

Taylor, Ryan

From: Paul Willham [victiques@gmail.com]
Sent: Wednesday, May 18, 2011 12:39 PM
To: Lippert, Wayne
Subject: Re: 1812 Fairmount :STOP this planned demolition

Follow Up Flag: Follow up
Flag Status: Completed

Next Saturday 28th is fine with me . It is a holiday weekend, you might want to check with your wife. but if it works for you it works for me. just let me know.

Paul

On 5/18/11, Lippert, Wayne <Wayne.Lippert@cincinnati-oh.gov> wrote:
> I cannot do it this weekend. What about next Saturday at 10:00am?
>
> -----Original Message-----
> From: Paul Willham [mailto:victiques@gmail.com]
> Sent: Wednesday, May 18, 2011 11:57 AM
> To: Lippert, Wayne
> Subject: Re: 1812 Fairmount :STOP this planned demolition
>
> If you want to this Saturday that would be great! I will be at our
> house from about 9:30 am on: the address is 1871 Knox Street. If
> thats too short a notice we can set something else up.
>
> FYI: there appear to be issues with the MSD Lick Run project that I
> think may need scrutiny by council. I covered this in my blog today,
> you might want to take a look:
>
> <http://victorianantiquitiesanddesign.blogspot.com/2011/05/msd-lick-run>
> -p
> roject-is-demo-at-this.html
>
> Credit where credit is due, Mary Lynn Lodor gave me a quick response
> but I really felt like I caught MSD "with their pants down" on Section
> 106 review which is required by Federal law because federal monies are
> being used. They are setting up a phone meeting to discuss Knox Hill's
> concerns about this project. I know Larry Harris had not been
> contacted by MSD for section 106 review (they could use someone
> independent or even someone at state level) but they have to be more
> transparent in my opinion.
>
> I think the MSD Lick Run Project will be a major shot in the arm for
> the area but some of these properties are viable for relocation and
> Federal funds are available for it as part of project cost. I've been
> talking with CPA about this issue as well.
>
> The BIG feedback I am getting is concern that many properties across
> the street on Queen City and Westwood will get bulldozed by investors
> for strip center development and the idea MSD is promoting a walkable
> viable business residential district surrounding a park will be
> replaced with a much more intense use that will destroy the Historic
> character of the neighborhood. The city has no historic overlay plan

> in place and these properties have zero protections. This may be
> something the council should look at as protections could insure some
> great restoration and residential/business redevelopment in the area
> and really provide a stable tax base.
>
> If you have need to talk to me in the meantime my cell is
> 317-224-5511. If I am with clients I may not answer but I am very good
> about returning calls.
>
> Paul Willham, President
> Knox Hill Neighborhood Association
>
>
> On 5/18/11, Lippert, Wayne <Wayne.Lippert@cincinnati-oh.gov> wrote:
>> Paul,
>>
>> I would be happy to tour the neighborhood with you. Please send me a
>> weekend that would work for you. Saturday morning would work best for
>> me.
>>
>> Wayne
>>
>> -----Original Message-----
>> From: Paul Willham [mailto:victiques@gmail.com]
>> Sent: Tuesday, May 10, 2011 5:09 PM
>> To: Lippert, Wayne
>> Subject: Re: 1812 Fairmount :STOP this planned demolition
>>
>> Mr Lippert, I encourage you to look at the inspection notes
>> concerning this property. The owners were basically 'forced' into
>> demolition because they were told how much it would cost if ther city
>> did it, told their time had "run out' to sell it and "conveniently'
>> they were provided with the name of a contractor who does work for
>> the city by inspections.
>>
>> I can tell you as a historic preservation consultant with over 20
>> years of experience there were no serious structuaral issues that
>> would have prevented the restoration of that house.
>>
>> This is not the first person who chose to contact it (or more
>> dangerously so) do it themselves rather than pay city fees and
>> threatened with jail time.
>>
>> Often these property owners are poor, have little education and do
>> not fully understand the process. They are just told if they do not
>> do what the city wants they will go to jail. You do not have all the
>> facts. I would love to give you a tour of my neighborhood and show
>> you how city policies are destroying it, and how we, in spite of
>> failed city policies are turning a neighborhoood around that city
>> inspections wrote off years ago, That is if you would be interested some weekend?
>>
>> Paul Willham, President
>> Knox Hill Neighborhood Association
>>
>>
>>
>>

