood and 1712 Westwood which are falling into poor condition. A large number of properties in this group had overgrown vegetation and needed new paint on the building exteriors. Five or six vacant properties were discovered in this group.

### **1800 Queen City**

This group of 14 properties contains a diverse mix of mostly commercial and multi-family properties. Active businesses in this group include United Dairy Farmers at 1865 Queen City Avenue, Rally's at 1855 Queen City Avenue, Arby's at 1835 Queen City Avenue, and Clean City Self Serve Car Wash at 1886 Queen City Avenue. Auditors discovered four to six vacant properties in this group and we characterized four as in critical condition. The average market value of this group was \$101,638 which represents the newer commercial properties mixed with the older residential properties. The total market value of this group is \$1,422,930.

### **1800 Westwood Avenue**

This group contained 19 properties with a mix of land uses such as single family, two family, multi-family, mixed use, office and commercial. The historic building survey listed the property located at 1881 Westwood Avenue as eligible for the National Register but it currently needs major repair. Likewise, the urban audit found nine properties that were in good condition, four properties that needed minor repairs, five properties that needed major repairs, and one that was in critical condition. 1801 Westwood Ave was declared in critical condition because the Ohio Department of Health posted that it was a lead hazard unsafe for human occupation. The only two active businesses in this group are the Ebel Title and Land Co. at 1832 Queen City Avenue, and a very small car sales lot (possibly private sellers) at 2338 Quebec Ave. There were four vacant storefronts in this group and three vacant residential properties. One of those three vacant residential properties had considerable fire damage. Aerial photography reveals that two buildings were recently demolished on the south side of Westwood Avenue. The average market value of buildings in this group is \$57,958 and the total market value of all the buildings in this group is \$1,101,200.

### **1860 Queen City – St. Francis Apartments**

The St. Francis Apartments is the second most valuable building in the study area with a total market value of \$3,007,000 and makes up 13% of the total value in the study area, according to Auditor's data. This building does not seem to be affected by any of the proposed development scenarios. This building does provide the senior community with an affordable living option in the neighborhood.

### **1900 Queen City**

This building group is composed of 20 buildings that are mostly multi-family, but also contains space for single family, commercial and light industrial uses. We did not find any active businesses in this area but there appear to have been some commercial and industrial businesses in the past. The historical analysis revealed that some of these buildings were part of the old town of Forbusville. The urban audit revealed three buildings listed as blighted, four in need of major repair and six in need of minor repair. This area certainly appears to be the oldest section of South Fairmount and it shows in some of the architecture as well as the short setbacks of the buildings from the street. The average market value of properties in this group is \$45,379 and the total value of all the properties in this group is \$907,570.

### **1900 Westwood Avenue**

This group contains five buildings, three of those buildings are residential, one is industrial, and one is an office/warehouse mix. Active businesses in this group include the West Fork Service Center, and Tri-State Visual Products. Tri-State Visual products has a for-sale sign out front and appears to be vacant. The market total for the five properties in this area is \$638,950. The urban audit revealed that one of the three residential buildings needs major repairs but the rest were in good condition.

### **2000 Queen City**

This small section of 10 residential properties was generally in need of minor repairs and at least two were vacant. The Urban Audit also revealed two buildings in need of major repair. One building, declared a nuisance by the City of Cincinnati, is scheduled to be demolished. The average property value of this group is \$46,889 and the total of all the property in this group is \$468,890. A resident from one of these houses was able to identify another three properties on the north side of the Queen City Avenue that are currently vacant but outside the study area.

### **2200 Moellering- Simply Self Storage**

The Simply Self Storage facility is the only building in this group, which alone is worth \$4,735,950.00 and seems not directly affected by the proposed development scenarios. This building makes up 21% of the total market value in the study area.

### **2400 Beekman**

This group is composed of five industrial buildings located at the northeast corner of the study area. The urban audit showed that four of the buildings were in good condition and one of them needed some minor repairs. The active business in this group include: two large buildings owned by Metro Recycling that added together are worth \$564,610; and a Cincinnati Recreation Department Maintenance facility at 2400 Beekman, which is valued by the auditor at \$668,200. The average market value of the five buildings in this group is \$365,892 and the total market value of all the buildings is \$1,829,460. The buildings in this group do not seem to be necessary for any of the proposed development scenarios but private development here should be encouraged.

### **Address Block Groups Summary**

Based on the proposed development scenarios it seems likely that the address groups of 1500 Tremont and 2400 Beekman are not directly affected by the proposed development scenarios, even though private development activity should be encouraged. 2200 Moellering, which is the Simply Self Storage building, could make a great location for residential properties overlooking the valley and they do affect the perceptions of the neighborhood for those entering from the east. We can also assume that 1860 Queen City, which is the St. Francis Apartments, can be excluded. That leaves 13.5 million dollars in total property value, but this includes sections of the north and south sides of both Queen City Avenue and Westwood Avenue and some of these properties might be unnecessary in accounting for project costs.

## **Land Use-Observed and Auditor**

The audit included delineation of observed land use for all the buildings and is presented graphically in the CSO5 Urban Audit Observed Land Use Map (see **Exhibit I**). For comparison another map was developed that compared the observed land use with the auditor's land use delineations- CSO5 Urban Audit Observed vs. Auditor LU (see **Exhibit J**). Clearly, the project study area is presently and has been historically a mixed-use area that includes housing, commercial, industrial, educational and institutional land uses. Future redevelopment will likely follow this long-term pattern.

## **Business Locations and Ownership**

To pinpoint the exact locations of the existing businesses in the project area the CSO5 Urban Audit Businesses Locations Map (see **Exhibit K**) was developed. To clarify specific business ownership in the project area the Excel file Business Building Owner List (see **Exhibit L**) was developed. The list draws from the survey data and the Auditor's data and includes the owners name, mailing address, the business address, height, comments, observed land use, total market value, annual property tax, and lot area.

## **Building Ownership/Market Value**

To identify the major property owners and the values of their properties excel tables of the auditor's data were developed for Building Owners by Total Value in Project Area (see **Exhibit M**), Building Owners by Total Acreage Owned in Project Area (see **Exhibit N**) and Building Owners by Number of Parcels in Project Area (see **Exhibit O**). All the tables include total parcels, total acres, approximate square footage of the land and total value. A graphic representation of the properties owned by the major land owners is presented in CSO5 Urban Audit –Major Land Owners by Total Area Map (see **Exhibit P**). A breakdown of the assessed market values for the project area is presented in CSO5 Urban Audit-Assessed Market Value by Hamilton County Auditor Map (see **Exhibit Q**).

## **Survey Impressions-Physical Characteristics**

- The buildings surveyed on Queen City Avenue and Westwood Avenue are a diverse mix of residential, commercial, light industrial, mixed-use, and institutional uses.
- The surveyed area was mostly residential buildings that were between one to five stories tall. The most common building was two stories tall. The estimated setback from the street for most residential properties was between 5 and 10 feet.
- The architecture of the residential buildings was an eclectic mix of Italianate, Bungalow, Queen-Anne Victorian, American Colonial and Greek Revival. However, few stood out for exceptional quality or appeared professionally restored. Many older brick buildings have covered their walls with vinyl siding as an effective way of insulating and protecting them.
- In many places, the sidewalks were uneven and needed repair. Some sidewalks (documented with photos) had such extreme overgrowth surrounding them or coming out of the cracks, that they were impassable.

- There were many vacant buildings due to various reasons. Some causes of vacancy in the area: lead hazards, dilapidation to the point of being unlivable, fire damage, and rodent infestation. Some buildings might have been in a state of restoration evidenced by new windows or roof.
- Many of the vacant properties had their first floor windows boarded up for security or safety purposes. Some abandoned properties looked like there was some form of forced entry by trespassers, such as a broken window, broken door hinges or doorknob.
- Some properties were in great condition, but they were interspersed with those that needed minor and major repairs.
- A couple of the buildings on the southern side of Westwood have recently been demolished. All that remains on these lots is leftover building materials and trash.
- We discovered several incompatible land uses that did not seem to fit in with the residential character of the area. Between Queen City and Westwood there was a car auctioneer that featured a long and unsightly eight foot fence, impounded vehicles, random junk, and several unused tractor-trailers. There was also a school bus maintenance facility and a tractor-trailer rental company with the same characteristics.

### **Transportation Characteristics**

- Queen City and Westwood are both four-lane roads with parking on both sides. Queen City is a one-way street traveling West towards Western Hills and Westwood is a one-way street traveling East toward downtown Cincinnati.
- The building density and mix of land uses in this area makes it more pedestrian friendly. One can easily walk to a corner store, gas station or fast food restaurant. However, high and persistent traffic levels on Queen City and Westwood Avenues make crossing streets without walk lights very dangerous.
- Queen City Avenue and Westwood Avenue have bus service with routes to Western Hills, Clifton and Downtown.
- Both also seemed to have high levels of traffic during the morning and afternoon.
- Getting on and off the Western Hills Viaduct from South Fairmount seems overly complicated because of the multiple forks in the road and confusing signage.

### **Business Characteristics**

- There were many active commercial and industrial businesses in the survey area in South Fairmount.
- There seemed to be many places for “mom and pop stores”, but most were currently vacant and looking for tenants.
- A small amount of office space is available at the northwest corner of Harrison Ave and Queen City Ave.

- The Lunkenheimer Building is a large five-story industrial building that appears to have tenants. Potential redevelopment of the area could see the transformation of this building from industrial to residential lofts.
- There are two large industrial buildings at the eastern edge of South Fairmount occupied by Winstel Controls Co., Nicholson Lab Inc., and Process Construction.
- The McDonald's Restaurant located between Queen City and Harrison Avenues has a very large parking lot of 64 parking spaces or more.
- It seems the most recognizable and viable commercial properties are chain restaurants including Arby's and Rally's.
- The second most recognizable and viable are convenience stores/gas stations including United Dairy Farmers (UDF) on Quebec Road between Westwood and Queen City Avenues and the BP Gas Station on the corner of Harrison Avenue and Queen City Avenue.

### **Institutional**

- The City of Cincinnati clearly has a presence in the survey area through the Cincinnati Recreation Commission--which just had its grand opening (August 22<sup>nd</sup>) of the South Fairmount Aquatic and Recreation Area located at 1685 Queen City Avenue.
- The Cincinnati Recreation Department has a maintenance facility at 2400 Beekman Street.
- Farther east on State Avenue, the City of Cincinnati has a Fire Station at 2131 State Ave. and at 2141, 2145 State Ave. their Traffic Control Center--which appears to be a vehicle maintenance facility.
- Cincinnati Water Works has a building at 1650 Queen City Avenue. It has a distinctive Art Deco design and dates from 1936.
- The old St. Francis Hospital at 1880 Queen City Avenue is now St. Francis Court Apartments for people with disabilities.
- There are two recognizably active churches, both on the north side of Queen City Avenue, one in the block prior to the Harrison Avenue intersection and one at the other end of the project area at the corner of White Street. There were other 'store-front' churches, but it was difficult to ascertain if they were presently active.
- The non-profit Talbert House had an active building on Pinetree Street and another on Beekman Street, that did not appear to be in active use.

### **Miscellaneous**

- We could hear swiftly moving water on a sunny day through a manhole at Grand Avenue, between Queen City and Westwood.
- Several storm drains in South Fairmount were releasing extremely unpleasant odors.
- At one point during our survey, while on Queen City Avenue, a woman approached us and asked what we were doing. Our response was we were doing a property survey for

Hamilton County. She asked about eminent domain and we said there was no intent to do that. She then said she would be willing to sell and complained about the terrible, constant traffic and the deterioration of the neighborhood.

- At another point during our survey of Westwood Avenue, we had a conversation with a lady sitting on her front stoop. We had commented to her about her freshly painted building and she said her landlord just had it painted. We asked about other buildings nearby that were painted the same color and she said they were her landlord's buildings also. She praised her landlord highly for always maintaining the buildings well.
- We also had a conversation with the owner of Airease Heating and Cooling at 1937 Westwood Avenue. He said his father originally ran the business across the street in the stone building at 1921-1923 Queen City Avenue. He said his father bought the buildings at 1937 Westwood in the late 60's. At one point, a busload of people stopped at the 1937 Westwood buildings and started taking pictures. It seems they were on an historic building tour and he was told his building was originally a brewery. One of his buildings is 4 to 5 stories tall and he was told it was originally where the grain was received from the Westwood railroad.

## South Fairmount/CSO #5 Urban Audit Historical Buildings Analysis

---

The South Fairmount Project Area could easily be viewed as a historical district just by considering the age of most of the buildings in area. Conducting the Urban Audit gave the auditors the understanding that most of the buildings in the area had considerable age. This is clarified for the reader by viewing CSO#5 Housing Built to 1900 Map (see **Exhibit R**), CSO#5 Housing Built 1901-1940 Map (see **Exhibit S**), CSO#5 Housing Built 1941-1960 Map (see **Exhibit T**) and CSO#5 Housing Built 1961-1980 (see **Exhibit U**). .

It should be clarified that these maps are symbolic—the reader is not looking at building footprints, but instead, smaller versions of the house symbol seen in legends for these maps. Also, what is shown on the maps are still existing dwelling units. Also, not all dwelling units are represented, since for various reasons the database does not capture some, and only goes up to 1980. That said, the maps clearly point out that the largest portion of the dwelling units were built prior to 1900. There was some more housing development during the 20 years between 1941-1960, but almost none from 1961-1980. Building development since 1980 has been primarily for fast-food restaurants or convenience store/gas stations.

As discussed in the introduction, Human Nature identified eleven (11) historical anchor buildings (see Exhibit D) including two active churches on Queen City Avenue Immanuel United Church of Christ and San Antonio Church. Most of these buildings have existing active uses or reuses [e.g. St. Francis Hospital as St. Francis Court Apartments (for people with disabilities)]. These historical anchor buildings seem to have reached iconic status for area residents and would be valuable to maintain and/or re-purpose in any redevelopment vision.

Research into previous historical surveys for this area of South Fairmount resulted in the finding that one was completed for the City of Cincinnati in 1978. Approximately twenty four (24) buildings were identified for their historical and architectural significance in the project area. All the buildings were either 19<sup>th</sup> century or early 20<sup>th</sup> century (e.g. 1905, 1906) structures. The surveyed buildings included St. Francis Hospital and the three buildings associated with Lick Run National Historic District (St. Peter's Church-see Exhibit C). This 1978 historical survey likely prompted the application for National Historic District status.

A reformatted table of the findings for the 1978 historical survey is presented as **Exhibit V**. The table is divided into four columns—1. Name and/or Address, 2. Category---A-architectural significance, H-historical significance, 3. Ranking/Points ---from 1 for least value to 10 for greatest value. Review of the 1978 Survey shows that some buildings have been demolished but that many are still there including some in the cluster areas identified. There could be opportunity for the revitalization of these properties that included the development of a historic district.

The Local Alliance for Nature and Development for Hamilton County (LAND-HC) Committee on Green Building collaborated with the OTR Foundation and Gray and Pape to complete a 2007-2008 grant that explored the problems associated with obtaining LEED certification and acquiring historic tax credits on the same properties. The findings from the grant showed that it

was indeed possible to do both at the same time. The properties in the South Fairmount project area have similar attributes (e.g. Italianate design) and date from the same time-period. The findings from the OTR Grant should transfer well to the South Fairmount project area.

There has been discussion of possibly having South Fairmount become a test case for completing a form-based code planning process (as championed by Councilwoman Roxanne Qualls). The existing and/or historical development pattern in South Fairmount is of a traditional grid street pattern, with alleyways in some places. The form for the buildings is variable but includes buildings that front the street with residential over street level commercial. The charette for the form-based code planning process would likely identify this development pattern and then seek to codify for future redevelopment. Preservation, where appropriate and feasible, of the historical buildings in the project area would offer greater authenticity for the redevelopment of this historical neighborhood.

## South Fairmount/CSO#5 Urban Audit Summary

---

South Fairmount is an historical neighborhood that has tended towards continuing deterioration in the past few decades. There has been little new development except for fast food restaurants, convenience stores and gas stations. The City of Cincinnati Recreation Commission has recently made improvements to its South Fairmount Aquatic and Recreation Area. The primary land use is residential with numerous multi-family units. Some multi-family buildings are in a state of deterioration, however, there are some that are well kept and are much appreciated by the tenants. Often enough the deteriorating units are right next to the well kept units.

The most glaring aspect of this area is the extremely high traffic count on Queen City and Westwood Avenues. The cars travel at seemingly high speed making it difficult to cross the street except at an intersection with the walk light. With both Queen City and Westwood Avenues being one-way streets the tendency to speed seems to increase. There are sidewalks on both sides of the street and there are constant buses serving the area, but it would be inaccurate to call this a pedestrian-friendly neighborhood.

