



EMERGENCY

City of Cincinnati

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An Ordinance No. 35

- 2024

DESIGNATING the St. Leo the Great School Building located at 2569 St. Leo Place in the North Fairmount neighborhood as a local historic landmark.

WHEREAS, 2569 St Leo LLC, an Ohio limited liability company, has applied to designate the building commonly known as the St. Leo the Great School Building located at 2569 St. Leo Place in the North Fairmount neighborhood as a local historic landmark; and

WHEREAS, the Archdiocese of Cincinnati established the St. Leo the Great parish in North Fairmount in 1886 following a petition by German Catholic residents for a neighborhood church in the rapidly growing community; and

WHEREAS, the St. Leo the Great School Building, designed by architect John Clifford Grunkmeyer and completed in 1927, is largely unaltered on the exterior and is architecturally significant as an Italian Renaissance Revival Style, as applied to a vernacular educational building, with features including a symmetrical façade, brick masonry exterior, a prominent projecting entryway with a cast stone entablature over Doric columns, and stone belt and terracotta courses and cornices on the upper levels; and

WHEREAS, the St. Leo the Great School Building is also historically significant for its association with Cincinnati's late 19th and early 20th-century outward expansion from the central basin to surrounding hillsides and reflects the establishment and growth of German Catholic social and educational activities in North Fairmount and surrounding communities; and

WHEREAS, following a public staff conference, the Historic Conservation Board, at its regularly scheduled meeting on December 4, 2023, and upon considering the factors set forth in Cincinnati Municipal Code Section 1435-07-1, recommended designation of the St. Leo the Great School 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 January 5, 2024, and upon considering the factors set forth in Cincinnati Municipal Code Section 1435-07-2-B(c), recommended the designation of the St. Leo the Great School Building as a local historic landmark and the adoption of conservation guidelines governing the maintenance, rehabilitation, and modification of the local historic landmark; and

WHEREAS, Council finds that the St. Leo the Great School Building 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; and

WHEREAS, Council additionally finds that the St. Leo the Great School Building has historic significance pursuant to Cincinnati Municipal Code Section 1435-07-1(a)(3) because it embodies the distinctive characteristics of a type, period, and method of construction, particularly the Italian Renaissance Revival Style of architecture; and

WHEREAS, Council finds that the historic designation of the St. Leo the Great School Building conforms to the “Sustain” Initiative Area goal of Plan Cincinnati (2012) to “[p]reserve our natural and built environment” as described on page 193; and

WHEREAS, Council considers the designation of the St. Leo the Great School Building 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; 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 located at 2569 St. Leo Place (“St. Leo the Great School Building”), which report is attached to this ordinance as Attachment A and incorporated herein by reference, and Council specifically adopts as its own findings that the St. Leo the Great School Building, as 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 St. Leo the Great School Building as a local historic landmark under Zoning Code Sections 1435-07-1(a)(1) and 1435-07-1(a)(3).

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 St. Leo the Great School Building as a local historic landmark.

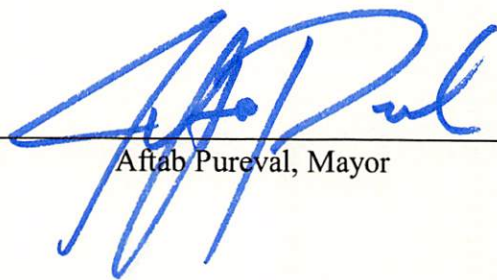
Section 3. That, pursuant to Zoning Code Chapter 1435, Council hereby adopts the “St. Leo the Great School Building Historic Conservation Guidelines,” attached hereto as Attachment D and incorporated herein by reference, which guidelines shall govern the

preservation, rehabilitation, or modification of the St. Leo the Great School Building local historic landmark.

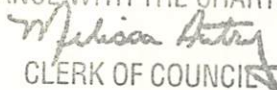
Section 4. That the Clerk of Council is directed to promptly notify the Historic Conservation Board, the City Planning Commission, the Director of City Planning and Engagement, the Director of Buildings and Inspections, and the City Solicitor of the local historic landmark designation of the St. Leo the Great School Building.

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 that the designation of the St. Leo the Great School Building makes the property immediately eligible for Ohio Historic Preservation Tax Credits, absent which designation the property cannot otherwise qualify by the pending application deadline of February 29, 2024. The tax credits will assure the rehabilitation of the St. Leo the Great School Building and will facilitate a project that will contribute to the economic growth and vitality of the North Fairmount neighborhood.

Passed: January 31, 2024


Aftab Pureval, Mayor

Attest: Nicolas Chauszud
Acting Clerk

I HEREBY CERTIFY THAT ORDINANCE NO 35-2024
WAS PUBLISHED IN THE CITY BULLETIN
IN ACCORDANCE WITH THE CHARTER ON 2/13/2024

CLERK OF COUNCIL