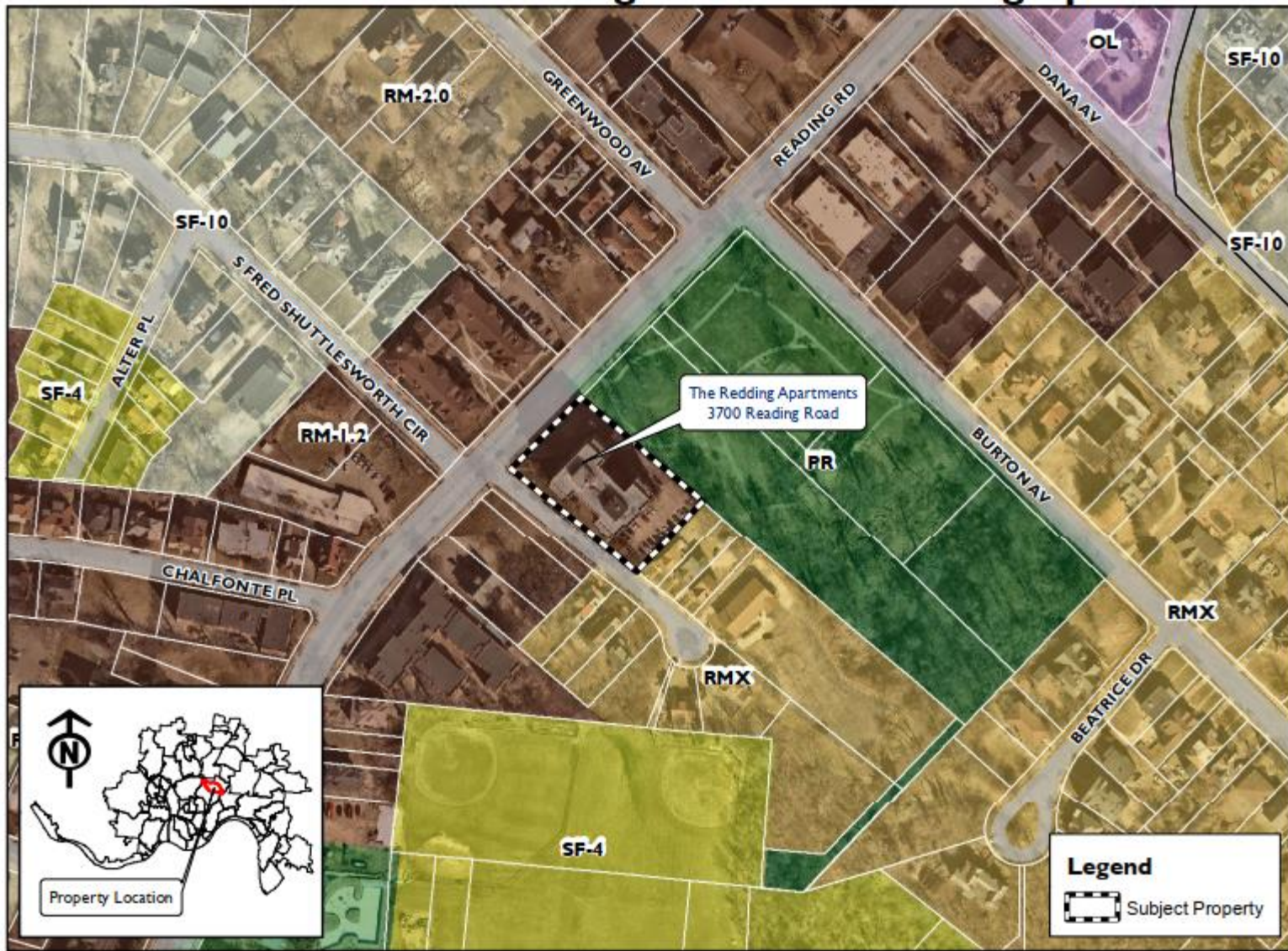


Local Historic Landmark
Designation of the South Crescent Arms
Apartments (Redding Apartments)
3700 Reading Road
Avondale