South Fairmount has always been a mixed-use neighborhood and presently includes commercial, industrial, institutional and residential uses in various forms. Being a historical neighborhood, South Fairmount has identifiable assets in its historic buildings. Some have already been repurposed such as the St. Francis Apartments. Others hold promise such as the Stone Building seen in Exhibit D. The Urban Audit also revealed residential buildings that offer a variety of architectural styles including Italianate, Queen Ann, Greek Revival and French 2<sup>nd</sup> Empire. As discussed above, South Fairmount's historical buildings could be renovated to meet LEED Certification and also acquire historic tax credits.

The Preliminary Synthesis Plan would meet most of the problems South Fairmount has been enduring for decades. Heavy through traffic would be diverted from Queen City Avenue and it could be revived as a "Main Street"- and be truly pedestrian-friendly. The day lighted Lich Run Creek and the central greenspace area, with bike trails and other amenities, would add monetary value to the areas' existing historical buildings (not just the "architecturally-significant buildings" shown in the Preliminary Synthesis Plan). There would then be an overall added incentive to renovate the buildings to meet LEED Certification, gain historic tax credits and obtain Cincinnati's tax abatement for LEED Certification.

# Exhibit A

CSO #5 Urban Audit  
 Building/Housing Survey Form

Auditor's Name \_\_\_\_\_  
 Date \_\_\_\_\_

Street Address \_\_\_\_\_

Photo# \_\_\_\_\_

Frontage Orientation to street: South North East West

Height: (see below-circle only one) 1, 1.5, 2, 2.5, 3, 4, 5, 6,

Construction (see below-circle only one) (if combinations note in comments) 1, 2, 3, 4, 5, 6

Foundation (see Structural Conditions-circle only one) 1, 2, 3, 4

Walls (see Structural Conditions-circle only one) 1, 2, 3, 4

Roof (see Structural Conditions-circle only one) 1, 2, 3, 4, 5

Building Rating (Structural Conditions--circle only one) 1, 2, 3, 4

Blighting Influences (see below) \_\_\_\_\_  
 (up to three allowed, otherwise use Special Comments)

Land Use: (see below-circle only one) SF, TF, MF, C, O, IN, ED, I

Special Comments (e.g. for sale, business, accessory structures, junk vehicles, parking for etc)


Construction		Height		Land Use	
1-masonry (brick)	4-metal	1- one story	3- three stories	SF-Single Family	O-Office
2-masonry (block)	5-shingle covered	1.5-one & 1/2	4- four stories	TF-Two Family	IN-Institutional
		2- two stories	5- five stories	MF-Multi-Family	ED-Educational
3-wood	6-stucco	2.5- two & 1/2	6- six stories	C-Commercial	I-Industrial

Structural Conditions:

- 1) Sound, 2) Require Minor Repair, 3) Requires Major Repair, 4) In Critical Condition, 5) Unable to View

Blighting Influences:

- 1)Age, 2)Obsolescence, 3)Deterioration, 4) Dilapidation, 5)Abandonment/Excessive Vacancies, 6)Periodic Flooding, 7)Faulty Lot Layout/Overcrowding/Inadequate Loading/Parking, 8)Deleterious/Incompatible Land Use/Site Conditions, 9)Inadequate Facilities/ROW, 10)Diversity of Ownership, 11)Illegal Use/Code Violation, 12)Unsuitable Soils Conditions, 13)Unused Railyards or Service Stations-Landfill/Junkyard, 14)Other Factors Inhibiting Sound Private Investment

Deterioration – is evidenced by broken windows, peeling and faded paint, cracked pavement, missing shingles, etc.

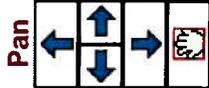
Dilapidation – is basically beyond deterioration when a property is in critical condition. If you list “deterioration” under “Blighting Influences” you **should not** also list “dilapidation”.



# National Register District Address Finder



Map created by OHPO NRI District Address Finder 7/23/2009



## Exhibit B

Refresh Map

*St. Peter's Lick Run Historic District*

Pan

# Exhibit C

## St. Peter's Lick Run Historic District

2145-2153 Queen City Avenue (South Fairmount)

- *National Register of Historic Places – Listed October 4, 1989 (No. 89001453)*

**Significance:** St. Peter's Lick Run Historic District is the oldest remnant of a German Catholic settlement west of the Mill Creek in Cincinnati. This district contains the second oldest German Catholic church (c. 1840) and school (c. 1850) in the 19-county Archdiocese of Cincinnati. The district was named from a combination of St. Peter's cemetery in the area and Lick Run Pike, the local thoroughfare. This district is evidence of an early German settlement on the west side of Cincinnati.

Source: City of Cincinnati webpage-Community Development

### St. Peter

[South Fairmount](#) – 2145 Queen City Avenue

Dedicated: **1844**

Architect: **Unknown**

Style: Vernacular

*Closed in 1868*

*Individually listed on the National Register of Historic Places and located in the Lick Run National Historic District*



Source: Queen City Survey-Observations and Overviews of Cincinnati-Historic Catholic Churches in Cincinnati Part 1: 1840-1859 (Sunday April 12, 2009)

# Historical Anchor Buildings



## **1.08 Blighted area defined - excluded considerations.**

As used in the Revised Code:

(A) "Blighted area" and "slum" mean an area in which at least seventy per cent of the parcels are blighted parcels and those blighted parcels substantially impair or arrest the sound growth of the state or a political subdivision of the state, retard the provision of housing accommodations, constitute an economic or social liability, or are a menace to the public health, safety, morals, or welfare in their present condition and use.

(B) "Blighted parcel" means either of the following:

(1) A parcel that has one or more of the following conditions:

(a) A structure that is dilapidated, unsanitary, unsafe, or vermin infested and that because of its condition has been designated by an agency that is responsible for the enforcement of housing, building, or fire codes as unfit for human habitation or use;

(b) The property poses a direct threat to public health or safety in its present condition by reason of environmentally hazardous conditions, solid waste pollution, or contamination;

(c) Tax or special assessment delinquencies exceeding the fair value of the land that remain unpaid thirty-five days after notice to pay has been mailed.

(2) A parcel that has two or more of the following conditions that, collectively considered, adversely affect surrounding or community property values or entail land use relationships that cannot reasonably be corrected through existing zoning codes or other land use regulations:

(a) Dilapidation and deterioration;

(b) Age and obsolescence;

(c) Inadequate provision for ventilation, light, air, sanitation, or open spaces;

(d) Unsafe and unsanitary conditions;

(e) Hazards that endanger lives or properties by fire or other causes;

(f) Noncompliance with building, housing, or other codes;

(g) Nonworking or disconnected utilities;

(h) Is vacant or contains an abandoned structure;

(i) Excessive dwelling unit density;

(j) Is located in an area of defective or inadequate street layout;

(k) Overcrowding of buildings on the land;

(l) Faulty lot layout in relation to size, adequacy, accessibility, or usefulness;

# Exhibit E

(m) Vermin infestation;

(n) Extensive damage or destruction caused by a major disaster when the damage has not been remediated within a reasonable time;

(o) Identified hazards to health and safety that are conducive to ill health, transmission of disease, juvenile delinquency, or crime;

(p) Ownership or multiple ownership of a single parcel when the owner, or a majority of the owners of a parcel in the case of multiple ownership, cannot be located.

(C) When determining whether a property is a blighted parcel or whether an area is a blighted area or slum for the purposes of this section, no person shall consider whether there is a comparatively better use for any premises, property, structure, area, or portion of an area, or whether the property could generate more tax revenues if put to another use.

(D)(1) Notwithstanding any other provision of this section, absent any environmental or public health hazard that cannot be corrected under its current use or ownership, a property is not a blighted parcel because of any condition listed in division (B) of this section if the condition is consistent with conditions that are normally incident to generally accepted agricultural practices and the land is used for agricultural purposes as defined in section 303.01 or 519.01 of the Revised Code, or the county auditor of the county in which the land is located has determined under section 5713.31 of the Revised Code that the land is "land devoted exclusively to agricultural use" as defined in section 5713.30 of the Revised Code.

(2) A property that under division (D)(1) of this section is not a blighted parcel shall not be included in a blighted area or slum.

Effective Date: 2007 SB7 10-10-2007



# CS05 Urban Audit - Building Ratings Map

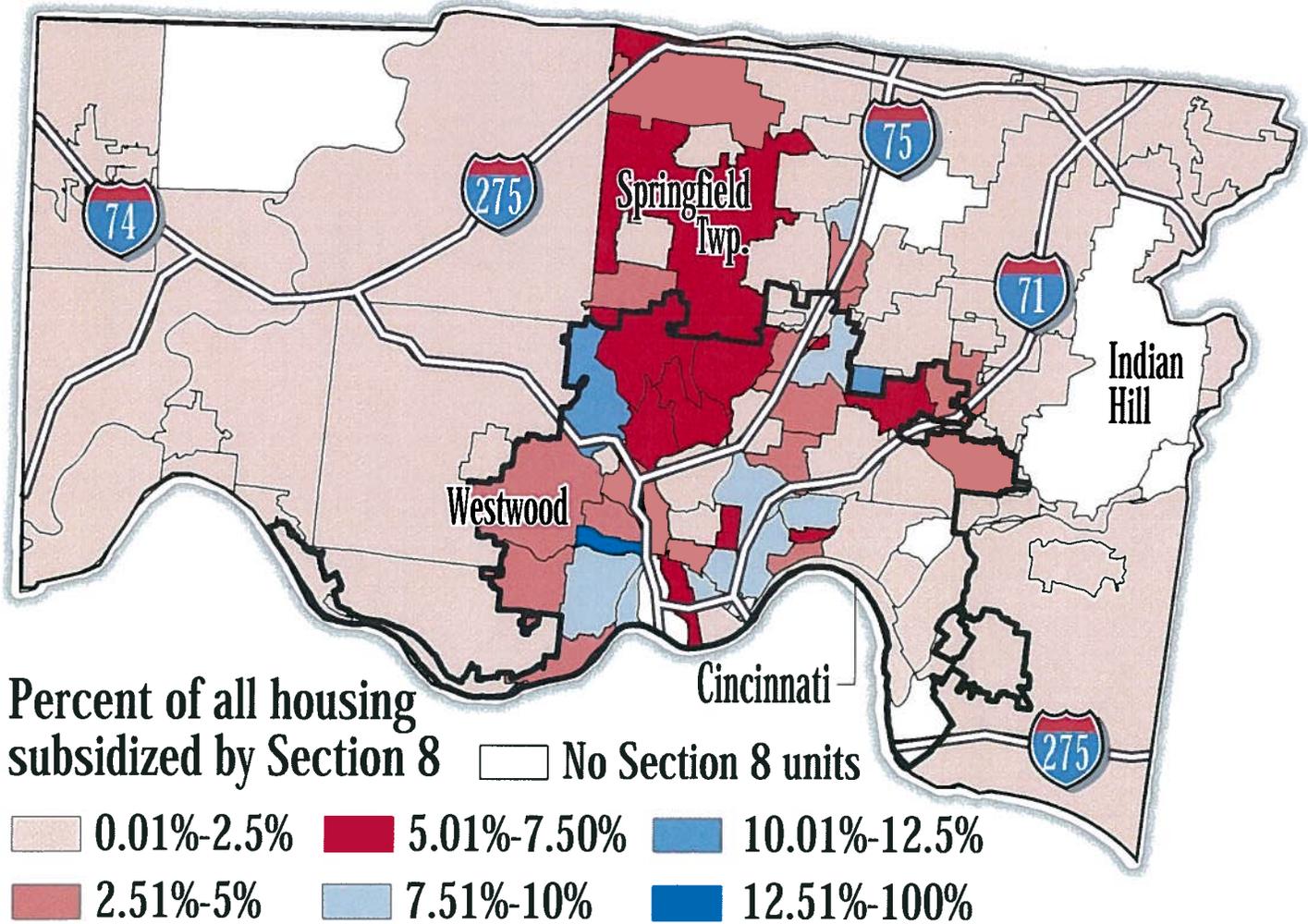


- Pavement
  - Focus\_Area\_Parcels
- BUILDING RATING**
- 1 - Sound/Good Condition
  - 2 - Requires Minor Repair
  - 3 - Requires Major Repair
  - 4 - Critical Condition

**F**



# Section 8's hold in neighborhoods



Source: U.S. Dept. of Housing and Urban Development, 2008

The Enquirer/Gregory Korte, Mike Nyerges

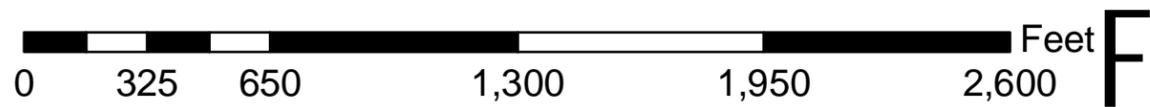


### CS05 Urban Audit - Address Block Groups

Focus Area Parcels	1400 WESTWOOD	1600 QUEEN CITY	1800 QUEEN CITY	1900 WESTWOOD
Pavement	1500 HARRISON	1600 WESTWOOD	1800 WESTWOOD	2000 QUEEN CITY
<b>Address Block</b>	1500 QUEEN CITY	1700 QUEEN CITY	1860 QUEEN CITY	2200 MOELLERING
1400 QUEEN CITY	1500 TREMONT	1700 WESTWOOD	1900 QUEEN CITY	2400 BEEKMAN



HAMILTON COUNTY  
**Regional Planning Commission**



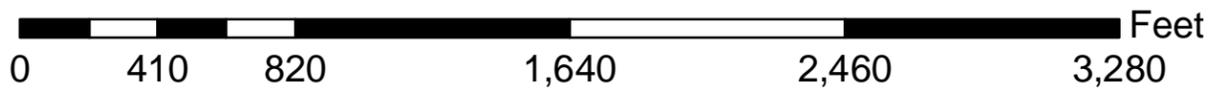


### CS05 Urban Audit - Observed Land Use

- |               |                    |               |                    |
|---------------|--------------------|---------------|--------------------|
| Agriculture   | Office             | Educational   | Focus Area Parcels |
| Vacant        | Public/Semi Public | Institutional | Pavement           |
| Single Family | Commercial         | N/A           |                    |
| Two Family    | Light Industrial   | PR            |                    |
| Multi Family  | Heavy Industrial   | PU            |                    |



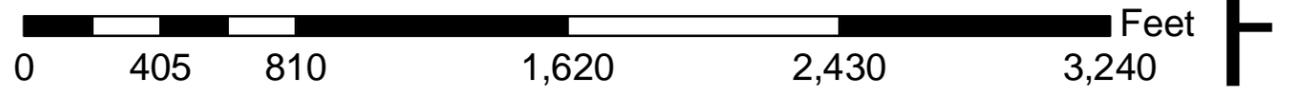
**HAMILTON COUNTY  
Regional Planning Commission**





CS05 Urban Audit - Observed vs. Auditor Land Use

- |               |                  |                    |
|---------------|------------------|--------------------|
| Single Family | Commercial       | Educational        |
| Two Family    | Office           | Public/Semi Public |
| Multi Family  | Light Industrial | N/A                |
| Mixed Use     | Heavy Industrial | Pavement           |
| Vacant        | Institutional    |                    |



