



EMERGENCY

City of Cincinnati

CHM/B

EESW

An Ordinance No. _____

- 2023

DESIGNATING the Hoffman School building located at 3060 Durrell Avenue in the Evanston neighborhood as a local historic landmark.

WHEREAS, Cincinnati Public Schools constructed the Hoffman School building ("School") in 1922 on a large tract of land in the Evanston neighborhood generally bounded by Durrell Avenue and Victory Parkway to the west, Merrimac Street to the north, and Woodburn Avenue to the east ("School Grounds"); and

WHEREAS, prominent Cincinnati architectural firm Samuel Hannaford and Sons designed the School, which School embodies the distinctive characteristics of the Jacobethan Revival style, which architectural style is unique for its emphasis on the use and adornment of brick walls, decorative and ornamental stonework, stone trim, Tudor arches, leaded windows, towers, turrets, and battlement forms; and

WHEREAS, in addition to the School's architectural distinction and high level of architectural integrity, the School and the School Grounds are historically significant because of their association with the historic development of schools within Cincinnati as a representation of early twentieth-century educational reform and development within the community in accordance with the Progressive Era principle of education as a democratic and egalitarian means to improve quality of life and societal advancement, and the City Beautiful Movement's introduction of beautification, open space, and grandiose architectural ornamentation and embellishment for civic structures and monuments along grand boulevards and parkways; and

WHEREAS, Cincinnati Preservation Association, a local nonprofit community organization, applied to designate the School and the School Grounds as a local historic landmark and site, which School and School Grounds have retained their integrity with respect to the form, materials, and setting in which they were originally sited, designed, and constructed; and

WHEREAS, following a public staff conference, the Historic Conservation Board, at its regularly scheduled meeting on May 8, 2023, and upon considering the factors set forth in Cincinnati Municipal Code Section 1435-07-1, favorably recommended the designation of the School and the School Grounds as a local historic landmark and site and further recommended the adoption of conservation guidelines governing the preservation, rehabilitation, and modification of the proposed historic landmark and site; and

WHEREAS, upon receipt of the recommendation of the Historic Conservation Board, the City Planning Commission, at its regularly scheduled meeting on June 2, 2023, and upon considering the factors set forth in Cincinnati Municipal Code Section 1435-07-2-B(c),

recommended against the designation of the School and the School Grounds as a local historic landmark and site; and

WHEREAS, Council resolves, by a vote of at least two-thirds of its members, to overrule the City Planning Commission's failure to recommend the designation of the School (but not the School Grounds) as a local historic landmark and the adoption of related conservation guidelines; and

WHEREAS, Council finds that the School has historic significance pursuant to Cincinnati Municipal Code Section 1435-07-1(a)(1) for its association with events that have made a significant contribution to the broad patterns of our history, particularly, early twentieth-century educational reform and development within the community as a representation of Progressive Era principles of education as a democratic and egalitarian means to improve quality of life and societal advancement, and the City Beautiful Movement's introduction of beatification and grandiose architectural ornamentation for civic structures along grand boulevards and parkways; and

WHEREAS, Council additionally finds that the School has historic significance pursuant to Cincinnati Municipal Code Section 1435-07-1(a)(3) for embodying the distinctive characteristics of a type, period, and method of construction, particularly the distinctive characteristics of the Jacobethan Revival style; and

WHEREAS, Council finds that the historic designation of the School as a local historic landmark conforms with Plan Cincinnati (2012), including the "Sustain" Initiative Area goal to "[p]reserve our built history" as described on page 197, and is consistent with the Evanston Work Plan (2019), including the preservation strategy to "build upon [Evanston's] rich history through the preservation of buildings and the stories from residents past and present who shaped the neighborhood" as described on page 50; and

WHEREAS, Council considers the designation of the School as a local 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; and

WHEREAS, Council resolves, by a vote of at least two-thirds of its members, to overrule the City Planning Commission's failure to recommend the designation of the School as a local historic landmark and the adoption of related conservation guidelines; now, therefore,

BE IT ORDAINED by the Council of the City of Cincinnati, State of Ohio, by a vote of at least two-thirds of its members:

Section 1. That Council approves the Designation Report for the structure ("Hoffman School") located at 3060 Durrell Avenue, which Designation Report is attached to this ordinance as Attachment A and incorporated herein by reference.

Section 2. That Council specifically adopts as its own findings that the Hoffman School, as more particularly depicted on Attachment B, attached hereto and incorporated herein by reference, and located on the real property more particularly described on Attachment C, attached hereto and incorporated herein by reference, 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 Hoffman School under Zoning Code Sections 1435-07-1(a)(1) and 1435-07-1(a)(3).

Section 3. That the Zoning Map of the City of Cincinnati is amended to superimpose over the existing underlying zoning district the designation of the Hoffman School as a local historic landmark.

Section 4. That, pursuant to Zoning Code Chapter 1435, Council hereby adopts the “Hoffman School Historic Conservation Guidelines,” attached hereto as Attachment D and incorporated herein by reference, which guidelines shall govern the preservation, rehabilitation, or modification of the Hoffman School local historic landmark.

Section 5. That the Clerk of Council is directed to promptly notify the Historic Conservation Board, the City Planning Commission, the Director of City Planning and Engagement, the Director of Buildings and Inspections, and the City Solicitor of the Hoffman School’s historic landmark designation.

Section 6. That if any section, subsection, subdivision, paragraph, sentence, clause or phrase of this ordinance or any part thereof is for any reason held to be unconstitutional, such decision shall not affect the validity of the remaining portions of this ordinance or any part thereof. That Council hereby declares that it would have passed each section, subsection, subdivision, paragraph, sentence, clause or phrase thereof, irrespective of the fact that any one or

more sections, subsections, subdivisions, paragraphs, sentences, clauses or phrases be declared unconstitutional.

Section 7. 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 to ensure that any alterations to, or demolitions of, the Hoffman School be reviewed by the Historic Conservation Board pursuant to Cincinnati Municipal Code Chapter 1435, "Historic Preservation," which is imminently necessary to preserve and protect the building's distinctive architectural characteristics embodying the Jacobethan Revival style and its association with the Progressive Era and City Beautiful Movement, which have made significant contributions to the broad patterns of our history.

Passed: _____, 2023

Aftab Pureval, Mayor

Attest: _____
Clerk