

EMERGENCY

DBS

- 2024

DESIGNATING the H. & S. Pogue Service Building located at 310 Race Street in the Central Business District as a local historic landmark.

WHEREAS, ABC Realty Advisors LLC, a Virginia limited liability company, has applied to designate the building commonly known as the H. & S. Pogue Service Building located at 310 Race Street in the Central Business District as a local historic landmark; and

WHEREAS, the H. & S. Pogue Company was established in 1863 and quickly grew into one of the largest and most successful department stores in Cincinnati, competing with other well-known names, including Shillito's, Mabley & Carew, Alms & Doepke, Rollman and Sons, and McAlpin's; and

WHEREAS, the H. & S. Pogue Service Building was constructed to operate as a service building for the nearby H. & S. Pogue Department Store to house the H. & S. Pogue Company's non-selling sections; and

WHEREAS, the H. & S. Pogue Service Building is architecturally significant as an International Style building designed by the prominent local architecture firm Hake and Hake and constructed in 1947, with features including uniformly arranged planes of windows and brick spandrels with one massive column of repeating windows, uniform composition of fenestration varying by façade, and limited ornamentation consisting of limestone fluting and surrounds at building entrances and windows; and

WHEREAS, the H. & S. Pogue Service Building is the second oldest International Style commercial building in Cincinnati's Central Business District, which helped spark a wave of non-residential construction in the International Style, which became a prevalent architectural style in Cincinnati through the 1970s; and

WHEREAS, the architecture firm of Hake and Hake operated for nearly 100 years and constructed some of the best-known commercial and institutional buildings in Cincinnati, including buildings for the Cincinnati and Suburban Bell Telephone Company in Ohio and Kentucky (1906), the Western and Southern Life Insurance Company (1916), the Queen City Club (1926), the Masonic Temple (1926), and the University of Cincinnati, including McMicken Hall (1948); 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 H. & S. Pogue Service 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 H. & S. Pogue Service 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 H. & S. Pogue Service 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 H. & S. Pogue Service 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 International Style of architecture; and

WHEREAS, Council finds that the historic designation of the H. & S. Pogue Service 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 H. & S. Pogue Service 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 located at 310 Race Street in the Central Business District (“H. & S. Pogue Service 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 H. & S. Pogue Service 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 H. & S. Pogue Service 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 H. & S. Pogue Service Building as a local historic landmark.

Section 3. That, pursuant to Zoning Code Chapter 1435, Council hereby adopts the “H. & S. Pogue Service 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 H. & S. Pogue Service 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 H. & S. Pogue Service 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 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: _____, 2024

Aftab Pureval, Mayor

Attest: _____
Clerk