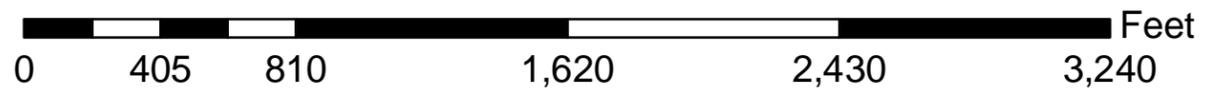


CS05 Urban Audit - Business Locations



- Businesses
- Buildings
- Focus Area
- Pavement

**F**



<b>Business Building Owner List</b>									
Owner Name	Mailing Address Name	Address	Height	Comments	Obs. LU	Total Market Value	Annual Property Tax	Lot Area	
SPROUT HOUSE LTD THE	FIRST AMERICAN COMMERCIAL	2450 BEEKMAN ST	4	broken windows	LI	\$4,735,950	\$126,190	39,610	
FRANCIS CHARLES V TR	VIADUCT VENTURES LLC	2424 BEEKMAN ST	1	TAR AND METAL ROOF;BROKEN WINDOWS ON ROOF	LI	\$1,568,000	\$0	3,008	
ELLIS DAVID J	MCDONALD'S CORPORATION	1886 QUEEN CITY AVENUE	1	CLEAN CITY SELF SERVE CAR WASH	C	\$808,860	\$21,678	6,012	
SCALF JOHN E & SALLY A	CLEMSON REALTY INC	1942 QUEEN CITY AVENUE	2	HAS A BLOCK ACCESSORY BLDG IN BACK; SEEMS TO BE A GARAGE	MU	\$614,020	\$16,578	26,494	
LASTER CASEY D &		1920 QUEEN CITY AVENUE	1	VINYL SIDING; HOUSE IN GOOD CONDITON	O	\$614,020	\$0	4,257	
UNITED DAIRY FARMERS INC	FAMILY DOLLAR STORES OF	1865 QUEEN CITY AVENUE	1	UNITED DAIRY FARMERS; 14 PARKING SPACES	C	\$608,870	\$16,213	7,934	
THOMAN & THOMAN A PTNSHP	BLEH PATRICIA	1625 HARRISON AV	1.5	BACK/GARAGE ENTRANCE ON QUEEN CITY	LI	\$523,560	\$14,039	3,545	
BP OIL CO	UNITED DAIRY FARMERS INC	1550 QUEEN CITY AV	1	BP GAS STATION	C	\$491,230	\$13,185	3,275	
MONTGOMERY ROBERT A TR	STAR-LET CORP	2338 QUEBEC AV	3	FRONT FACADE NEEDS MAJOR REPAIR; METAL FACADE FIRST FLOOR	C	\$489,900	\$13,303	88,505	
HOLMES JAY G	FRANCIS CHARLES V TR	1760 QUEEN CITY AV	3	ALSO 1758 QUEEN CITY; NEEDS PAINT; K&G CARRYOUT NOT ACVTIVE	MU	\$407,370	\$10,932	41,470	
		1925 QUEEN CITY AVENUE	3	NORTH WALL APPEARS TO HAVE A MAJOR BOW OR COLLAPSING INWARDS; MAJOR OVERGROWTH ON SOUTH SIDE; FOR SALE SIGN; JUNK APPEARS TO BE ON ROOF; LARGE UNUSED PAVED AREA	LI	\$407,370	\$0	6,973	
FRANCIS CHARLES V TR	KG COMMERCIAL PROPERTIES	2424 BEEKMAN ST	1	METAL ROOF; NEEDS PAINT ON WALLS	HI	\$349,000	\$0	3,442	
STAR-LET CORPORATION	BP EXPLORATION AND OIL	1515 TREMONT AV	5	Lunkenheimer Value building	LI	\$305,170	\$8,205	2,437	
THOMAN JOSEPH C &	EBEL BINDER PRINTING	1632 QUEEN CITY AV	1	OFFICE FURNITURE DIRECT SIGN ON BUILDING	C	\$250,400	\$6,715	2,968	
MONTGOMERY, ROBERT		1881 WESTWOOD AV	3	ATTIC WINDOW BROKEN; UNKEMPT PARKING LOT	C	\$197,180	\$0	9,055	
R & R LTD P L L	DRB CONSULTANTS THREE LTD	1565 HARRISON AV	1	TOWNE MOTORS AUTO CARE	C	\$192,650	\$0	6,382	
JOBS FOR PEOPLE	SPROUT HOUSE LTD THE	1707 WESTWOOD AV	2	CO-OP EMPLOYEE-OWNED BUSINESS"	O	\$189,280	\$5,101	8,549	
BARNETT CHARLES W	THOMAN & THOMAN	1616 WESTWOOD AVENUE	3	REPLACEMENT WINDOWS; OCCUPIED; SIGNS FOR: AT YOUR SERVICE AUTO REPAIR/TOWING; 251-9484; AND SIGN FOR: AT YOUR SERVICE WINDOW CLEANING, DOES NOT APPEAR TO BE ACTIVE	MU	\$165,150	\$0	6,140	
BROWN CHARLES J &	KING RANDALL & PATRICIA	1672 QUEEN CITY AV	1	AT YOUR SERVICE TOWING	C	\$161,400	\$4,366	7,586	
H T WALKER PROPERTIES LLC	THOMAN & THOMAN	1710 QUEEN CITY AV	2.5	WALKER FUNERAL HOME	O	\$160,570	\$4,960	9,075	
STAR-LET CORPORATION	FRANCIS CHARLES V TR	1500 QUEEN CITY AV	3	WINDOWS NEED REPLACEMENT; SOFIT REPAIR; PAINT	LI	\$157,240	\$4,241	39,935	
KG COMMERCIAL PROPERTIES	SMITH DENNIS J	2345 QUEBEC ROAD	2	THIS WAS TRI-STATE VISUAL PRODUCTS INC.; FOR SALE SIGNS BY DWYER REAL ESTATE 784-1776; 22 PARKING SPACES; LANDSCAPING UNKEMPT; POSSIBLY VACANT	O	\$153,190	\$4,113	6,965	
CLEMSON REALTY	BLK PROPERTIES	1401 QUEEN CITY AV		PROCESS CONSTRUCTION BLDG.; NOT SURE WHERE "WINSTEL CONTROLS" ENDS AND "PROCESS CONSTRUCTION BEGINS;	LI	\$124,380	\$3,348	8,342	
ROSS GEORGE H JR	JOBS FOR PEOPLE	1557 QUEEN CITY AV		MASONRY WITH SIDING; CRICKET MOBILE STORE	C	\$122,400	\$3,798	1,618	
THOMAN & THOMAN	MONTGOMERY ROBERT A &	1625 QUEEN CITY AV	1		LI	\$106,790	\$2,876	2,671	
SCHULTZ JEAN E	TRI-STAR INVESTMENTS LTD	1770 QUEEN CITY AV	2.5	SCHULTZ BROS. PLUMGING STOREFRONT	MU	\$105,900	\$2,851	1,747	
UNITED RELIANCE LLC		1740 QUEEN CITY AV	3	DIAMALAYE STORE - CLOSED	MU	\$105,880	\$0	4,491	
VOELKER ROBERT & SHARON	HIGGINS TIMOTHY & MYRLA	1601 QUEEN CITY AV		BANACOM SIGNS BUSINESS	C	\$105,880	\$2,857	2,051	
BERDING RANDY	CORCORAN TIMOTHY	1611 QUEEN CITY AV		BUILT 1942. ADDRESSED 1611-1615	LI	\$103,110	\$2,750	6,817	
COLUMBIA SAVINGS BANK	UNITED RELIANCE LLC	1893 QUEEN CITY AVENUE	2	VACANT; FORMERLY IRISH HEATING AND COOLING	C	\$92,250	\$2,469	1,907	
TRI-STAR INVESTMENTS LTD	THOMAN & THOMAN	1600 QUEEN CITY AV	2	NEEDS SOME PAINTING; NEEDS LANDSCAPING UPKEEP	O	\$91,830	\$2,853	5,768	
THOMAN JOSEPH C	ELLIS DAVID	1632 QUEEN CITY AV	1	D & M SOUTHSIDE MOTORCYCLE REPAIR	C	\$88,200	\$2,364	2,177	
FOOTE CHARLES H & ILENE	Y E C P INC	1756 QUEEN CITY AV	2	STORE FRONT CHURCH; DUMPY LOOKING	C	\$76,100	\$2,166	1,878	
HATTEMER, THEODORE	H T WALKER PROPERTIES LLC	1935 WESTWOOD AV	1	WEST FORK SERVICE CENTER	C	\$71,000	\$1,932	1,879	

Exhibit L

RITTER MICHAEL L	FINN FAMILY LTD	1718 QUEEN CITY AV	3	OVERGROWN YARD AND SIDE YARD	MU	\$69,970	\$2,191	2,200
BARGER RAY	PARKER DIONNE N	1738 QUEEN CITY AV	2.5	ONCE A BAR ON STREET LEVEL; NEEDS PAINT; PEALING PAINT	MU	\$69,740	\$2,180	3,418
SMITH WILBERT D	FOUNDATION SAVINGS BANK	1742 QUEEN CITY AV	4		C	\$69,650	\$1,824	1,676
SMITH DENNIS J	STEINBACH MARTIN C	1545 QUEEN CITY AV			LI	\$66,040	\$1,841	3,974
B L K PROPERTIES	FINN FAMILY LTD	1551 QUEEN CITY AV	1		LI	\$64,600	\$2,004	3,591
BLEH PATRICIA	VOELKER ROBERT & SHARON	1834 QUEEN CITY AVENUE	1	ARBY'S REST. 44 PARKING PLACES	C	\$64,480	\$1,736	2,648
FAMILY DOLLAR STORES OF	Y E C P INC	1521 QUEEN CITY AV	1	32 PARKING SPACES	C	\$62,720	\$1,777	3,675
FINN FAMILY LTD	BERDING RANDY	1712 WESTWOOD AV	2	BARBED WIRE FENCE; ANNEX TO PUBLIC AUTO AUCTION BUSINESS?	O	\$61,360	\$1,901	3,391
SCHULTZ JOHN	KIRN ROBERT E	1783 QUEEN CITY AV	3	APPEARS VACANT; USED FOR STORAGE; WINDOWS NEED PAINTING	MU	\$61,300	\$1,648	3,138
DRB CONSULTANTS THREE LTD	DAVIDSON JO	1717 QUEEN CITY AV	2.5	WOOD COVERING WINDOWS ON WEST SIDE	C	\$60,820	\$954	1,325
FINN FAMILY LTD	R & R LTD P L L	2311 GRAND AVENUE	1	ACTIVE BUSINESS, "AUTO RECOVERY SERVICES"; ATTACHED TO CAR LOT TO SOUTH	O	\$58,800	\$1,571	3,731
CLEMSON REALTY	BROWN CHARLES J	1409 QUEEN CITY	1	PROCESS CONSTRUCTION; TWO SEPARATE BLDGS; STEEL BUILDINGS; GOOD CONDITION	LI	\$58,500	\$1,570	2,462
TIME WARNER ENTERTAINMENT	FIRST AMERICAN REAL ESTAT	1774 WESTWOOD AV	1		O	\$58,200	\$1,586	2,760
THOMAN & THOMAN	EAGLE SAVINGS BANK	1674 WESTWOOD AVENUE	1	WAREHOUSE; TRAILER REPAIR; BEKING MOVING WEIL/THOMAN; 251-5000/ (800) 543-1837; 8FT BARBED WIRE FENCE SURROUNDS PROPERTY; LARGE MOVING TRAILER PARKING LOT	LI	\$55,010	\$1,081	1,197
KIRN ROBERT E	RITTER MICHAEL L	1554 HARRISON AVENUE	1	VACANT; EX-BUSINESS "REFRIGERATION";	C	\$51,700	\$1,389	1,223
Y E C P INC	MIHAIOFF KOSTA	1768 WESTWOOD AV	1	GUTTER NEEDS REPAIR;OVERGROWN YARDS; BOARDED-UP WINDOWS	C	\$51,030	\$1,505	1,269
EBEL BINDER PRINTING	SMITH WILBERT D	1832 QUEEN CITY AVENUE	2	EBEL TITLE AND LAND CO. ON 1ST FLOOR: 2ND FLOOR VACANT	O	\$46,500	\$1,445	1,524
DRB CONSULTANTS THREE LTD	SCHULTZ JOHN	1701 QUEEN CITY AV		2 OPEN STORES, 2 VACANT; 25 PARKING SPACES - DISREPAIR; MAJOR POTHOLES,	C	\$42,980	\$1,328	2,164
Y E C P INC	SCALF JOHN E & SALLY A	1767 QUEEN CITY AV	3	BOARDED UP 1ST FLOOR FRONTAGE; NOT VACANT; SOME REPLACEMENT WINDOWS 2ND FLOOR	O	\$42,880	\$1,168	1,332
FINN FAMILY LTD	FOOTE CHARLES H	1730 WESTWOOD AV	1	ACTIVE BUSINESS; BARBED WIRE FENCE; AUTO PUBLIC AUCTION - CARS-TRUCKS-BOATS	C	\$42,700	\$1,151	1,524
FINN FAMILY LTD		1710 WESTWOOD AV	1.5	CONNECTED TO USED CAR LOT TO THE EAST; 8 FT BARBED WIRE FENCE FOR USED-CAR LOT.	O	\$42,600	\$0	879
KING RANDALL L & PATRICIA	DRB CONSULTANTS THREE LTD	2151 STATE AVENUE	1	ACTIVE BUSINESS; JACK DOHENY SUPPLIES; NORTHVILLE, MI; TWINSBURG, OH; 1-800-892-2195;	LI	\$40,840	\$1,096	2,853
COTTON ALFORD B &	FINN FAMILY LTD	1673 WESTWOOD AV	3	TRIM NEEDS PAINT; BROKEN WINDOWS 2 AND 3RD FLOORS; "THIS PROPERTY ORDERED VACANT BY CITY OF CINCINNATI CHIEF BLDG INSPECTOR; KEEP OUT"; TRASH; MATTRESSES	MU	\$38,600	\$1,198	1,114
PARKER DIONNE N	ROSS GEORGE H JR	1669 WESTWOOD AVENUE	1	PARKER'S TIRES AND AUTOMOTIVE REPAIRS LLC; 251-8473; ACTIVE BUSINESS; 2 TO 3 EMPLOYEES PRESENT; OVERGROWN; SIGNING HANGING DOWN AND READY TO FALL OFF;	C	\$38,020	\$1,048	897
COGDELL W JENELLE	COLUMBIA SAVINGS BANK	1445 WESTWOOD AVENUE	1	8FT BARBED WIRE FENCE SURROUNDS PROPERTY; TRACTOR TRAILER WITH "TIRES" PAINTED ON IT; CONCRETE PIECES & USED TIRES LAYING AROUND	C	\$36,860	\$811	888
CORCORAN TIMOTHY &	BARNETT CHARLES W	1457-1461 WESTWOOD AVEN	3	CORCORAN & HARNIST-CARRIER HEATING AND COOLING; PAINTED BRICK; EXCELLENT SHAPE; ACCESORY GARAGE TO THE SOUTH, CONNECTED;	C	\$33,560	\$919	1,230
VIADUCT VENTURES LLC	FINN FAMILY LTD	1501 HARRISON AV	1	500 AUTO SALES; ACTIVE BUSINESS; 50 CARS; 244-1500	C	\$32,900	\$1,024	1,047

# Exhibit L

SS MOELLERING LLC	MOELLINGER MICHAEL C	2201 MOELLERING AVENUE	1	SIMPLY SELF STORAGE; APPEARS TO BE ACTIVE;	LI	\$32,010	\$857	1,512
ECCARD WAYNE	ECCARD WAYNE E & VICKIE L	1693 WESTWOOD AV	3	BOARDED-UP WINDOWS ON 2ND FLOOR; COMMERCIAL 1ST FLOOR VACANT; SIDEYARD OVERGROWN	MU	\$30,500	\$946	1,743
CLEMSON REALTY	BERDING RANDY	1409 QUEEN CITY		THIRD STORY WALKWAY CONNECT BUILDINGS	HI	\$29,480	\$917	1,300
MCDONALDS CORPORATION	FIRST AMERICAN REAL ESTAT	2321 BEEKMAN ST		40 PARKING SPACES EASTSIDE; 24 WESTSIDE; NICE LANDSCAPING	C	\$26,650	\$0	5,742
STEINBACH MARTIN C	THOMAN JOSEPH C & KAY F	1647 WESTWOOD AVENUE	1	QUEEN CITY BLACKTOP CO.; ACTIVE BUSINESS	LI	\$26,650	\$716	2,126
FRANCIS CHARLES V TR	TIME WARNER CABLE	2438 BEEKMAN ST	4		C	\$25,500	\$685	1,056
MIHAIOFF VLADE	BARNETT CHARLES W	1688 QUEEN CITY AV	3		MU	\$24,840	\$681	2,186
BERDING RANDY	COGDELL W JENELLE	1608 QUEEN CITY AV	1.5	PEELING PAINT;	C	\$21,660	\$612	3,065
SMITH DARRYLL	LASTER CASEY & ROBBYN	1749 QUEEN CITY AV		FOR SALE; REPAIR "CPVC PIPING" SHOP	C	\$20,600	\$553	879
MOELLINGER MICHAEL C	DS PROPERTY	1799 QUEEN CITY AV	2	FORMER BAKERY IN STOREFRONT; VACANT	MU	\$10,000	\$314	821
ANDERSON BURR	ANDERSON BURR	1801 QUEEN CITY AV	3	BROKEN WINDOWS 2ND FLOOR; HANGING WIRES	MU	\$3,500	\$114	1,364
	STAR-LET CORP	1919 QUEEN CITY AVENUE	1	AUDITOR LISTS WHOLE BLDG AS 1925 BUT ADDRESS APPEARS TO BE 1919; SIGN SAYS "WINDOWS, ROOFING, GUTTERS - 471-0434"; WINDOWS FILLED WITH STONE	C	\$0	\$0	3,532
HIGGINS TIMOTHY F		1925 QUEEN CITY AVENUE	3	ADDRESS SEEMS TO BE 1925; APPEARS TO BE NEWER CONSTRUCTION THAN THE REST OF BLDG; FOR SALE SIGN- JIM HAVEN (786-9260); NEIGHBOR THINKS IT WAS A FURNITURE STORAGE MOST RECENTLY	LI	\$0	\$0	85,763
BARNETT CHARLES W &		1610 WESTWOOD AVENUE	2	WINDOW TRIM NEEDS REPAINTING; "SPRING GARDEN BUILDING" ON EASTERN ENTRANCE	MU	\$0	\$0	981
CLEMSON REALTY	CLEMSON REALTY INC	1425 QUEEN CITY AVENUE	2	WINSTEL CONTROLS CO. & NICHOLSON LAB INC.; ACTIVE BUSINESS; APPEARS TO BE A BRICK OFFICE BLDG ATTACHED TO A WAREHOUSE BLDG;	LI	\$0	\$0	23,554

