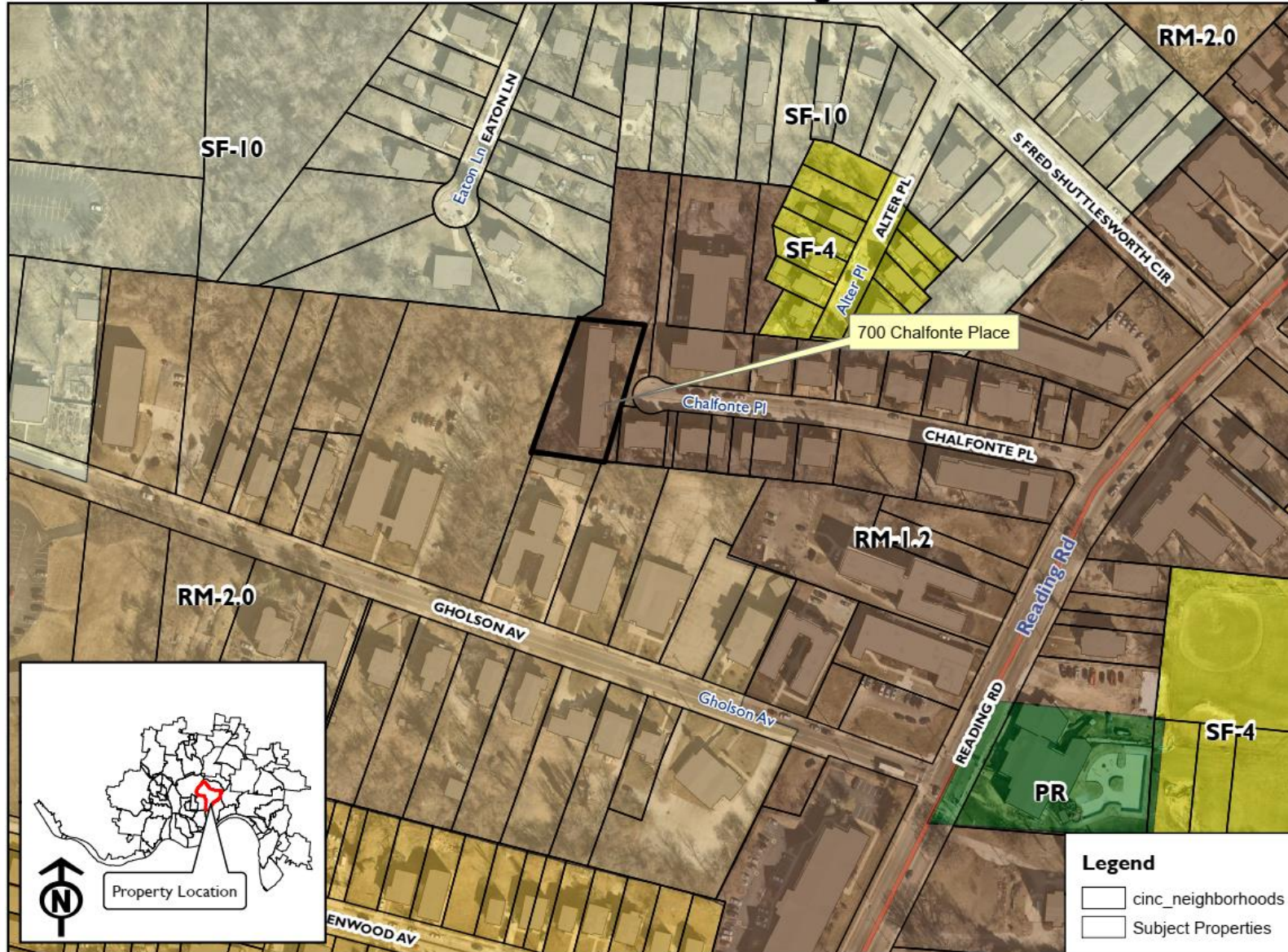




**PROPOSED LOCAL HISTORIC
LANDMARK DESIGNATION OF
THE LA VENTURA
700 CHALFONTE PLACE
AVONDALE, NORTH AVONDALE**

Equitable Growth and Housing | February 14, 2023

La Ventura - 700 Chalfonte Pl - Local Landmark Designation - Avondale, N. Avondale





La Ventura, Front Elevation, looking west



La Ventura, Front Elevation Detail



La Ventura, East (Front) and North (Side) Elevations

BACKGROUND

- Owner and developer - Nadav Livne
- Applicant - Sullebarger Associates - prepared nomination for the owner
- Property recommended for approval of landmark designation by Historic Conservation Board (HCB) - January 9, 2023
- Landmark designation - qualifies developer to apply - state historic tax credits

BACKGROUND

- Previously the apartment building - 23 units
- Developer - rehabilitate into the same 23 units
- Apartments will be Workforce Housing (80-120 AMI) , not affordable
- Current zoning is RM-1.2 - allows up to 36 units
- Off street parking lot - provide 36 parking spaces
- Zoning - requires 35 parking spaces

HISTORIC SIGNIFICANCE

Chapter 1435-07-1 (a) - Cincinnati Municipal Code - CPC must make findings before Local Landmark designation can be proposed - 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)

HISTORIC SIGNIFICANCE

La Ventura nominated under **Criterion 1 (historical significance)**

- The building - reflection of transformation from a neighborhood of large estates to multi-family housing - accessible to new residents via streetcars and automobiles and
- Movement of the City's Jewish population from West End to Avondale

La Ventura also nominated under **Criterion 3 (architectural significance)**

- Built in 1928, designed by noted architects S.S. Godley and son George H. Godley in the Mediterranean style - architectural significance intact
- Staff finds the building meets the criteria and is historically and architecturally significant

CPC PLANNING CONSIDERATIONS

When making such a decision the CPC shall consider the following factors:

- Relationship of the proposed designation to the comprehensive plans of the city, economic development plans and historic preservation plans of the city
 - *Designation - consistent with “Plan Cincinnati” (2012) and “Avondale’s Quality of Live Movement Plan” (2020)*
 - *Designation - assist in renovation of building - become qualified for Ohio State Historic Tax Credits and bring vacant building back to life and additional housing in Cincinnati*
 - *Designation - assist redevelopment of building in Avondale/North Avondale and Cincinnati*

PUBLIC COMMENT

- Joint public staff conference - Historic Office and Department of City Planning and Engagement - held December 21, 2022
- Notice was sent within a 400' radius and Avondale Community Council (ACC)
- Staff initially did not realize property was in a CC overlap area between Avondale/N. Avondale, once realized, staff sent notice to North Avondale Neighborhood Association (NANA) before the HCB and CPC meeting, not the staff conference notice
- Applicant and owner - in attendance, few neighboring property owners responded -
- Avondale Community Council has expressed their support for the designation

CONSISTENCY WITH PLANS

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 Live Movement Plan (2020)

- Consistent with Goal 12 “Revitalize Avondale with a diverse quality housing stock which meets the needs of existing seniors, owners, and renters and attracts new residents”

RECOMMENDATION

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

1. **APPROVE** the Local Historic Landmark designation of the La Ventura Apartments at 700 Chalfonte Place in Avondale/North Avondale as described in the “La Ventura Apartments Historic Designation Report” as seen in Attachment B
2. **APPROVE** the attached map designating the Local Historic Landmark; as seen in Attachment A; and
3. **APPROVE** the “La Ventura Apartments Historic Conservation Guidelines” as seen in Attachment C.