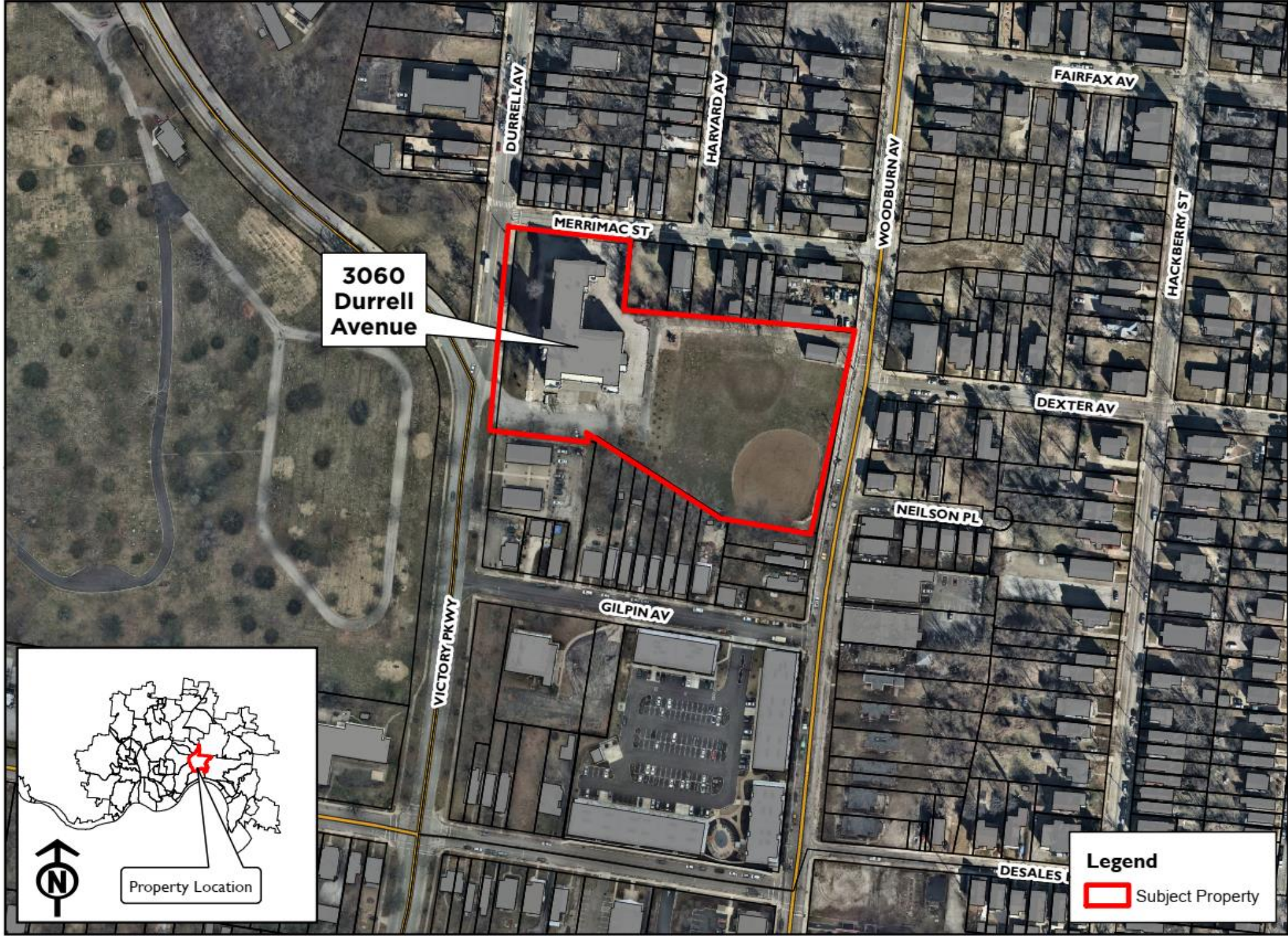


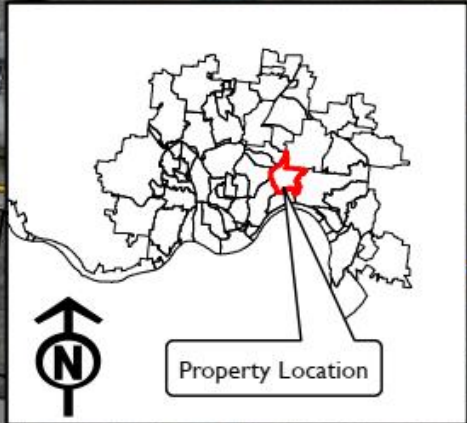


**Proposed Local Historic Landmark Designation  
of The Hoffman School  
3060 Durrell Avenue in Evanston**

Equitable Growth & Housing Committee | August 1, 2023



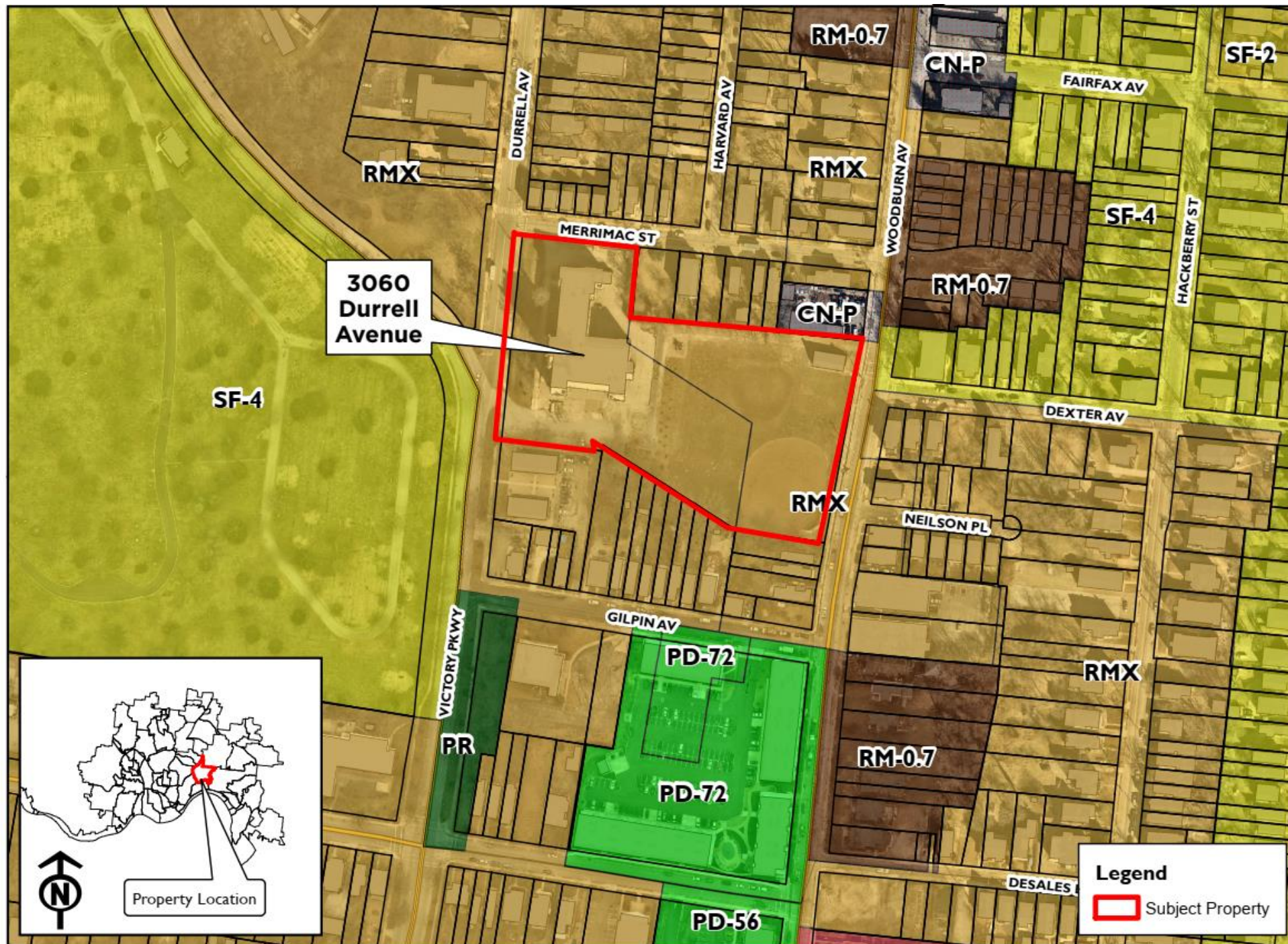
3060  
Durrell  
Avenue



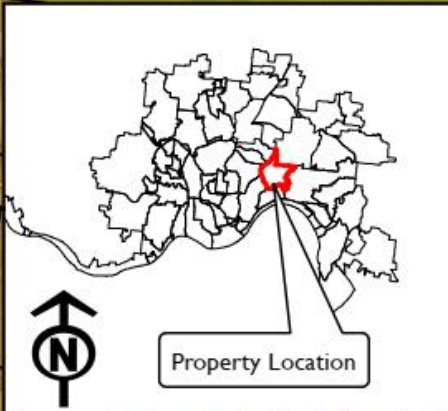
Property Location

**Legend**

 Subject Property



3060  
Durrell  
Avenue



**Legend**

Subject Property









# Background

- Applicant – Cincinnati Preservation Association
- Owner – Christ Temple Baptist Church
- Chapter 1435 Zoning Code – allows non-owners such as preservation associations to submit applications
- Church owns the property – they are opposed to the designation
  - Intends to sell the property to developer who plans to build housing



# Considerations for Historic Significance

Chapter 1435-07-1 (a) – Cincinnati Municipal Code – at least one of the following:

- 1. Are associated with events that have made a significant contribution to the broad patterns of history; or (historical significance)**
2. Are associated with the lives of persons significant in our past; or
- 3. Embodies the distinctive characteristics of a type, period or method of construction , or represent a significant and distinguishable entity whose components may lack individual distinction; or (architectural history)**
4. That has yielded or may be likely to yield information important in history or prehistory. (archeology)

# Considerations for Historic Significance

## **Nominated under Criterion 1 (historical significance)**

- Building is reflection of Progressive Era and City Beautiful movements on education design and planning – lunchrooms, shower facilities, gyms, access to air and light with large windows
