



EMERGENCY

City of Cincinnati

DBS *AWB*

An Ordinance No. 36 - 2021

DESIGNATING the South Crescent Arms Apartments building located at 3700 Reading Road in the Avondale neighborhood as a historic landmark.

WHEREAS, the Cincinnati Metropolitan Housing Authority has applied to designate the South Crescent Arms Apartments building located at 3700 Reading Road in the Avondale neighborhood as a local historic landmark; and

WHEREAS, the South Crescent Arms Apartments building was designed by George H. Godley who, along with his father S.S. Godley, were responsible for designing some of the most sophisticated residences in the Avondale neighborhood, including the Beaux-Arts Frank Herschede mansion at 3886 Reading Road and the 3-story Tudor Revival-style court apartment building at 603-613 Forest Avenue; and

WHEREAS, the South Crescent Arms Apartments building was the first high-rise apartment building served by an elevator built in the Avondale neighborhood after World War II ("WWII"), and it exemplified the next phase of development in Avondale falling between the streetcar period and the automobile age; and

WHEREAS, post-WWII development of Avondale was accelerated by the expansion of the streetcar up Reading Road and the relocation of many families outside of the urban core, and this created the need and market for increased density and units available for lower- and middle-income families; and

WHEREAS, the South Crescent Arms Apartments building met this need but, as an automobile-oriented high rise apartment building, it reflected the growing popularity and prominence of the automobile in daily life at this time; and

WHEREAS, the South Crescent Arms Apartments building is architecturally significant as it utilizes a combination of modern influences that are reminiscent of the Art Deco style, and its unification of the window bays on the front with a plain limestone border and flat pilasters dividing its vertical bays emphasize its height, recalling early skyscrapers; and

WHEREAS, following a public staff conference, the Historic Conservation Board, at its regularly scheduled meeting on November 23, 2020, and upon considering the factors set forth in Cincinnati Municipal Code Section 1435-07-1, recommended designation of the South Crescent Arms Apartments building as a local historic landmark and further recommended adoption of conservation guidelines governing the maintenance, rehabilitation, and modification of the proposed historic landmark; and

WHEREAS, upon receipt of the recommendation of the Historic Conservation Board, the City Planning Commission, at its regularly scheduled meeting on December 18, 2020, and upon considering the factors set forth in Cincinnati Municipal Code Section 1435-07-2-B(c), recommended the designation of the South Crescent Arms Apartments building as a historic landmark and the adoption of conservation guidelines governing the maintenance, rehabilitation, and modification of the proposed historic landmark; and

WHEREAS, City Council finds that the South Crescent Arms Apartments building has historic significance pursuant to Cincinnati Municipal Code Section 1435-07-01(a)(1) for its association with events that have made a significant contribution to the broad patterns of our history, particularly the post-WWII development of Avondale, the use of the elevator in high-rise apartment buildings, and the rise of the automobile; and

WHEREAS, Council additionally finds that the South Crescent Arms Apartments building has historic significance pursuant to Cincinnati Municipal Code Section 1435-07-1(a)(3) because the building embodies the distinctive characteristics of an architectural type, period, and method of construction, specifically transitional architecture reflected in its bold geometric massing and lower setbacks and projections of the Art Deco style with the addition of plain exterior detailing and uniform fenestration of the Modern Architecture movement; and

WHEREAS, Council finds that the historic designation of the South Crescent Arms Apartments building conforms to the following goal of Plan Cincinnati: the “Sustain” goal to preserve the City’s built history (p. 197); and

WHEREAS, Council considers the designation of the South Crescent Arms Apartments building as a historic landmark and the adoption of related conservation guidelines to be in the best interest of the City and the general public’s health, safety, and general welfare; now, therefore,

BE IT ORDAINED by the Council of the City of Cincinnati, State of Ohio:

Section 1. That Council approves the Designation Report for the structure and property located at 3700 Reading Road (“South Crescent Arms Apartments”), which is attached hereto as “Exhibit A,” and specifically adopts as its own findings that the South Crescent Arms Apartments, depicted on the attached “Exhibit B” and more particularly described on the attached “Exhibit C,” has historic significance and qualifies in all respects for designation as a historic landmark under Chapter 1435 of the Zoning Code of the City of Cincinnati (“Zoning Code”); specifically, Council designates the South Crescent Arms Apartments as a local historic landmark under Zoning Code

Sections 1435-07-1-(a)(1) and 1435-07-1-(a)(3). By reference, Exhibits A, B, and C are incorporated herein and made a part hereof.

Section 2. That the Zoning Map of the City of Cincinnati is amended to superimpose over the existing underlying zoning district the designation of the South Crescent Arms Apartments as a local historic landmark.

Section 3. That, pursuant to Zoning Code Chapter 1435, Council hereby adopts the "South Crescent Arms Apartments Historic Conservation Guidelines," attached hereto as "Exhibit D" and made a part hereof, which guidelines shall govern the preservation, rehabilitation, or modification of the South Crescent Arms Apartments historic landmark.

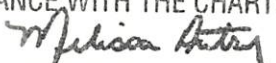
Section 4. That the Clerk of Council is directed to promptly notify the Historic Conservation Board, the City Planning Commission, the Director of City Planning, the Director of Buildings and Inspections, and the City Solicitor of the South Crescent Arms Apartments historic landmark designation.

Section 5. That this ordinance shall be an emergency measure necessary for the preservation of the public peace, health, safety, and general welfare and shall, subject to the terms of Article II, Section 6 of the Charter, be effective immediately. The reason for the emergency is the immediate need to permit the owners of the property to promptly apply for the Ohio Historic Preservation Tax Credits for which they will become eligible following passage of this ordinance.

Passed: February 3, 2021

Attest: 
Clerk


John Cranley, Mayor

I HEREBY CERTIFY THAT ORDINANCE NO. 310-2021
WAS PUBLISHED IN THE CITY BULLETIN
IN ACCORDANCE WITH THE CHARTER ON 2-10-2021

CLERK OF COUNCIL