

# OUTLOOK

## THE HILLSIDE TRUST

Autumn, 2017

Volume XXXVI Issue

## More acreage added to existing preserves

Continuing where it left off in 2016, The Hillside Trust is pleased to announce that it is expanding the size of another four more of its preserves already under protection. Late last year the Trust added approximately 17 acres to its Goltra Preserve in Westwood and another 2.2 acres to its Horgan Preserve in Clifton.

In 2017, The Hillside Trust has completed three deals, and negotiated one more, that will add approximately 125 acres to the following preserves:

### CRISLER EASEMENT (120 acres)

This easement is the largest of The Hillside Trust's protected lands. In 2014, the Trust acquired the 950 acre easement from Richard Crisler, a descendant of Cave Johnson who received the land as part of a 6,000 acre land grant following the Revolutionary War. Much of the original estate was sold off through successive generations. Mr. Crisler has been dedicated to buying up pieces of the original land grant and protecting it in perpetuity.

In early November, he added 30

acre and 90 acre parcels to the 950 acre easement, bringing the total acreage of land protected under this easement to 1,070.

The additional acreage consists of rich bottom lands, which are still being farmed, and steep banks overlooking the Ohio River. One of the parcels possesses a brick farmhouse dating back to the early 1800s that Mr. Crisler is re-roofing and boarding up to stand as an historic relic of its era. A barge rammed the structure during the infamous 1937 Flood. A portion of

the structure had to be rebuilt with cinder block to maintain its structural integrity. The Cincinnati Preservation association may hold an historic easement on this structure.

### GRANDIN LN PRESERVE (3.47 acres)

In late September, The Hillside Trust received a donation of approximately 3.5 acres from Naomi Dallob and John Barnes. This acquisition is significant as it is part of a series of five other

*Please see **Acreage** on page 2*



*Original settlement on Crisler Easement overlooking the Ohio River*



*Green parcel outline indicates location of newest Hillside Trust acquisition in Hyde Park*

**Acres** from page 1 properties The Hillside Trust has acquired dating back to the mid-1980s. Located on Grandin Ln, this acquisition brings to 11.8, the number of acres that have been preserved along this section of Hyde Park hillside overlooking the Ohio River.

**WETLAND PRESERVE (.25 acres)**

At the end of October, The Hillside Trust added a quarter of an acre to its wetland property in Mt. Washington. The size of the addition may seem quite small by most standards. However, this

parcel is part of a larger tract of private land that was subdivided from a house and yard that consists of nearly 2.5 acres. The owner has lived in the house for approximately 60 years. When she eventually sells her estate, it is very possible that the house could be torn down, and multiple homes built on the site, due to its ample acreage.

This quarter acre donation will provide a critical buffer between the ancient wetland located on the Trust property, and any potential new construction that may occur next to it. The Hillside Trust is very grateful to

Mrs. Arnette Accetta for her generous and thoughtful donation.

**JURAN EASEMENT (1 acre)**

Finally, The Hillside Trust is about to sign off on a 1 acre conservation easement from Kim and Larry Juran on Grandin Terrace. This easement abuts a 4 acre Trust preserve that was acquired from Joseph and Mary Stern in 2004. The easement will prevent any more homes from being built, thus preserving scenic views of the Delta Avenue valley.

# Pierce Township Rejects Hillside Development

On April 25th Pierce Township Trustees voted unanimously to reject a zone change that would allow approximately 80 homes to be concentrated on a ridge top that is part of a 43 acre parcel. The property is located on Bradbury Rd, within the steep valley system of Nine Mile Creek in Western Clermont County.

The hearing drew scores of opponents who were concerned about such factors as traffic, flooding and quality of life issues. Hillside Trust executive director, Eric Russo focused his testimony on slope instability along the northern border of the property formed by Slaven Creek. He noted that the creek is undercutting the hillside (illustrated below), and that this has likely been accelerated by development further upstream, and by the incidence of three "100 year" storms over the last year.

When creeks undercut their banks below a steep hillside underlain with slip-prone soils, such as this one, the structural integrity of that hillside is exposed to a greater likelihood of failure. This phenomenon has already happened most notoriously in the Lawyers Pointe Subdivision in Anderson Township in 1996, and in Cincinnati's Clifton Ridge Subdivision in 1998.

Eric emphasized that before any more large-scale development is located on this hillside, the creek channel would have to be stabilized (at significant expense) so as not to jeopardize the new homes or their backyards. The Township Trustees paid attention to all the concerns that were raised and concluded that it would be wiser to deny the zone change altogether.

*If you are a member of The Hillside Trust, please consider renewing your support today. If you are not a member, please consider joining. Your dollars help support our mission to advocate for the thoughtful use and preservation of our region's beautiful hillsides. You can make a secure electronic contribution through our website at: [www.hillside-trust.org](http://www.hillside-trust.org), or you can use the membership form accompanying this newsletter. Thank you!*

## The Hillside Trust 2017 Annual Campaign Goal



**Reflects funds raised through November 6, 2017**



*Slaven Creek, Pierce Township*



NONPROFIT ORG  
US POSTAGE  
**PAID**  
CINCINNATI, OH  
Permit No. 6116

The Hillside Trust  
710 Tusculum Ave, Alms Park  
Cincinnati, OH 45226



*Hillside Trust 4.5 acre Salem Hills Preserve - Mt. Washington (overlooking the Ohio River)*