# Exhibit M

## Building Owners by Total Value in Project Area

Owner Name	Total Parcels	Total Acres	Approx. Sq. Ft. (Land)	Total Value
SS MOELLERING LLC	2	0	0	\$4,745,950
ST FRANCIS COMMUNITY	3	10.21	444,748	\$3,007,000
CINCINNATI CITY OF	110	13.55	590,238	\$2,122,730
DTH INVESTMENTS LLC	5	0	0	\$995,590
MCDONALDS CORPORATION	1	2.69	117,176	\$808,860
CLEMSON REALTY	4	2.19	95,396	\$614,020
FAMILY DOLLAR STORES OF	1	1	43,560	\$608,870
FRANCIS CHARLES V TR	2	0	0	\$564,610
BLEH PATRICIA	1	0.98	42,689	\$523,560
MTK INC	12	1.41	61,420	\$500,700
STAR-LET CORPORATION	4	1.67	72,745	\$499,900
UNITED DAIRY FARMERS INC	9	0.77	33,541	\$498,530
FINN FAMILY LTD	16	2.35	102,366	\$445,580
FIRST OPTION REAL ESTATE	6	0.3	13,068	\$414,620
THOMAN & THOMAN	19	1.86	81,022	\$384,510
KG COMMERCIAL PROPERTIES	5	0.58	25,265	\$349,000
BROADSTONE PJ RLY LLC	1	0.62	27,007	\$346,000
IMMANUEL EVANG CHURCH THE	4	0.53	23,087	\$327,000
BP OIL CO	8	0.55	23,958	\$305,170
EBEL BINDER PRINTING	3	0.16	6,970	\$264,000
BLANKENSHIP DEBORAH TR	4	0.54	23,522	\$260,160
DRB CONSULTANTS THREE LTD	8	0.59	25,700	\$246,970
LOUMAR INC	19	2.02	87,991	\$241,900
JOBS FOR PEOPLE	3	0.3	13,068	\$211,420
VIADUCT VENTURES LLC	15	1.32	57,499	\$199,700
BROWN CHARLES	5	0.45	19,602	\$191,900
SPROUT HOUSE LTD THE	1	0.28	12,197	\$189,280
ORLING ROY	13	0.71	30,928	\$188,760
MPH REAL ESTATE LLC	4	0.12	5,227	\$178,620
MONTGOMERY ROBERT A TR	7	0.43	18,731	\$169,600
SMITH DENNIS J	4	0.3	13,068	\$168,290
KING RANDALL L & PATRICIA	1	0.69	30,056	\$161,400
Y E C P INC	8	0.46	20,038	\$154,860
THOMAN JOSEPH C &	6	0.46	20,038	\$139,680
BERDING RANDY	6	0.42	18,295	\$139,330
THOMAN JOSEPH C & KAY F	6	0.55	23,958	\$138,620
B L K PROPERTIES	6	0.36	15,682	\$138,420
CORCORAN TIMOTHY &	4	0.37	16,117	\$126,310
TRI-STAR INVESTMENTS LTD	2	0.17	7,405	\$119,130
HIGGINS TIMOTHY F	7	0.68	29,621	\$118,450
ELLIS DAVID J	4	0.37	16,117	\$117,300
MINOR DENESSA R	6	0.47	20,473	\$116,690
HANCOCK CHIQUITA	2	0	0	\$110,000
HSU HARRY H	2	0.17	7,405	\$105,350
CHAMPION HOWARD E CO-TR &	2	0.1	4,356	\$98,550
MATTCHECK DON	2	0.17	7,405	\$98,540

# Exhibit M

## Building Owners by Total Value in Project Area

Owner Name	Total Parcels	Total Acres	Approx. Sq. Ft. (Land)	Total Value
UNITED RELIANCE LLC	2	0.2	8,712	\$97,590
DUERLER JEFFREY R@4	2	0.1	4,356	\$96,450
SWEWAT LLC	5	0.5	21,780	\$95,040
MEYER MANAGEMENT INC	3	0.17	7,405	\$92,170
THOMAN & THOMAN A PTNSHP	2	0.23	10,019	\$91,830
TOLLE DAVID S	2	0.2	8,712	\$90,440
THOMPSON GREGORY &	2	0.35	15,246	\$90,000
SIAM IZZADEAN Y	1	0.14	6,098	\$88,360
R & R LTD P L L	2	0.13	5,663	\$87,420
MVF PROPERTIES I LTD	4	0.24	10,454	\$84,090
VAZQUEZ ARTURO A	1	0.1	4,356	\$84,000
WILLIAMS ANNETTE	1	0.1	4,356	\$77,000
BANKS JOHN	2	0.09	3,920	\$76,730
PATTON MARCUS	1	0.06	2,614	\$76,010
DAVIDSON HERBERT	1	0.08	3,485	\$76,000
MOORE DARYL L	1	0	0	\$75,050
JORDAN RODRIQUEZ	1	0.1	4,356	\$75,000
KILLINGER JOHN	1	0.06	2,614	\$74,100
WILLIAMS THOMAS	1	0.05	2,178	\$74,100
VOELKER ROBERT & SHARON	3	0.15	6,534	\$71,880
CONLON MICHAEL J SR &	1	0.1	4,356	\$71,730
H T WALKER PROPERTIES LLC	1	0.13	5,663	\$71,000
STEINBACH MARTIN C	3	1.06	46,174	\$70,410
SHAW MARY	1	0.05	2,178	\$70,000
SNODGRASS STEVEN	1	0.09	3,920	\$70,000
PARKER DIONNE N	2	0.12	5,227	\$69,740
HOLMES JAY G	1	0.11	4,792	\$69,650
MARDAPH III LLC	1	0.1	4,356	\$68,210
BROWN CHARLES J &	2	0.2	8,712	\$67,900
TRAN HON KIM &	2	0.14	6,098	\$66,600
TEPE JOSEPH ANTHONY	1	0.08	3,485	\$66,500
HUDSON EVERETT	1	0	0	\$66,130
WIEBKING FRED JR	1	0.04	1,742	\$65,550
SORRENTINO AMY L	2	0.1	4,356	\$65,000
COLLINS JIMMIE JR &	2	0.12	5,227	\$64,790
SCHULTZ JOHN F &	2	0.18	7,841	\$61,620
KIRN ROBERT E	2	0.09	3,920	\$61,300
GIBSON KENNETH	1	0.09	3,920	\$61,090
BARGER RAY	1	0.1	4,356	\$60,820
BOSHEARS JAMES M JR	2	0.14	6,098	\$60,000
TEPE JOSEPH A	1	0.06	2,614	\$60,000
WEILER JUNE	2	0.11	4,792	\$59,860
WILLIAM J REVIS III	1	0.05	2,178	\$59,000
GARNER GEORGE &	1	0.06	2,614	\$58,620
COTTON ALFORD B &	1	0.15	6,534	\$58,200
KELLOGG JEFFREY A &	2	0.14	6,098	\$58,020

# Exhibit M

## Building Owners by Total Value in Project Area

Owner Name	Total Parcels	Total Acres	Approx. Sq. Ft. (Land)	Total Value
MOORE WALTER E & BOBBIE J	3	0	0	\$57,290
LIKELY EMMA & MARY DUDLEY	1	0.09	3,920	\$57,010
HIGDON ANTHONY K	2	0.1	4,356	\$56,530
GROUIOS PETROS	1	0.11	4,792	\$55,390
SCHULTZ JEAN E	1	0.06	2,614	\$55,010
KEEVER J SCOTT	1	0.05	2,178	\$55,000
TOKE ILONA TR@3	1	0.09	3,920	\$53,780
PENCE LYNDA F & LESTER DE	1	0.1	4,356	\$53,320
JAMES TOMMIE L & JOYCE D	1	0.07	3,049	\$53,200
KNUE JOAN D	1	0.06	2,614	\$52,960
MALCOLM JEREMY	2	0.12	5,227	\$52,250
RITTER MICHAEL L	1	0.1	4,356	\$51,700
JONES EFLIN	1	0.05	2,178	\$51,680
ABN AMRO MORTGAGE GROUP I	1	0.05	2,178	\$51,310
MULLINS HUGH D	2	0.14	6,098	\$51,290
MIHAIOFF VLADE	1	0.03	1,307	\$51,030
SCHULTZ JAMES E &	2	0.05	2,178	\$50,830
THOR REAL ESTATE LLC	1	0.07	3,049	\$50,830
WILSON DONALD W & MAIRE A	1	0.08	3,485	\$50,450
HILLE PETER W	3	0.16	6,970	\$50,000
STAGG APRIL	2	0.13	5,663	\$49,500
A1 BARON STORAGE LLC	10	1.22	53,143	\$49,000
RITTER STEVEN	1	0.06	2,614	\$48,550
SCHULTZ JOHN	2	0.11	4,792	\$48,180
CARMONY GARY E	1	0.06	2,614	\$48,080
WRIGHT TRINETTE	1	0.1	4,356	\$47,510
BUSH DOROTHY A	1	0.06	2,614	\$47,220
CARTER CAROLYN Y	1	0.09	3,920	\$46,940
PROM THY & YOM CHHUM	1	0	0	\$46,560
SMITH WILBERT D	1	0.1	4,356	\$46,500
STOEHR EDWARD &	4	0.19	8,276	\$46,400
GERDES RAYMOND P &	2	0.17	7,405	\$45,990
WRIGHT JEFFREY D	3	0.56	24,394	\$45,900
SIEBEL MARY ANN	2	0.08	3,485	\$45,520
CORCORAN PATRICK T &	4	0.26	11,326	\$45,000
WONG ROBERT C	1	0.09	3,920	\$44,810
FIFTH THIRD MORTGAGE	5	0.38	16,553	\$44,360
BURLEY DAVID M	2	0.1	4,356	\$44,180
1983 FINANCE COMPANY LLC	3	0.15	6,534	\$44,170
DEANNA APARTMENT CO	1	0.06	2,614	\$44,040
MARTIN JIMMY D	2	0.1	4,356	\$43,870
MCGEE SHERRIE E	3	0.14	6,098	\$43,610
BROUSSARD TIREE G	1	0.1	4,356	\$43,230
SCALF JOHN E & SALLY A	1	0.05	2,178	\$42,880
FOOTE CHARLES H & ILENE	1	0.11	4,792	\$42,700
BEARD ANDREW G	1	0.06	2,614	\$41,900

# Exhibit M

## Building Owners by Total Value in Project Area

Owner Name	Total Parcels	Total Acres	Approx. Sq. Ft. (Land)	Total Value
RIVER METALS RECYCLING LL	1	0.3	13,068	\$41,810
COLUMBIA SAVINGS BANK	2	0.04	1,742	\$40,570
SWEET DONNIE	2	0.1	4,356	\$40,570
BAUER REALTY MANAGEMENT	1	0.06	2,614	\$40,290
BUCKLEY RICHARD W	2	0.17	7,405	\$40,100
MALO INC	3	0.55	23,958	\$39,200
DIERSEN MARTIN H	1	0.12	5,227	\$38,950
LEE LIONEL D	1	0.1	4,356	\$38,950
FRANCIS CHARLES V	2	0.92	40,075	\$38,790
ROSS GEORGE H JR	3	0.14	6,098	\$38,020
HAMILTON DAVID G	1	0.06	2,614	\$38,000
LEE ALVIN	1	0.08	3,485	\$38,000
ORLING ROY & RUTH	6	0.49	21,344	\$37,900
ECCARD WAYNE	3	0.18	7,841	\$37,630
SCHILLING ROBERT W JR	2	0.1	4,356	\$37,060
SMITH DARRYL	3	0.11	4,792	\$36,300
PETRANEK PAMELA JOY	1	0.1	4,356	\$36,290
SMITH DONALD W	1	0.1	4,356	\$35,920
THOMAN JOSEPH C & FAY F	2	0.26	11,326	\$35,630
MULLINS HUGH DOUGLAS	1	0.1	4,356	\$35,160
COLLINS MADALINE	2	0.09	3,920	\$35,070
MCAVOY ROBERT E	1	0.06	2,614	\$35,060
ADCAM INVESTMENTS LLC	1	0.07	3,049	\$34,200
MNB REAL ESTATE LLC	1	0.09	3,920	\$34,010
BARNETT CHARLES W &	1	0.03	1,307	\$33,560
HOLLOWAY WALTER J	1	0.05	2,178	\$33,220
HAGEMANN LINDA &	1	0.11	4,792	\$32,960
BATTISTELLA JOHN & JOAN	1	0.15	6,534	\$32,300
QURAGA ADEL	1	0.06	2,614	\$32,020
MOELLINGER MICHAEL C	1	0.05	2,178	\$32,010
SMITH DENNIS J & MARY C	5	0.35	15,246	\$31,900
COGDELL W JENELLE	5	0.45	19,602	\$31,660
PETRANEK PAMELA J	1	0.09	3,920	\$31,070
CONNAIRE JAMES	2	0.06	2,614	\$30,860
ECCARD WAYNE E	3	0.27	11,761	\$30,400
SEGER RICK J	2	0.16	6,970	\$30,310
FUNK DANIEL	1	0.03	1,307	\$30,030
BURKHART ANTHONY WILLIAM	1	0.06	2,614	\$29,260
GROVES SARAH	1	0.06	2,614	\$28,130
BUCKLEY DANIEL	1	0.05	2,178	\$27,360
PERKINS CARL	2	0.06	2,614	\$27,270
MOHR CHARLES	1	0.1	4,356	\$26,980
THOMAN JOSEPH C	1	0.06	2,614	\$26,650
GEANS ALAN K	1	0	0	\$25,650
TIME WARNER ENTERTAINMENT	1	0.06	2,614	\$25,500
COMBS ERIC L	3	0.18	7,841	\$25,000

**Building Owners by Total Value in Project Area**

<b>Owner Name</b>	<b>Total Parcels</b>	<b>Total Acres</b>	<b>Approx. Sq. Ft. (Land)</b>	<b>Total Value</b>
BARNETT CHARLES W	1	0.05	2,178	\$24,840
DAVIS DENNY W	1	0.05	2,178	\$24,420
CARPENTER CLEM J	1	0.06	2,614	\$23,940
LASTER CASEY D &	2	0.06	2,614	\$22,900
GOINES CHARLES E JR	2	0.1	4,356	\$22,610
CINCINNATI BELL TELEPHONE	2	0.21	9,148	\$21,100
HAUCK DREW	1	0.03	1,307	\$21,000
BLAKENSHIP DEBORAH TR	1	0.05	2,178	\$20,710
JACKSON ROBERT	1	0.07	3,049	\$20,000
SWEET JAMES	2	0.16	6,970	\$20,000
WAGNER CHRISTOPHER A	1	0.06	2,614	\$19,500
KRUMDIECK ROBERT J	1	0.61	26,572	\$19,450
MEYER TERRY A	1	0.06	2,614	\$19,010
DYMCO PROPERTIES LLC	1	0	0	\$19,000
JASPER EUGENE P TR	1	0.05	2,178	\$18,530
MORRIS TRACI A	1	0.12	5,227	\$17,960
MEYER TERRENCE A	1	0.05	2,178	\$17,100
SCHULTZ JEAN	1	0.07	3,049	\$16,160
UNITED STATES OF AMERICA	1	0.1	4,356	\$16,160
SWEET JAMES W	1	0.07	3,049	\$16,000
DS PROPERTY	1	0.08	3,485	\$15,000
TRAPANI PROPERTIES LLC	1	0.12	5,227	\$13,500
CORCORAN TIMOTHY	1	0.12	5,227	\$12,400
BRENNER & JANSEN	4	0.22	9,583	\$12,360
SCHEPER GEORGE	1	0.09	3,920	\$12,260
B J C INVESTMENTS LLC	1	0.05	2,178	\$11,500
MIDWEST 60 LLC	1	0.05	2,178	\$11,500
STEINBACH MARTIN	1	0.06	2,614	\$11,200
OVERSTREET REX TR	1	0.11	4,792	\$10,460
REHOBOTH FAITH CHURCH OF	1	0.07	3,049	\$10,000
HARBIN WILLIAM	5	0.19	8,276	\$9,520
PARTIN JEWELL	3	0.31	13,504	\$9,500
BROUSSARD TIRRE	1	0.09	3,920	\$9,100
MATTCHECK DONALD	1	0.07	3,049	\$9,030
ORLING ROY L & RUTH A	1	0.1	4,356	\$9,000
AT HOMES LIMITED	1	0.07	3,049	\$8,000
HARGIS MERLE H JR	1	0.09	3,920	\$8,000
SIAM IZZEDEAN Y	1	0.08	3,485	\$7,510
COLLINS VIRGINIA	1	0.06	2,614	\$7,130
SCHULTZ JOHN F	1	0.05	2,178	\$7,030
SMITH MARY C	1	0.08	3,485	\$5,900
METZLER RONALD J	2	0.24	10,454	\$5,330
GARNER GEORGE & PATRICIA	1	0.09	3,920	\$5,230
SOUTH FAIRMOUNT LLC	3	0.06	2,614	\$5,130
JSK INVESTMENT GROUP LLC	2	0.12	5,227	\$5,000
MCKINNEY DOUGLAS	3	0.2	8,712	\$5,000