Economic Growth & Zoning Committee
February 2, 2021

Local Historic Landmark Designation: The Redding Apartments





3700 Reading Road, Front (West) and South elevations

Historic Landmark designation application submitted by:

- Applicants – City Studio

The Historic Conservation Board reviewed and approved the proposed Local Historic Landmark designation on November 23, 2020, recommending historic designation to the City Planning Commission and City Council

- The Cincinnati Metropolitan Housing Authority (CMHA) owns 3700 Reading Road
- Designation will make the building potentially eligible for State and Federal Historic Tax Credits and Low-Income Tax Credits

The Cincinnati Zoning Code specifies that a structure or structures having historical significance must have one of the following attributes:

1. That are associated with events that have made a significant contribution to the broad patterns of our history; or
2. That are associated with the lives of persons significant in our past; or

3. That embody the distinctive characteristics of a type, period or method of construction, or that represent a significant and distinguishable entity whose components may lack individual distinction; or
4. That has yielded, or may be likely to yield information important in history or prehistory

The Redding is being nominated under:

1. Criterion 1 (historical significance) and;
2. Criterion 3 (architectural significance)

The Redding is architecturally significant:

- Designed by George Godley
- Transitional architectural style from Art Deco to the Modern Movement

The Redding is also historically significant:

- Constructed in 1950
- Pioneering elevator high-rise apartment in post-World War II period
- Auto-oriented apartment building with semi-circular driveway
- Integrated bi-level parking garage

- The Local Historic Landmark designation of The Redding in Avondale meets the requirements of Chapter 1435 of the Cincinnati Municipal Code (Historic Preservation). The documentation in this designation report provides conclusive evidence that all required findings may be made for the proposed designation
- This designation will help preserve this architecturally significant building in Avondale

In making such determination, the City Planning Commission shall consider all of the following factors:

- The relationship of the proposed designation to the comprehensive plans of the city and of the community in which the proposed Historic Landmark, Historic District or Historic Site is located; and
- The effect of the proposed designation on the surrounding areas and economic development plans of the city; and

- Such other planning and historic preservation considerations as may be relevant to the proposed designation.

The relationship of the proposed designation to the comprehensive plans of the city and of the community in which the proposed Historic Landmark, Historic District or Historic Site is located; and

- **This designation is consistent with *Plan Cincinnati (2012)* will help preserve this architecturally significant building in the community of Avondale and will benefit the City of Cincinnati as a whole**

The effect of the proposed designation on the surrounding areas and economic development plans of the city; and

- **Designation will not have a negative impact on plans in the City but will contribute to the stabilization of Avondale**

Such other planning and historic preservation considerations as may be relevant to the proposed designation.

- **This designation will help contribute to redevelopment in Avondale on this prominent corner**

- Proposed guidelines cover rehabilitation, additions, demolition and site improvements
- The Historic Conservation Board and City Planning staff have determined the proposed guidelines are acceptable to meet the goal of preserving the architecture of this building

- Joint Staff Conference with the Historic Conservation Office and the City Planning Department was held on November 4, 2020
- The applicants and a few neighboring property owners were present but there was no opposition

Plan Cincinnati (2012)

- Sustain Initiative Area: preserve our built history with new development incentives and regulatory measures
- Live Initiative Area: “Provide a full spectrum of housing options, and improve housing quality and affordability”

Avondale's Quality of Life Movement Plan(2020)

- The proposed designation is consistent with this plan which recommends to provide diverse quality housing stock meeting needs of seniors, owners and renters

The City Planning Commission reviewed and approved the proposed Local Historic Landmark designation on December 18, 2020, recommending historic designation to City Council

The City Planning Commission recommends that City Council take the following actions:

- I. **APPROVE** the Local Historic Landmark designation of the South Crescent Arms Apartments (Redding Apartments) at 3700 Reading Road in Avondale as described in the “South Crescent Arms/AKA The Redding Apartments Historic Designation Report dated October 8, 2020” as seen in Attachment B

2. **APPROVE** the attached map amendment designating the Local Historic Landmark; as seen in Attachment A; and

3. **APPROVE** the “South Crescent Arms/AKA The Redding Apartments Historic Conservation Guidelines dated October 8, 2020” as seen in Attachment C.