- Applicant included entire site – open space – original feature of the site

## **Nominated under Criterion 3 (architectural history)**

- Built in 1922, designed by noted architectural firm Samuel Hannaford and Sons in the Jacobethan Revival-style – architectural significance intact

# Process

- Historic Conservation Board has the duty to approve or disapprove designation – make recommendation to City Planning Commission
- City Planning Commission (CPC) has the duty to approve or disapprove designation – make recommendation to City Council
- CPC must consider:
  - Historic significance and appropriateness of guidelines
  - Comprehensive Plans of the City and Neighborhood
  - Economic Development plans of the City and Neighborhood
  - Any other planning considerations

# Public Comment

- Public staff conference held April 12, 2023
- Notice was sent to property owners within a 400' radius and Evanston Community Council, Walnut Hills Area Council, and East Walnut Hills Assembly
- Over 30 people attended Staff Conference – both in favor and against designation
- Approximately 20 people attended Historic Conservation Board meeting
- Approximately 30 attended City Planning Commission meeting
- Letters and emails: approximately 50 in support and 220 in opposition

# Historic Conservation Board Action

## Original Boundary



## Boundary Proposed by Staff



- Urban Conservator recommended designation with conditions including revision to boundary to include building only (Boundary Proposed By Staff)
  - Meets Criterion 1 and 3
  - Reducing boundary focuses on building, which had been determined to be potentially eligible in historic inventories from 1978, 1998, and 2019