# Exhibit M

## Building Owners by Total Value in Project Area

Owner Name	Total Parcels	Total Acres	Approx. Sq. Ft. (Land)	Total Value
LAPILLE TIMOTHY T	1	0.07	3,049	\$4,900
ORTIZ SULEMA Y	2	0.13	5,663	\$4,660
MULLINS TREVA	1	0.08	3,485	\$4,180
SKYLINE REAL ESTATE LTD	1	0.05	2,178	\$3,910
ANDERSON BURR	1	0.05	2,178	\$3,500
THOMAN & THOMAN AN OHIO	1	0.09	3,920	\$3,420
SCHILLING ROBERT JR	1	0.05	2,178	\$3,330
BARE DANIEL	2	0.12	5,227	\$3,320
DAVIS RONALD R	1	0.05	2,178	\$3,300
IRWIN STEVE	1	0.04	1,742	\$3,200
KNIGHT JOEL	1	0.06	2,614	\$3,000
TUCKER CHRIS	1	0.1	4,356	\$2,700
BREWER PATRICIA A	1	0.1	4,356	\$2,570
HALSELL DAVID	1	0.1	4,356	\$2,570
KENNEDY DOROTHY R	1	0.1	4,356	\$2,570
KENNEDY LAKITA M	1	0.1	4,356	\$2,570
SMOCK RAYMOND G &	1	0.08	3,485	\$2,570
WOOD CHARLES L	1	0.1	4,356	\$2,570
BRENNER	8	0.41	17,860	\$2,500
DAVIS CRYSTAL I	1	0.11	4,792	\$2,380
KUEMMERLING DAN W	1	0.06	2,614	\$2,380
PERKINS CARL & HOPE	2	0.1	4,356	\$2,380
BRADLEY RACINE A E	1	0.04	1,742	\$1,430
R P GEIGER PLUMBING INC	1	0.03	1,307	\$1,330
SEGER VIOLA & RICK J	1	0	0	\$950
CLEMSON REALTY INC	2	0.05	2,178	\$840
DUKE ENERGY OHIO INC	2	0.04	1,742	\$500
GABLE EDWARD	1	0.07	3,049	\$490
HARRISON ENTERPRISES LLC	1	0	0	\$0
TALBERT SERVICES	1	0	0	\$0
	4	0	0	\$0

## Building Owners by Total Acreage Owned in Projec Area

Exhibit N

Owner Name	Total Parcels	Total Acres	Approx. Sq. Ft. (Land)	Total Value
CINCINNATI CITY OF	110	13.55	590,238	\$2,122,730
ST FRANCIS COMMUNITY	3	10.21	444,748	\$3,007,000
MCDONALDS CORPORATION	1	2.69	117,176	\$808,860
FINN FAMILY LTD	16	2.35	102,366	\$445,580
CLEMSON REALTY	4	2.19	95,396	\$614,020
LOUMAR INC	19	2.02	87,991	\$241,900
THOMAN & THOMAN	19	1.86	81,022	\$384,510
STAR-LET CORPORATION	4	1.67	72,745	\$499,900
MTK INC	12	1.41	61,420	\$500,700
VIADUCT VENTURES LLC	15	1.32	57,499	\$199,700
A1 BARON STORAGE LLC	10	1.22	53,143	\$49,000
STEINBACH MARTIN C	3	1.06	46,174	\$70,410
FAMILY DOLLAR STORES OF	1	1	43,560	\$608,870
BLEH PATRICIA	1	0.98	42,689	\$523,560
FRANCIS CHARLES V	2	0.92	40,075	\$38,790
UNITED DAIRY FARMERS INC	9	0.77	33,541	\$498,530
ORLING ROY	13	0.71	30,928	\$188,760
KING RANDALL L & PATRICIA	1	0.69	30,056	\$161,400
HIGGINS TIMOTHY F	7	0.68	29,621	\$118,450
BROADSTONE PJ RLY LLC	1	0.62	27,007	\$346,000
KRUMDIECK ROBERT J	1	0.61	26,572	\$19,450
DRB CONSULTANTS THREE LTD	8	0.59	25,700	\$246,970
KG COMMERCIAL PROPERTIES	5	0.58	25,265	\$349,000
WRIGHT JEFFREY D	3	0.56	24,394	\$45,900
BP OIL CO	8	0.55	23,958	\$305,170
MALO INC	3	0.55	23,958	\$39,200
THOMAN JOSEPH C & KAY F	6	0.55	23,958	\$138,620
BLANKENSHIP DEBORAH TR	4	0.54	23,522	\$260,160
IMMANUEL EVANG CHURCH THE	4	0.53	23,087	\$327,000
SWEWAT LLC	5	0.5	21,780	\$95,040
ORLING ROY & RUTH	6	0.49	21,344	\$37,900
MINOR DENESSA R	6	0.47	20,473	\$116,690
THOMAN JOSEPH C &	6	0.46	20,038	\$139,680
Y E C P INC	8	0.46	20,038	\$154,860
BROWN CHARLES	5	0.45	19,602	\$191,900
COGDELL W JENELLE	5	0.45	19,602	\$31,660
MONTGOMERY ROBERT A TR	7	0.43	18,731	\$169,600
BERDING RANDY	6	0.42	18,295	\$139,330
BRENNER	8	0.41	17,860	\$2,500
FIFTH THIRD MORTGAGE	5	0.38	16,553	\$44,360
CORCORAN TIMOTHY &	4	0.37	16,117	\$126,310
ELLIS DAVID J	4	0.37	16,117	\$117,300
B L K PROPERTIES	6	0.36	15,682	\$138,420
SMITH DENNIS J & MARY C	5	0.35	15,246	\$31,900
THOMPSON GREGORY &	2	0.35	15,246	\$90,000
PARTIN JEWELL	3	0.31	13,504	\$9,500
FIRST OPTION REAL ESTATE	6	0.3	13,068	\$414,620

## Building Owners by Total Acreage Owned in Projec Area

Exhibit N

Owner Name	Total Parcels	Total Acres	Approx. Sq. Ft. (Land)	Total Value
JOBS FOR PEOPLE	3	0.3	13,068	\$211,420
RIVER METALS RECYCLING LL	1	0.3	13,068	\$41,810
SMITH DENNIS J	4	0.3	13,068	\$168,290
SPROUT HOUSE LTD THE	1	0.28	12,197	\$189,280
ECCARD WAYNE E	3	0.27	11,761	\$30,400
CORCORAN PATRICK T &	4	0.26	11,326	\$45,000
THOMAN JOSEPH C & FAY F	2	0.26	11,326	\$35,630
METZLER RONALD J	2	0.24	10,454	\$5,330
MVF PROPERTIES I LTD	4	0.24	10,454	\$84,090
THOMAN & THOMAN A PTNSHP	2	0.23	10,019	\$91,830
BRENNER & JANSEN	4	0.22	9,583	\$12,360
CINCINNATI BELL TELEPHONE	2	0.21	9,148	\$21,100
BROWN CHARLES J &	2	0.2	8,712	\$67,900
MCKINNEY DOUGLAS	3	0.2	8,712	\$5,000
TOLLE DAVID S	2	0.2	8,712	\$90,440
UNITED RELIANCE LLC	2	0.2	8,712	\$97,590
HARBIN WILLIAM	5	0.19	8,276	\$9,520
STOEHR EDWARD &	4	0.19	8,276	\$46,400
COMBS ERIC L	3	0.18	7,841	\$25,000
ECCARD WAYNE	3	0.18	7,841	\$37,630
SCHULTZ JOHN F &	2	0.18	7,841	\$61,620
BUCKLEY RICHARD W	2	0.17	7,405	\$40,100
GERDES RAYMOND P &	2	0.17	7,405	\$45,990
HSU HARRY H	2	0.17	7,405	\$105,350
MATTCHECK DON	2	0.17	7,405	\$98,540
MEYER MANAGEMENT INC	3	0.17	7,405	\$92,170
TRI-STAR INVESTMENTS LTD	2	0.17	7,405	\$119,130
EBEL BINDER PRINTING	3	0.16	6,970	\$264,000
HILLE PETER W	3	0.16	6,970	\$50,000
SEGER RICK J	2	0.16	6,970	\$30,310
SWEET JAMES	2	0.16	6,970	\$20,000
1983 FINANCE COMPANY LLC	3	0.15	6,534	\$44,170
BATTISTELLA JOHN & JOAN	1	0.15	6,534	\$32,300
COTTON ALFORD B &	1	0.15	6,534	\$58,200
VOELKER ROBERT & SHARON	3	0.15	6,534	\$71,880
BOSHEARS JAMES M JR	2	0.14	6,098	\$60,000
KELLOGG JEFFREY A &	2	0.14	6,098	\$58,020
MCGEE SHERRIE E	3	0.14	6,098	\$43,610
MULLINS HUGH D	2	0.14	6,098	\$51,290
ROSS GEORGE H JR	3	0.14	6,098	\$38,020
SIAM IZZADEAN Y	1	0.14	6,098	\$88,360
TRAN HON KIM &	2	0.14	6,098	\$66,600
H T WALKER PROPERTIES LLC	1	0.13	5,663	\$71,000
ORTIZ SULEMA Y	2	0.13	5,663	\$4,660
R & R LTD P L L	2	0.13	5,663	\$87,420
STAGG APRIL	2	0.13	5,663	\$49,500
BARE DANIEL	2	0.12	5,227	\$3,320

## Building Owners by Total Acreage Owned in Projec Area

Exhibit N

Owner Name	Total Parcels	Total Acres	Approx. Sq. Ft. (Land)	Total Value
COLLINS JIMMIE JR &	2	0.12	5,227	\$64,790
CORCORAN TIMOTHY	1	0.12	5,227	\$12,400
DIERSEN MARTIN H	1	0.12	5,227	\$38,950
JSK INVESTMENT GROUP LLC	2	0.12	5,227	\$5,000
MALCOLM JEREMY	2	0.12	5,227	\$52,250
MORRIS TRACI A	1	0.12	5,227	\$17,960
MPH REAL ESTATE LLC	4	0.12	5,227	\$178,620
PARKER DIONNE N	2	0.12	5,227	\$69,740
TRAPANNI PROPERTIES LLC	1	0.12	5,227	\$13,500
DAVIS CRYSTAL I	1	0.11	4,792	\$2,380
FOOTE CHARLES H & ILENE	1	0.11	4,792	\$42,700
GROUIOS PETROS	1	0.11	4,792	\$55,390
HAGEMANN LINDA &	1	0.11	4,792	\$32,960
HOLMES JAY G	1	0.11	4,792	\$69,650
OVERSTREET REX TR	1	0.11	4,792	\$10,460
SCHULTZ JOHN	2	0.11	4,792	\$48,180
SMITH DARRYLL	3	0.11	4,792	\$36,300
WEILER JUNE	2	0.11	4,792	\$59,860
BARGER RAY	1	0.1	4,356	\$60,820
BREWER PATRICIA A	1	0.1	4,356	\$2,570
BROUSSARD TIREE G	1	0.1	4,356	\$43,230
BURLEY DAVID M	2	0.1	4,356	\$44,180
CHAMPION HOWARD E CO-TR &	2	0.1	4,356	\$98,550
CONLON MICHAEL J SR &	1	0.1	4,356	\$71,730
DUERLER JEFFREY R@4	2	0.1	4,356	\$96,450
GOINES CHARLES E JR	2	0.1	4,356	\$22,610
HALSELL DAVID	1	0.1	4,356	\$2,570
HIGDON ANTHONY K	2	0.1	4,356	\$56,530
JORDAN RODRIQUEZ	1	0.1	4,356	\$75,000
KENNEDY DOROTHY R	1	0.1	4,356	\$2,570
KENNEDY LAKITA M	1	0.1	4,356	\$2,570
LEE LIONEL D	1	0.1	4,356	\$38,950
MARDAPH III LLC	1	0.1	4,356	\$68,210
MARTIN JIMMY D	2	0.1	4,356	\$43,870
MOHR CHARLES	1	0.1	4,356	\$26,980
MULLINS HUGH DOUGLAS	1	0.1	4,356	\$35,160
ORLING ROY L & RUTH A	1	0.1	4,356	\$9,000
PENCE LYNDA F & LESTER DE	1	0.1	4,356	\$53,320
PERKINS CARL & HOPE	2	0.1	4,356	\$2,380
PETRANEK PAMELA JOY	1	0.1	4,356	\$36,290
RITTER MICHAEL L	1	0.1	4,356	\$51,700
SCHILLING ROBERT W JR	2	0.1	4,356	\$37,060
SMITH DONALD W	1	0.1	4,356	\$35,920
SMITH WILBERT D	1	0.1	4,356	\$46,500
SORRENTINO AMY L	2	0.1	4,356	\$65,000
SWEET DONNIE	2	0.1	4,356	\$40,570
TUCKER CHRIS	1	0.1	4,356	\$2,700

**Building Owners by Total Acreage Owned in Projec Area**

Exhibit N

Owner Name	Total Parcels	Total Acres	Approx. Sq. Ft. (Land)	Total Value
UNITED STATES OF AMERICA	1	0.1	4,356	\$16,160
VAZQUEZ ARTURO A	1	0.1	4,356	\$84,000
WILLIAMS ANNETTE	1	0.1	4,356	\$77,000
WOOD CHARLES L	1	0.1	4,356	\$2,570
WRIGHT TRINETTE	1	0.1	4,356	\$47,510
BANKS JOHN	2	0.09	3,920	\$76,730
BROUSSARD TIREE	1	0.09	3,920	\$9,100
CARTER CAROLYN Y	1	0.09	3,920	\$46,940
COLLINS MADALINE	2	0.09	3,920	\$35,070
GARNER GEORGE & PATRICIA	1	0.09	3,920	\$5,230
GIBSON KENNETH	1	0.09	3,920	\$61,090
HARGIS MERLE H JR	1	0.09	3,920	\$8,000
KIRN ROBERT E	2	0.09	3,920	\$61,300
LIKELY EMMA & MARY DUDLEY	1	0.09	3,920	\$57,010
MNB REAL ESTATE LLC	1	0.09	3,920	\$34,010
PETRANEK PAMELA J	1	0.09	3,920	\$31,070
SCHEPER GEORGE	1	0.09	3,920	\$12,260
SNODGRASS STEVEN	1	0.09	3,920	\$70,000
THOMAN & THOMAN AN OHIO	1	0.09	3,920	\$3,420
TOKE ILONA TR@3	1	0.09	3,920	\$53,780
WONG ROBERT C	1	0.09	3,920	\$44,810
DAVIDSON HERBERT	1	0.08	3,485	\$76,000
DS PROPERTY	1	0.08	3,485	\$15,000
LEE ALVIN	1	0.08	3,485	\$38,000
MULLINS TREVA	1	0.08	3,485	\$4,180
SIAM IZZEDEAN Y	1	0.08	3,485	\$7,510
SIEBEL MARY ANN	2	0.08	3,485	\$45,520
SMITH MARY C	1	0.08	3,485	\$5,900
SMOCK RAYMOND G &	1	0.08	3,485	\$2,570
TEPE JOSEPH ANTHONY	1	0.08	3,485	\$66,500
WILSON DONALD W & MAIRE A	1	0.08	3,485	\$50,450
ADCAM INVESTMENTS LLC	1	0.07	3,049	\$34,200
AT HOMES LIMITED	1	0.07	3,049	\$8,000
GABLE EDWARD	1	0.07	3,049	\$490
JACKSON ROBERT	1	0.07	3,049	\$20,000
JAMES TOMMIE L & JOYCE D	1	0.07	3,049	\$53,200
LAPILLE TIMOTHY T	1	0.07	3,049	\$4,900
MATTCHECK DONALD	1	0.07	3,049	\$9,030
REHOBOTH FAITH CHURCH OF	1	0.07	3,049	\$10,000
SCHULTZ JEAN	1	0.07	3,049	\$16,160
SWEET JAMES W	1	0.07	3,049	\$16,000
THOR REAL ESTATE LLC	1	0.07	3,049	\$50,830
BAUER REALTY MANAGEMENT	1	0.06	2,614	\$40,290
BEARD ANDREW G	1	0.06	2,614	\$41,900
BURKHART ANTHONY WILLIAM	1	0.06	2,614	\$29,260
BUSH DOROTHY A	1	0.06	2,614	\$47,220
CARMONY GARY E	1	0.06	2,614	\$48,080