>> On 5/10/11, Lippert, Wayne <Wayne.Lippert@cincinnati-oh.gov> wrote:
>>> Paul,
>>>
>>> Thank you for taking the time to contact me on this issue. I
>> contacted
>>> our director in charge of code enforcement regarding this issue and
> he
>>> told me that the building is not condemned by or being demolished by
>> the
>>> City. He said the owner of the building has obtained a demolition
>> permit
>>> and is planning to raze the building privately and that the building
>> is
>>> not considered historic based on the City Zoning Code. Since the
> owner
>>> has a lawful demolition permit, the owner may demolish the building.
>>>
>>> Thank you for your email, and I hope you will stay in contact with
>>> me
>> in
>>> the future.
>>>
>>> Sincerely,
>>>
>>> Wayne Lippert
>>> Councilmember
>>> 801 Plum Street, Suite 346A
>>> Cincinnati, OH 45202
>>> (513) 353-3283
>>> wayne.lippert@cincinnati-oh.gov
>>>
>>>
>>>
>>> -----Original Message-----
>>> From: Paul Willham [mailto:victiques@gmail.com]
>>> Sent: Monday, May 09, 2011 8:22 AM
>>> To: Mallory, Mayor; City Manager; Bortz, Chris; Ghiz, Leslie;
> Lippert,
>>> Wayne; Murray, Amy; Qualls, Roxanne;
>> laure.quinlivan@cincinnati-oh.gov;
>>> Thomas, Cecil; Winburn, Charlie; Young, Wendell
>>> Cc: Paul Muller; Margo; dusty.rhodes@fuse.net
>>> Subject: 1812 Fairmount :STOP this planned demolition
>>>
>>> Since 2008 when it was founded, the Knox Hill Neighborhood
> Association
>>> has been dedicated to the restoaration, reinvestment and
> redevelopment
>>> of the Knox Hill Neighborhood . A neighborhood sitting on the
> boundary
>>> between N & S. Fairmount.
>>>
>>> Few knew the Historical significance of this neighborhood of Federal
>> and
>>> Victorian Era homes. We know know this neighborhood contains some of
>> the
>>> earliest homes in the city some dating to the 1840's. Most were

>>> built
 >> as
 >>> vacation or weekend cottages for some of the most wealthy families
 >>> in Cincinnati in the days when the Schuetzenbuckle sat where the
 >>> park is today at the end of Fairmount street. The area remained a
 >>> German
 >> enclave
 >>> well into the 1940's and a few houses are still owned by descendants
 > to
 >>> those early owners.
 >>>
 >>> Against a backdrop of despair and declining property values, the
 >>> Knox Hill Neighborhood Association, a group of grassroots
 >>> residents, both old and new, has attracted major personal investment
 >>> in their neighborhood. Homes are being restored with new restoration
 >>> coming online everyday. Millions of dollars of private investment
 >>> are slowly but surely turning around a neighborhood the city of
 >>> Cincinnati
 > "wrote
 >>> off"
 >>>
 >>> In 2010 Knox Hill was named to the Ohio's Preservation Most
 > Endangered
 >>> List as representative of the many Ohio neighborhoods overlooked by
 >>> cities and impacted severely by the foreclosure crisis and bad city
 >>> policy.
 >>>
 >>> In an environment of turnaround, The city of Cincinnati wants to
 > waste
 >>> its limited Federal Dollar CDBG Fund allocations to demolish a house
 >> at
 >>> 1812 Fairmount Street. This home was last sold in 1989 by the city
 >>> to encourage home ownership. Since that time the home has remained
 >>> in family hands and although vacant since roughly 2005, the family
 >>> continues to pay almost 1400 a year in property taxes on a house
 >> valued
 >>> by the county assessor at over 60K.
 >>>
 >>> There are NO delinquent taxes on this property. The owner has the
 >>> property for sale by owner. The Knox Hill Neighborhood Association
 >>> is working to find a "preservation minded buyer" for the property.
 >>> KHNA
 > has
 >>> already saved several properties from certain demo and is
 >>> responsible for 4 restorations occurring in the 1800 block of Knox
 >>> and 2 on
 >> Fairmount
 >>> that will all be owner occupied homes. KHNA is working on a National
 >>> Historic District Nomination for the neighborhood and has extensive
 >>> historical data compiled on the area and 1812 Fairmount. A Knox
 >>> Hill National Historic District in conjunction with the MSD proposed
 >> LickRun
 >>> daylighting project should propel Fairmount from the depths of
 >> poverty,
 >>> absentee landlords and blight, to one of the most highly desired
 >>> neighborhood in the city which will dramatically improve property
 >> values

>>> and the (currently declining), property tax base of this city.
>>>
>>> There has been no proper Section 106 review performed on this house
>>> REQUIRED when Federal funds are used for demolition. The city also
> has
>>> no redevelopment plan for this site and will leave the neighborhood
>> with
>>> a empty lot that will become a dumping ground, generate no tax
> revenue
>>> and impede the progress that we as a community are making.
>>>
>>> Please make a stand for the turnaround of Knox Hill and tell Ed
>>> Cunningham and city inspections, that this is not a wise use of
>> limited
>>> federal funds that this city has. This house is viable for
>> restoration,
>>> its destruction makes no sense and points to a lack of fiscal
>>> responsibility with taxpayer dollars,
>>>
>>> A restored 1812 Fairmount is a far greater asset to the community
> than
>> a
>>> overgrown vacant lot. This house is a contributing structure for our
>>> National Registry nomination. Use common sense and stop this demo
>>> and more importantly establish real criteria for demo and a real
>>> section
>>> 106 review process.
>>>
>>> Paul Willham, president
>>> Knox Hill Neighborhood Association
>>> "Building our future, by preserving our past"
>>>
>>> <http://sites.google.com/site/knoxhillneighborhoodassoc/>
>>>
>>> cc: Housing and Urban Development: HUD Complaint file OHPO
>>>
>>
>>
>
>