  - Consistent with Evanston Work Plan (2019)
- On May 8, 2023, HCB voted unanimously to **recommend approval of designation** of the entire site (Original Boundary), and approval of the historic conservation guidelines with conditions

# City Planning Commission Action

## Boundary Proposed by Staff



- Planning Staff recommended designation with revision to boundary to include building only (Boundary Proposed By Staff)
  - Reducing boundary focuses on building and immediate grounds, allows for housing production on remainder of site
  - Consistency with Plan Cincinnati (2012) and Evanston Work Plan (2019)
- On June 2, 2023, CPC voted 6-1 to **recommend denial of designation** to City Council

# Recommendation

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

**DISAPPROVE** the Local Historic Landmark designation of the former Cincinnati Public School building at 3060 Durrell Avenue, commonly known as the Hoffman School

# Overrule of the City Planning Commission's Decision

§ 1435-07-2-B (d)...If the City Planning Commission disapproves the designation, a two-thirds majority vote of Council is required to overrule the City Planning Commission's decision.

In that event, an appropriate action is for at least two-thirds of the members of Council to vote in favor of a motion to overrule the City Planning Commission's recommendation and enact the proposed designation ordinance.

**APPROVE** the Local Historic Landmark designation of the former Cincinnati Public School building at 3060 Durrell Avenue, commonly known as the Hoffman School

**APPROVE** the Hoffman School Local Historic Landmark Conservation Guidelines

**APPROVE** the boundary for the Hoffman School Local Historic Landmark