## Building Owners by Total Acreage Owned in Projec Area

Exhibit N

Owner Name	Total Parcels	Total Acres	Approx. Sq. Ft. (Land)	Total Value
CARPENTER CLEM J	1	0.06	2,614	\$23,940
COLLINS VIRGINIA	1	0.06	2,614	\$7,130
CONNAIRE JAMES	2	0.06	2,614	\$30,860
DEANNA APARTMENT CO	1	0.06	2,614	\$44,040
GARNER GEORGE &	1	0.06	2,614	\$58,620
GROVES SARAH	1	0.06	2,614	\$28,130
HAMILTON DAVID G	1	0.06	2,614	\$38,000
KILLINGER JOHN	1	0.06	2,614	\$74,100
KNIGHT JOEL	1	0.06	2,614	\$3,000
KNUE JOAN D	1	0.06	2,614	\$52,960
KUEMMERLING DAN W	1	0.06	2,614	\$2,380
LASTER CASEY D &	2	0.06	2,614	\$22,900
MCAVOY ROBERT E	1	0.06	2,614	\$35,060
MEYER TERRY A	1	0.06	2,614	\$19,010
PATTON MARCUS	1	0.06	2,614	\$76,010
PERKINS CARL	2	0.06	2,614	\$27,270
QURAGA ADEL	1	0.06	2,614	\$32,020
RITTER STEVEN	1	0.06	2,614	\$48,550
SCHULTZ JEAN E	1	0.06	2,614	\$55,010
SOUTH FAIRMOUNT LLC	3	0.06	2,614	\$5,130
STEINBACH MARTIN	1	0.06	2,614	\$11,200
TEPE JOSEPH A	1	0.06	2,614	\$60,000
THOMAN JOSEPH C	1	0.06	2,614	\$26,650
TIME WARNER ENTERTAINMENT	1	0.06	2,614	\$25,500
WAGNER CHRISTOPHER A	1	0.06	2,614	\$19,500
ABN AMRO MORTGAGE GROUP I	1	0.05	2,178	\$51,310
ANDERSON BURR	1	0.05	2,178	\$3,500
B J C INVESTMENTS LLC	1	0.05	2,178	\$11,500
BARNETT CHARLES W	1	0.05	2,178	\$24,840
BLAKENSHIP DEBORAH TR	1	0.05	2,178	\$20,710
BUCKLEY DANIEL	1	0.05	2,178	\$27,360
CLEMSON REALTY INC	2	0.05	2,178	\$840
DAVIS DENNY W	1	0.05	2,178	\$24,420
DAVIS RONALD R	1	0.05	2,178	\$3,300
HOLLOWAY WALTER J	1	0.05	2,178	\$33,220
JASPER EUGENE P TR	1	0.05	2,178	\$18,530
JONES EFLIN	1	0.05	2,178	\$51,680
KEEVER J SCOTT	1	0.05	2,178	\$55,000
MEYER TERENCE A	1	0.05	2,178	\$17,100
MIDWEST 60 LLC	1	0.05	2,178	\$11,500
MOELLINGER MICHAEL C	1	0.05	2,178	\$32,010
SCALF JOHN E & SALLY A	1	0.05	2,178	\$42,880
SCHILLING ROBERT JR	1	0.05	2,178	\$3,330
SCHULTZ JAMES E &	2	0.05	2,178	\$50,830
SCHULTZ JOHN F	1	0.05	2,178	\$7,030
SHAW MARY	1	0.05	2,178	\$70,000
SKYLINE REAL ESTATE LTD	1	0.05	2,178	\$3,910

**Building Owners by Total Acreage Owned in Projec Area**

**Exhibit N**

<b>Owner Name</b>	<b>Total Parcels</b>	<b>Total Acres</b>	<b>Approx. Sq. Ft. (Land)</b>	<b>Total Value</b>
WILLIAM J REVIS III	1	0.05	2,178	\$59,000
WILLIAMS THOMAS	1	0.05	2,178	\$74,100
BRADLEY RACINE A E	1	0.04	1,742	\$1,430
COLUMBIA SAVINGS BANK	2	0.04	1,742	\$40,570
DUKE ENERGY OHIO INC	2	0.04	1,742	\$500
IRWIN STEVE	1	0.04	1,742	\$3,200
WIEBKING FRED JR	1	0.04	1,742	\$65,550
BARNETT CHARLES W &	1	0.03	1,307	\$33,560
FUNK DANIEL	1	0.03	1,307	\$30,030
HAUCK DREW	1	0.03	1,307	\$21,000
MIHAILOFF VLADE	1	0.03	1,307	\$51,030
R P GEIGER PLUMBING INC	1	0.03	1,307	\$1,330
DTH INVESTMENTS LLC	5	0	0	\$995,590
DYMCO PROPERTIES LLC	1	0	0	\$19,000
FRANCIS CHARLES V TR	2	0	0	\$564,610
GEANS ALAN K	1	0	0	\$25,650
HANCOCK CHIQUITA	2	0	0	\$110,000
HARRISON ENTERPRISES LLC	1	0	0	\$0
HUDSON EVERETT	1	0	0	\$66,130
MOORE DARYL L	1	0	0	\$75,050
MOORE WALTER E & BOBBIE J	3	0	0	\$57,290
PROM THY & YOM CHHUM	1	0	0	\$46,560
SEGER VIOLA & RICK J	1	0	0	\$950
SS MOELLERING LLC	2	0	0	\$4,745,950
TALBERT SERVICES	1	0	0	\$0
	4	0	0	\$0

## Building Owners by Number of Parcels in Project Area

Exhibit O

Owner Name	Total Parcels	Total Acres	Approx. Sq. Ft. (Land)	Total Value
CINCINNATI CITY OF	110	13.55	590,238	\$2,122,730
LOUMAR INC	19	2.02	87,991	\$241,900
THOMAN & THOMAN	19	1.86	81,022	\$384,510
FINN FAMILY LTD	16	2.35	102,366	\$445,580
VIADUCT VENTURES LLC	15	1.32	57,499	\$199,700
ORLING ROY	13	0.71	30,928	\$188,760
MTK INC	12	1.41	61,420	\$500,700
A1 BARON STORAGE LLC	10	1.22	53,143	\$49,000
UNITED DAIRY FARMERS INC	9	0.77	33,541	\$498,530
BP OIL CO	8	0.55	23,958	\$305,170
BRENNER	8	0.41	17,860	\$2,500
DRB CONSULTANTS THREE LTD	8	0.59	25,700	\$246,970
Y E C P INC	8	0.46	20,038	\$154,860
HIGGINS TIMOTHY F	7	0.68	29,621	\$118,450
MONTGOMERY ROBERT A TR	7	0.43	18,731	\$169,600
B L K PROPERTIES	6	0.36	15,682	\$138,420
BERDING RANDY	6	0.42	18,295	\$139,330
FIRST OPTION REAL ESTATE	6	0.3	13,068	\$414,620
MINOR DENESSA R	6	0.47	20,473	\$116,690
ORLING ROY & RUTH	6	0.49	21,344	\$37,900
THOMAN JOSEPH C &	6	0.46	20,038	\$139,680
THOMAN JOSEPH C & KAY F	6	0.55	23,958	\$138,620
BROWN CHARLES	5	0.45	19,602	\$191,900
COGDELL W JENELLE	5	0.45	19,602	\$31,660
DTH INVESTMENTS LLC	5	0	0	\$995,590
FIFTH THIRD MORTGAGE	5	0.38	16,553	\$44,360
HARBIN WILLIAM	5	0.19	8,276	\$9,520
KG COMMERCIAL PROPERTIES	5	0.58	25,265	\$349,000
SMITH DENNIS J & MARY C	5	0.35	15,246	\$31,900
SWEWAT LLC	5	0.5	21,780	\$95,040
BLANKENSHIP DEBORAH TR	4	0.54	23,522	\$260,160
BRENNER & JANSEN	4	0.22	9,583	\$12,360
CLEMSON REALTY	4	2.19	95,396	\$614,020
CORCORAN PATRICK T &	4	0.26	11,326	\$45,000
CORCORAN TIMOTHY &	4	0.37	16,117	\$126,310
ELLIS DAVID J	4	0.37	16,117	\$117,300
IMMANUEL EVANG CHURCH THE	4	0.53	23,087	\$327,000
MPH REAL ESTATE LLC	4	0.12	5,227	\$178,620
MVF PROPERTIES I LTD	4	0.24	10,454	\$84,090
SMITH DENNIS J	4	0.3	13,068	\$168,290
STAR-LET CORPORATION	4	1.67	72,745	\$499,900
STOEHR EDWARD &	4	0.19	8,276	\$46,400
	4	0	0	\$0
1983 FINANCE COMPANY LLC	3	0.15	6,534	\$44,170
COMBS ERIC L	3	0.18	7,841	\$25,000
EBEL BINDER PRINTING	3	0.16	6,970	\$264,000
ECCARD WAYNE	3	0.18	7,841	\$37,630

## Building Owners by Number of Parcels in Project Area

Exhibit O

Owner Name	Total Parcels	Total Acres	Approx. Sq. Ft. (Land)	Total Value
ECCARD WAYNE E	3	0.27	11,761	\$30,400
HILLE PETER W	3	0.16	6,970	\$50,000
JOBS FOR PEOPLE	3	0.3	13,068	\$211,420
MALO INC	3	0.55	23,958	\$39,200
MCGEE SHERRIE E	3	0.14	6,098	\$43,610
MCKINNEY DOUGLAS	3	0.2	8,712	\$5,000
MEYER MANAGEMENT INC	3	0.17	7,405	\$92,170
MOORE WALTER E & BOBBIE J	3	0	0	\$57,290
PARTIN JEWELL	3	0.31	13,504	\$9,500
ROSS GEORGE H JR	3	0.14	6,098	\$38,020
SMITH DARRYL	3	0.11	4,792	\$36,300
SOUTH FAIRMOUNT LLC	3	0.06	2,614	\$5,130
ST FRANCIS COMMUNITY	3	10.21	444,748	\$3,007,000
STEINBACH MARTIN C	3	1.06	46,174	\$70,410
VOELKER ROBERT & SHARON	3	0.15	6,534	\$71,880
WRIGHT JEFFREY D	3	0.56	24,394	\$45,900
BANKS JOHN	2	0.09	3,920	\$76,730
BARE DANIEL	2	0.12	5,227	\$3,320
BOSHEARS JAMES M JR	2	0.14	6,098	\$60,000
BROWN CHARLES J &	2	0.2	8,712	\$67,900
BUCKLEY RICHARD W	2	0.17	7,405	\$40,100
BURLEY DAVID M	2	0.1	4,356	\$44,180
CHAMPION HOWARD E CO-TR &	2	0.1	4,356	\$98,550
CINCINNATI BELL TELEPHONE	2	0.21	9,148	\$21,100
CLEMSON REALTY INC	2	0.05	2,178	\$840
COLLINS JIMMIE JR &	2	0.12	5,227	\$64,790
COLLINS MADALINE	2	0.09	3,920	\$35,070
COLUMBIA SAVINGS BANK	2	0.04	1,742	\$40,570
CONNAIRE JAMES	2	0.06	2,614	\$30,860
DUERLER JEFFREY R@4	2	0.1	4,356	\$96,450
DUKE ENERGY OHIO INC	2	0.04	1,742	\$500
FRANCIS CHARLES V	2	0.92	40,075	\$38,790
FRANCIS CHARLES V TR	2	0	0	\$564,610
GERDES RAYMOND P &	2	0.17	7,405	\$45,990
GOINES CHARLES E JR	2	0.1	4,356	\$22,610
HANCOCK CHIQUITA	2	0	0	\$110,000
HIGDON ANTHONY K	2	0.1	4,356	\$56,530
HSU HARRY H	2	0.17	7,405	\$105,350
JSK INVESTMENT GROUP LLC	2	0.12	5,227	\$5,000
KELLOGG JEFFREY A &	2	0.14	6,098	\$58,020
KIRN ROBERT E	2	0.09	3,920	\$61,300
LASTER CASEY D &	2	0.06	2,614	\$22,900
MALCOLM JEREMY	2	0.12	5,227	\$52,250
MARTIN JIMMY D	2	0.1	4,356	\$43,870
MATTCHECK DON	2	0.17	7,405	\$98,540
METZLER RONALD J	2	0.24	10,454	\$5,330
MULLINS HUGH D	2	0.14	6,098	\$51,290

### Building Owners by Number of Parcels in Project Area

Exhibit O

Owner Name	Total Parcels	Total Acres	Approx. Sq. Ft. (Land)	Total Value
ORTIZ SULEMA Y	2	0.13	5,663	\$4,660
PARKER DIONNE N	2	0.12	5,227	\$69,740
PERKINS CARL	2	0.06	2,614	\$27,270
PERKINS CARL & HOPE	2	0.1	4,356	\$2,380
R & R LTD P L L	2	0.13	5,663	\$87,420
SCHILLING ROBERT W JR	2	0.1	4,356	\$37,060
SCHULTZ JAMES E &	2	0.05	2,178	\$50,830
SCHULTZ JOHN	2	0.11	4,792	\$48,180
SCHULTZ JOHN F &	2	0.18	7,841	\$61,620
SEGER RICK J	2	0.16	6,970	\$30,310
SIEBEL MARY ANN	2	0.08	3,485	\$45,520
SORRENTINO AMY L	2	0.1	4,356	\$65,000
SS MOELLERING LLC	2	0	0	\$4,745,950
STAGG APRIL	2	0.13	5,663	\$49,500
SWEET DONNIE	2	0.1	4,356	\$40,570
SWEET JAMES	2	0.16	6,970	\$20,000
THOMAN & THOMAN A PTNSHP	2	0.23	10,019	\$91,830
THOMAN JOSEPH C & FAY F	2	0.26	11,326	\$35,630
THOMPSON GREGORY &	2	0.35	15,246	\$90,000
TOLLE DAVID S	2	0.2	8,712	\$90,440
TRAN HON KIM &	2	0.14	6,098	\$66,600
TRI-STAR INVESTMENTS LTD	2	0.17	7,405	\$119,130
UNITED RELIANCE LLC	2	0.2	8,712	\$97,590
WEILER JUNE	2	0.11	4,792	\$59,860
ABN AMRO MORTGAGE GROUP I	1	0.05	2,178	\$51,310
ADCAM INVESTMENTS LLC	1	0.07	3,049	\$34,200
ANDERSON BURR	1	0.05	2,178	\$3,500
AT HOMES LIMITED	1	0.07	3,049	\$8,000
B J C INVESTMENTS LLC	1	0.05	2,178	\$11,500
BARGER RAY	1	0.1	4,356	\$60,820
BARNETT CHARLES W	1	0.05	2,178	\$24,840
BARNETT CHARLES W &	1	0.03	1,307	\$33,560
BATTISTELLA JOHN & JOAN	1	0.15	6,534	\$32,300
BAUER REALTY MANAGEMENT	1	0.06	2,614	\$40,290
BEARD ANDREW G	1	0.06	2,614	\$41,900
BLAKENSHIP DEBORAH TR	1	0.05	2,178	\$20,710
BLEH PATRICIA	1	0.98	42,689	\$523,560
BRADLEY RACINE A E	1	0.04	1,742	\$1,430
BREWER PATRICIA A	1	0.1	4,356	\$2,570
BROADSTONE PJ RLY LLC	1	0.62	27,007	\$346,000
BROUSSARD TIREE	1	0.09	3,920	\$9,100
BROUSSARD TIREE G	1	0.1	4,356	\$43,230
BUCKLEY DANIEL	1	0.05	2,178	\$27,360
BURKHART ANTHONY WILLIAM	1	0.06	2,614	\$29,260
BUSH DOROTHY A	1	0.06	2,614	\$47,220
CARMONY GARY E	1	0.06	2,614	\$48,080
CARPENTER CLEM J	1	0.06	2,614	\$23,940

