

EMERGENCY

DBS

- 2026

DESIGNATING the Brinker Building located at 4030 Glenway Avenue in the West Price Hill neighborhood as a local historic landmark.

WHEREAS, 8K Company has applied to designate the building commonly known as the Brinker Building located at 4030 Glenway Avenue in the West Price Hill neighborhood as a local historic landmark; and

WHEREAS, the Brinker Building, completed in 1910, is one of the few remaining examples in the West Price Hill neighborhood of architectural styles dominant in the early 20th century transitional period and is characterized by a blend of architectural styles including Second Empire, Queen Anne, Neoclassical Revival, and other styles of the era; and

WHEREAS, the Brinker Building features a mansard roof with paired, gabled dormers, which were a hallmark of the French Second Empire style, and the upper façade borrows from a variety of Victorian era traditions, visible in the tall, narrow windows of the second story and the accompanying use of contrasting stone lintels and the influence of the Queen Anne style is evident through the corbelled brick cornice and partial pilasters on the second story; and

WHEREAS, the Brinker Building represents the expansive growth of the West Price Hill neighborhood following the construction of the Price Hill Incline in 1874, which led to thousands of residents migrating to the area, and provides a window into the commercial history of the business district along Glenway Avenue; and

WHEREAS, following a public staff conference, the Historic Conservation Board, at its regularly scheduled meeting on December 1, 2025, and upon considering the factors set forth in Cincinnati Municipal Code Section 1435-07-1, recommended designation of the Brinker 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 17, 2025, and upon considering the factors set forth in Cincinnati Municipal Code Section 1435-07-2-B(c), recommended the designation of the Brinker 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 Brinker 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 Brinker 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 Second Empire, Queen Anne, and Neoclassical Revival styles of architecture; and

WHEREAS, Council finds that the historic designation of the Brinker 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 Brinker 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 4030 Glenway Avenue (“Brinker 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 Brinker 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 Brinker 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 Brinker Building as a local historic landmark.

Section 3. That, pursuant to Zoning Code Chapter 1435, Council hereby adopts the “Brinker 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 Brinker 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 Brinker 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 Brinker 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. The tax credits will assure the rehabilitation of the Brinker Building and will facilitate a project that will contribute to the economic growth and vitality of the West Price Hill neighborhood.

Passed: _____, 2026

Aftab Pureval, Mayor

Attest: _____
Clerk