## Building Owners by Number of Parcels in Project Area

Exhibit O

Owner Name	Total Parcels	Total Acres	Approx. Sq. Ft. (Land)	Total Value
CARTER CAROLYN Y	1	0.09	3,920	\$46,940
COLLINS VIRGINIA	1	0.06	2,614	\$7,130
CONLON MICHAEL J SR &	1	0.1	4,356	\$71,730
CORCORAN TIMOTHY	1	0.12	5,227	\$12,400
COTTON ALFORD B &	1	0.15	6,534	\$58,200
DAVIDSON HERBERT	1	0.08	3,485	\$76,000
DAVIS CRYSTAL I	1	0.11	4,792	\$2,380
DAVIS DENNY W	1	0.05	2,178	\$24,420
DAVIS RONALD R	1	0.05	2,178	\$3,300
DEANNA APARTMENT CO	1	0.06	2,614	\$44,040
DIERSEN MARTIN H	1	0.12	5,227	\$38,950
DS PROPERTY	1	0.08	3,485	\$15,000
DYMCO PROPERTIES LLC	1	0	0	\$19,000
FAMILY DOLLAR STORES OF	1	1	43,560	\$608,870
FOOTE CHARLES H & ILENE	1	0.11	4,792	\$42,700
FUNK DANIEL	1	0.03	1,307	\$30,030
GABLE EDWARD	1	0.07	3,049	\$490
GARNER GEORGE &	1	0.06	2,614	\$58,620
GARNER GEORGE & PATRICIA	1	0.09	3,920	\$5,230
GEANS ALAN K	1	0	0	\$25,650
GIBSON KENNETH	1	0.09	3,920	\$61,090
GROUIOS PETROS	1	0.11	4,792	\$55,390
GROVES SARAH	1	0.06	2,614	\$28,130
H T WALKER PROPERTIES LLC	1	0.13	5,663	\$71,000
HAGEMANN LINDA &	1	0.11	4,792	\$32,960
HALSELL DAVID	1	0.1	4,356	\$2,570
HAMILTON DAVID G	1	0.06	2,614	\$38,000
HARGIS MERLE H JR	1	0.09	3,920	\$8,000
HARRISON ENTERPRISES LLC	1	0	0	\$0
HAUCK DREW	1	0.03	1,307	\$21,000
HOLLOWAY WALTER J	1	0.05	2,178	\$33,220
HOLMES JAY G	1	0.11	4,792	\$69,650
HUDSON EVERETT	1	0	0	\$66,130
IRWIN STEVE	1	0.04	1,742	\$3,200
JACKSON ROBERT	1	0.07	3,049	\$20,000
JAMES TOMMIE L & JOYCE D	1	0.07	3,049	\$53,200
JASPER EUGENE P TR	1	0.05	2,178	\$18,530
JONES EFLIN	1	0.05	2,178	\$51,680
JORDAN RODRIQUEZ	1	0.1	4,356	\$75,000
KEEVER J SCOTT	1	0.05	2,178	\$55,000
KENNEDY DOROTHY R	1	0.1	4,356	\$2,570
KENNEDY LAKITA M	1	0.1	4,356	\$2,570
KILLINGER JOHN	1	0.06	2,614	\$74,100
KING RANDALL L & PATRICIA	1	0.69	30,056	\$161,400
KNIGHT JOEL	1	0.06	2,614	\$3,000
KNUE JOAN D	1	0.06	2,614	\$52,960
KRUMDIECK ROBERT J	1	0.61	26,572	\$19,450

## Building Owners by Number of Parcels in Project Area

Exhibit O

Owner Name	Total Parcels	Total Acres	Approx. Sq. Ft. (Land)	Total Value
KUEMMERLING DAN W	1	0.06	2,614	\$2,380
LAPILLE TIMOTHY T	1	0.07	3,049	\$4,900
LEE ALVIN	1	0.08	3,485	\$38,000
LEE LIONEL D	1	0.1	4,356	\$38,950
LIKELY EMMA & MARY DUDLEY	1	0.09	3,920	\$57,010
MARDAPH III LLC	1	0.1	4,356	\$68,210
MATTCHECK DONALD	1	0.07	3,049	\$9,030
MCAVOY ROBERT E	1	0.06	2,614	\$35,060
MCDONALDS CORPORATION	1	2.69	117,176	\$808,860
MEYER TERENCE A	1	0.05	2,178	\$17,100
MEYER TERRY A	1	0.06	2,614	\$19,010
MIDWEST 60 LLC	1	0.05	2,178	\$11,500
MIHAILOFF VLADE	1	0.03	1,307	\$51,030
MNB REAL ESTATE LLC	1	0.09	3,920	\$34,010
MOELLINGER MICHAEL C	1	0.05	2,178	\$32,010
MOHR CHARLES	1	0.1	4,356	\$26,980
MOORE DARYL L	1	0	0	\$75,050
MORRIS TRACI A	1	0.12	5,227	\$17,960
MULLINS HUGH DOUGLAS	1	0.1	4,356	\$35,160
MULLINS TREVA	1	0.08	3,485	\$4,180
ORLING ROY L & RUTH A	1	0.1	4,356	\$9,000
OVERSTREET REX TR	1	0.11	4,792	\$10,460
PATTON MARCUS	1	0.06	2,614	\$76,010
PENCE LYNDA F & LESTER DE	1	0.1	4,356	\$53,320
PETRANEK PAMELA J	1	0.09	3,920	\$31,070
PETRANEK PAMELA JOY	1	0.1	4,356	\$36,290
PROM THY & YOM CHHUM	1	0	0	\$46,560
QURAGA ADEL	1	0.06	2,614	\$32,020
R P GEIGER PLUMBING INC	1	0.03	1,307	\$1,330
REHOBOTH FAITH CHURCH OF	1	0.07	3,049	\$10,000
RITTER MICHAEL L	1	0.1	4,356	\$51,700
RITTER STEVEN	1	0.06	2,614	\$48,550
RIVER METALS RECYCLING LL	1	0.3	13,068	\$41,810
SCALF JOHN E & SALLY A	1	0.05	2,178	\$42,880
SCHEPER GEORGE	1	0.09	3,920	\$12,260
SCHILLING ROBERT JR	1	0.05	2,178	\$3,330
SCHULTZ JEAN	1	0.07	3,049	\$16,160
SCHULTZ JEAN E	1	0.06	2,614	\$55,010
SCHULTZ JOHN F	1	0.05	2,178	\$7,030
SEGER VIOLA & RICK J	1	0	0	\$950
SHAW MARY	1	0.05	2,178	\$70,000
SIAM IZZADEAN Y	1	0.14	6,098	\$88,360
SIAM IZZE DEAN Y	1	0.08	3,485	\$7,510
SKYLINE REAL ESTATE LTD	1	0.05	2,178	\$3,910
SMITH DONALD W	1	0.1	4,356	\$35,920
SMITH MARY C	1	0.08	3,485	\$5,900
SMITH WILBERT D	1	0.1	4,356	\$46,500

### Building Owners by Number of Parcels in Project Area

Exhibit O

Owner Name	Total Parcels	Total Acres	Approx. Sq. Ft. (Land)	Total Value
SMOCK RAYMOND G &	1	0.08	3,485	\$2,570
SNODGRASS STEVEN	1	0.09	3,920	\$70,000
SPROUT HOUSE LTD THE	1	0.28	12,197	\$189,280
STEINBACH MARTIN	1	0.06	2,614	\$11,200
SWEET JAMES W	1	0.07	3,049	\$16,000
TALBERT SERVICES	1	0	0	\$0
TEPE JOSEPH A	1	0.06	2,614	\$60,000
TEPE JOSEPH ANTHONY	1	0.08	3,485	\$66,500
THOMAN & THOMAN AN OHIO	1	0.09	3,920	\$3,420
THOMAN JOSEPH C	1	0.06	2,614	\$26,650
THOR REAL ESTATE LLC	1	0.07	3,049	\$50,830
TIME WARNER ENTERTAINMENT	1	0.06	2,614	\$25,500
TOKE ILONA TR@3	1	0.09	3,920	\$53,780
TRAPANNI PROPERTIES LLC	1	0.12	5,227	\$13,500
TUCKER CHRIS	1	0.1	4,356	\$2,700
UNITED STATES OF AMERICA	1	0.1	4,356	\$16,160
VAZQUEZ ARTURO A	1	0.1	4,356	\$84,000
WAGNER CHRISTOPHER A	1	0.06	2,614	\$19,500
WIEBKING FRED JR	1	0.04	1,742	\$65,550
WILLIAM J REVIS III	1	0.05	2,178	\$59,000
WILLIAMS ANNETTE	1	0.1	4,356	\$77,000
WILLIAMS THOMAS	1	0.05	2,178	\$74,100
WILSON DONALD W & MAIRE A	1	0.08	3,485	\$50,450
WONG ROBERT C	1	0.09	3,920	\$44,810
WOOD CHARLES L	1	0.1	4,356	\$2,570
WRIGHT TRINETTE	1	0.1	4,356	\$47,510



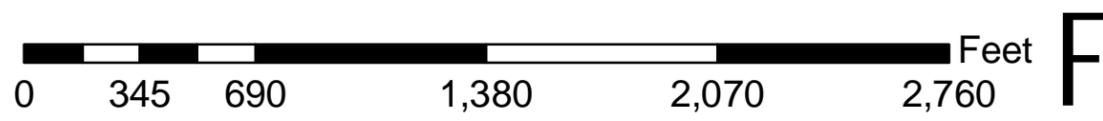
CS05 Urban Audit - Major Land Owners by Total Area

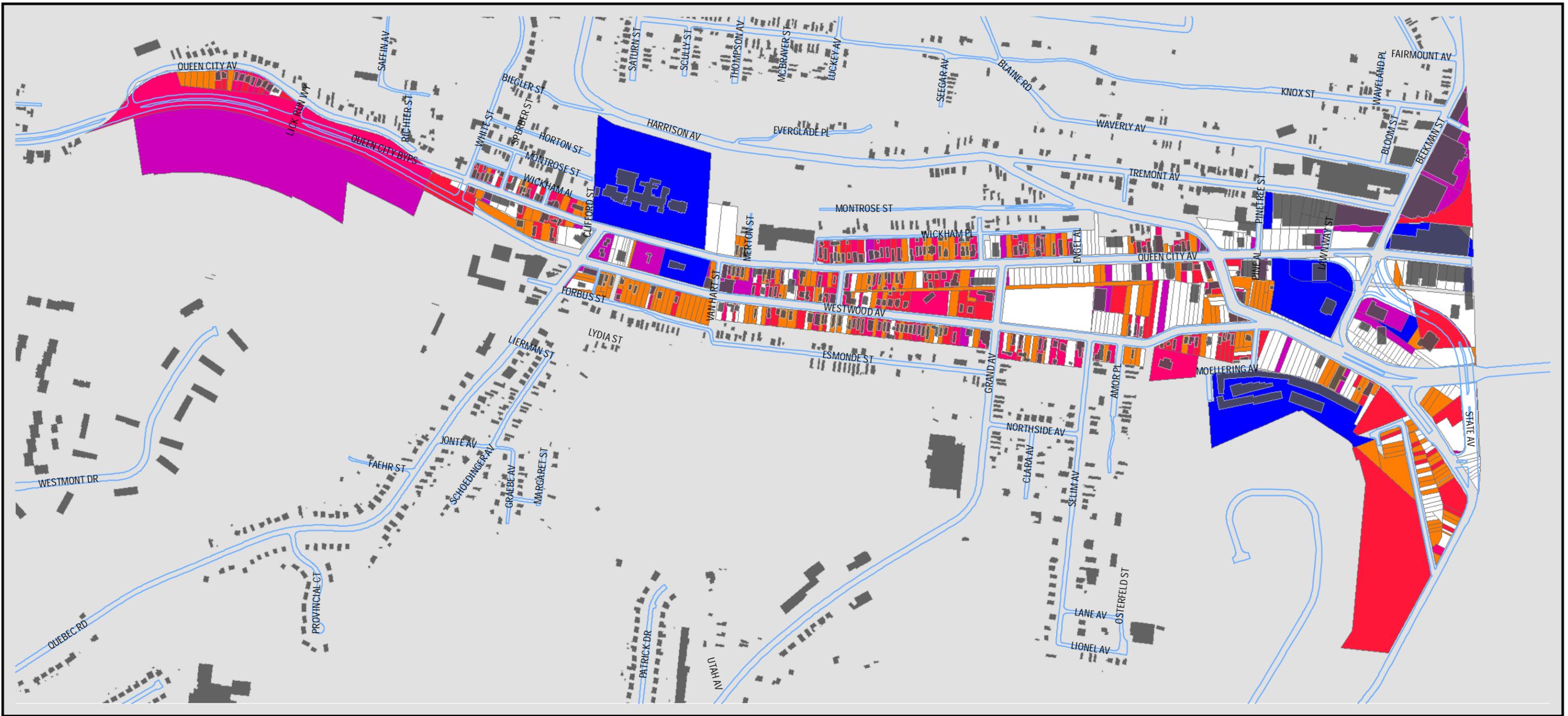
Exhibit P

**Top Land Owners**

- |   |                     |   |                       |   |                           |
|---|---------------------|---|-----------------------|---|---------------------------|
|  | CINCINNATI CITY OF  |  | FINN FAMILY LTD       |  | RIVER METALS RECYCLING LL |
|  | CLEMSON REALTY      |  | FRANCIS CHARLES V     |  | SS MOELLERING LLC         |
|  | DTH INVESTMENTS LLC |  | LOUMAR INC            |  | ST FRANCIS COMMUNITY      |
|   |                     |  | MCDONALDS CORPORATION |  | THOMAN & THOMAN           |

-  Buildings
-  Pavement

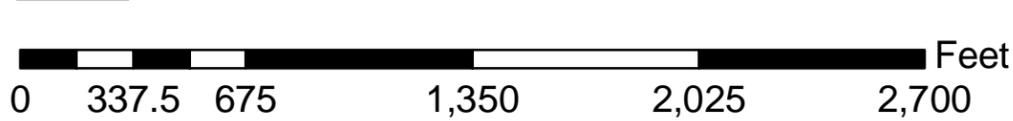
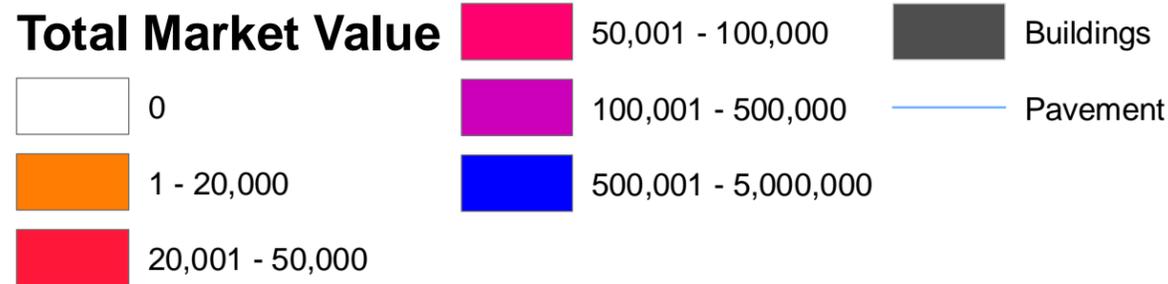




CS05 Urban Audit - Assessed Market Value by Hamilton County Auditor

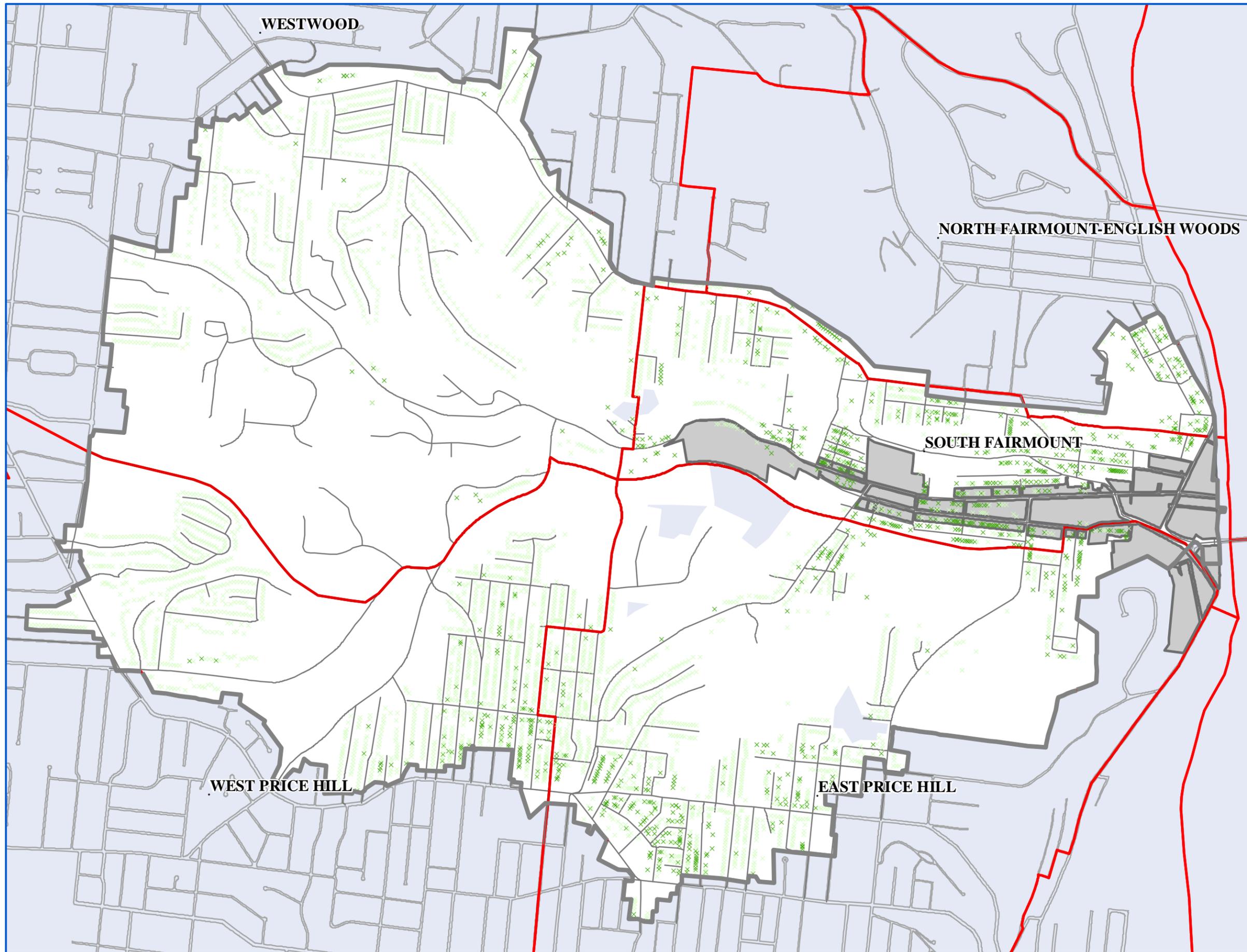


HAMILTON COUNTY  
Regional Planning Commission



# CS05 Urban Audit

Housing Built To 1900



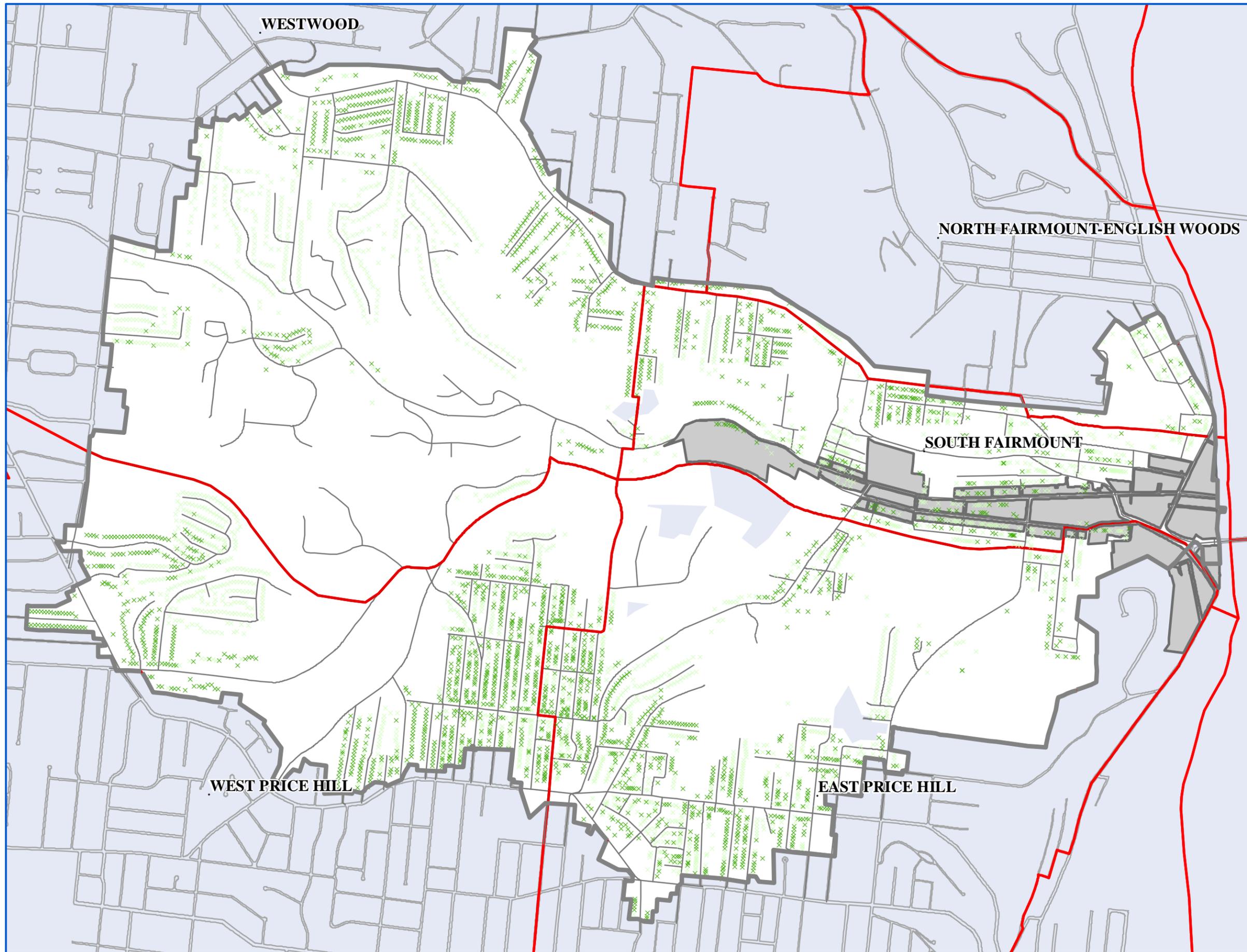
- x Since 1900
- x To 1900
- CSO#5 Drainage
- Focus Area
- Neighborhoods



Exhibit R

# CS05 Urban Audit

Housing Built 1901-1940

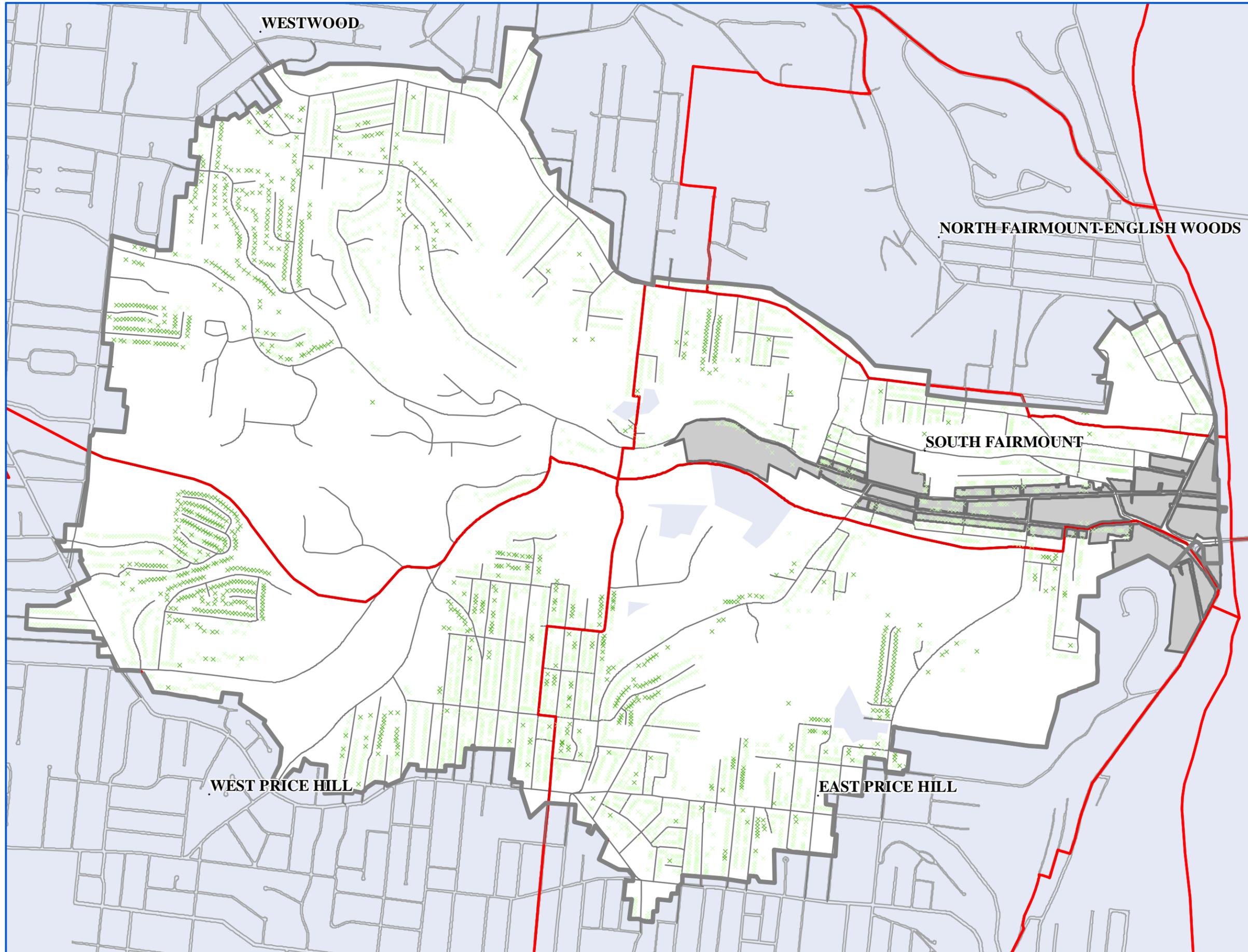


- x 1901-1940
- x All Others
- CSO#5 Drainage
- Focus Area
- Neighborhoods

Exhibit S

# CS05 Urban Audit

Housing Built 1941-1960



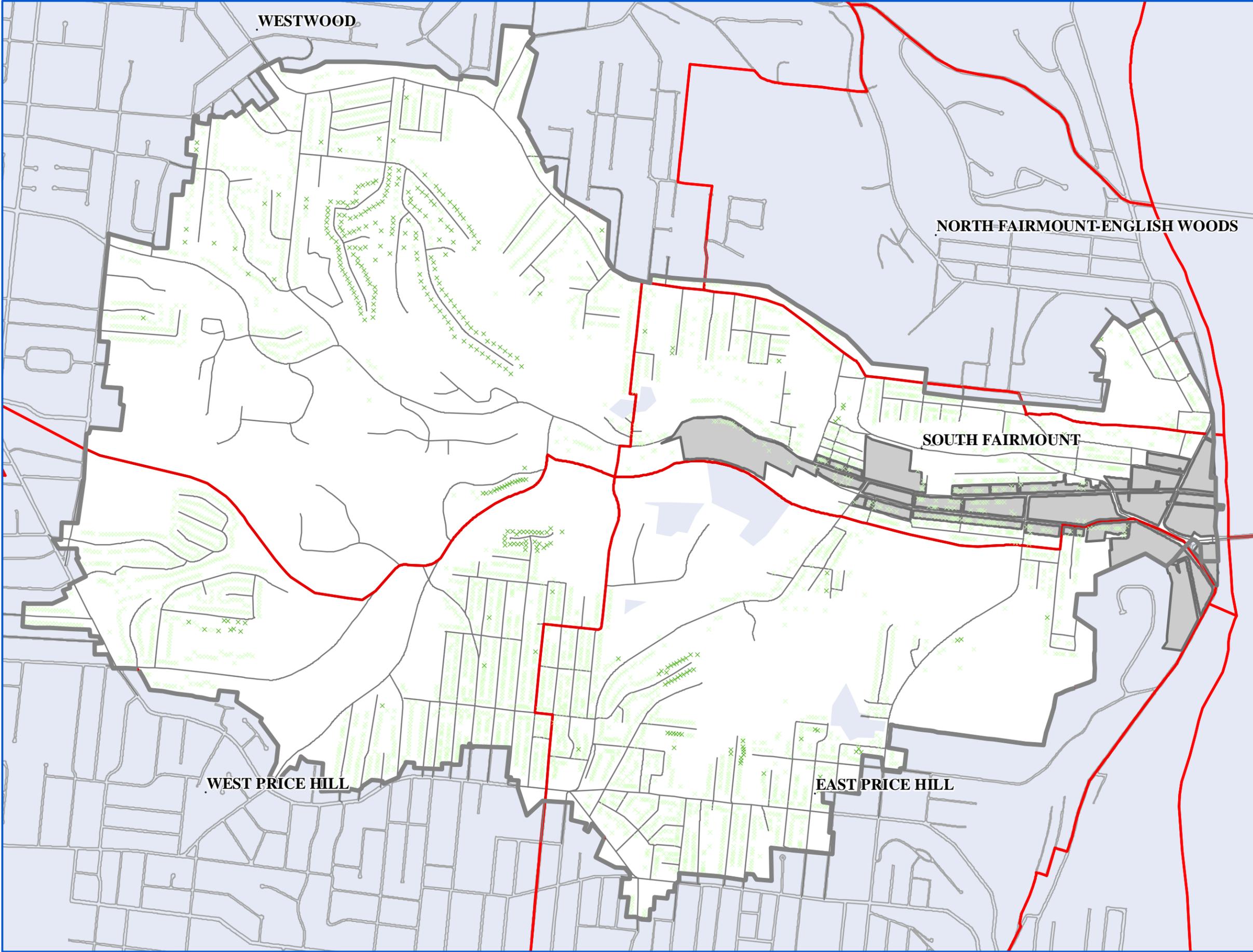
- x 1941-1960
- x All Others
- CSO#5 Drainage
- Focus Area
- Neighborhoods



Exhibit T

# CS05 Urban Audit

Housing Built 1961-1980



- CSO#5 Drainage
- × Since 1960
- × 1960 & Earlier
- Focus Area
- Neighborhoods



Exhibit U

1978 South Fairmount Architectural/Historical Building Survey

# Exhibit V

Name and/or Address	Category	Ranking/ Points	Comments
1785 Queen City Avenue	A	4	Mixed use Queen Ann, 3 story brick with decorative cornice treatment (c.1885)
1860 Queen City Avenue St. Francis Hospital	H/A	7	Founded as a charitable hospital for incurable diseases. Built in 1888 the building exhibits a central pavilion, end wings. Four and half story construction, symmetrical façade with mixed dormer treatment.
1961 Queen City Avenue <i>(has since been demolished)</i>	A	4	Queen Anne with mansard roof. Decorative porch treatment. (c.1890)
2003 Queen City Avenue <i>(has since been demolished)</i>	A	4	Queen Anne, two bays with decorative wall and porch treatment. (c. 1890)
2145 Queen City Avenue <i>(has since become part of the Lick Run National Historic District)</i>	A	4	Stone vernacular building with flat lintels and sills (c.1840)
2153 Queen City Avenue <i>(has since become part of the Lick Run National Historic District)</i>	H/A	5	Small stone building constructed c. 1844 and served as the original St. Peters Church from 1844 until 1869.
2156 Queen City Avenue <i>(has since become part of the Lick Run National Historic District)</i>	A	4	Two and a half story frame , gable roof interior side chimneys delicate porch treatment. (1895)
2160 Queen City Avenue <i>(has since been demolished)</i>	A	4	Three bay symmetrical brick building with central entrance exhibiting side lights, lighted transom, federal influences. (1875)
1599 Tremont Street <i>(has since been demolished)</i>	A	4	Frame, center gable. Two and a half story with 2 <sup>nd</sup> floor center bay exhibiting decorative porch treatment. (c.1880)
1615 Tremont Street Fairmount United Methodist Church	A	4	Classical detailing with decorative open bellfry with steep hip cap (c.1887)
1673 Westwood Avenue	A	4	Mixed use three and a half story brick with stone storefront L in plan. (c. 1880)
1786 Westwood Avenue	A	5	Excellent Queen Anne, asymmetrical façade with tower and decorative porch treatment. (1905)
1881 Westwood Avenue	A	4	Three and a half story brick mixed use, Italianate (c. 1875)
2475 White Street Central Fairmount School	A	8	Excellent Jacobean architecture, designed by E.H. Dornette and built in 1906. Exhibits decorative center gable, battlements, quoin treatment. Rockwood Pottery tiles in the interior. Focal Point.

**1978 South Fairmount Architectural/Historical Building Survey**

# Exhibit V

Name and/or Address	Category	Ranking/ Points	Comments
1798-1800 Queen City Ave. St. Bonaventure Church Complex ( <i>has since been demolished</i> )	H/A	Various	Cornerstone laid in 1863. Excellent Romanesque Revival architecture distinguished by semicircular arched raised entrances, semicircular arched windows. Central pavilion rising into steeple. Heavy decorative machicolations. Building was enlarged several years later and also constructed was a school and presbytery in somewhat similar style, but smaller scale.
1886-1928 Queen City Ave. (even only) Forbusville Cluster	A	Various	Composed of approximately 12 buildings exhibiting Greek Revival and transitional architecture. The buildings were built c 1865-70 and contributed to the built environment of the older community of Forbusville.
1811-1817 Queen City Ave. Queen City Ave. Cluster	A	Various	Small cluster of two and a half story, brick, mansard roofed buildings with dormers. (c. 1880)
1553-1575 Tremont St. (odd only)	A	Various	A small cluster of transitional and Italianate examples of architecture (c. 1875-1880)
1685-1783 Westwood Ave. (odd) Westwood Ave. Cluster	A	Various	Composed of approximately 20 buildings exhibiting a variety of architectural styles; some with decorative porch treatments. Some duplex's. (c.1880)
1897 Montrose Street	A	4	Functional brick building with one story at street level and two stories below street on hillside. Gable roof with circular windows and arched double door treatment. Built in 1875.
Quebec Road Chesapeake & Ohio Railroad Trestle	Structure	5	Very extensive braced framework of timbers to support railroad tracks
1610 Queen City Avenue	A	4	Mixed use Italianate with decorative lintels, stone storefront. (c. 1880)
1726 Queen City Avenue	A	5	Excellent frame French 2 <sup>nd</sup> Empire with central pavilion. Symmetrical façade with decorative porch treatment. Imbricated slate roof. (c.1875)

Category:        A=Architectural, H=Historical

Ranking:        From 1 to 10 in value as a building of historical and/ or architectural significance