

January 25, 2023

Cincinnati City Council
Council Chambers, City Hall
Cincinnati, Ohio 45202

Dear Members of Council:

We are transmitting herewith an Ordinance captioned as follows:

DESIGNATING the La Ventura Apartments located at 700 Chalfonte Place in the Avondale and North Avondale neighborhoods as a historic landmark.

Summary

The petitioner is requesting a Local Historic Landmark designation for the La Ventura apartment building at 700 Chalfonte Place in Avondale and North Avondale. Developer Nadav Livne owns the building and is seeking this designation to make the building potentially eligible for state historic tax credits to renovate the building into twenty-three (23) work force apartment units. The current zoning on the property is Residential Multi-family (RM-1.2) which would allow up to 36 units by-right otherwise. There is an off-street parking lot on the property to serve the future residents of the building, where the applicant intends to provide a total of 36 parking spaces, whereas zoning only requires 35 parking spaces.

The applicant for this local historic landmark designation is nominating this landmark under Criterion 1 for its significant contributions to the broad patterns of our history and Criterion 3 for architectural significance. The proposed Local Historic Landmark designation of the La Ventura apartment building is a significant Cincinnati resource as defined by Chapter 1435 of the Cincinnati Zoning Code because it meets two of the criteria listed above, which is described further below in this staff report.

Under Criterion 1, it has been determined by City staff to be significant as a reflection of the transformation of Cincinnati's Avondale neighborhood from one of large estates and single-family homes to multi-family housing as the area became accessible to new residents via streetcars and automobiles. It is also representative of the movement of Cincinnati's Jewish population from the West End to Avondale in the early 20th century.

Under Criterion 3, the building is architecturally significant as an example of the Mediterranean style as applied to an apartment building by the firm of architects S. S. Godley and his son George H. Godley, who designed numerous projects for Jewish clients in Avondale.

On January 9, 2023, the Historic Conservation Board (HCB) voted unanimously to recommend the proposed Local Historic Landmark designation of the La Ventura Apartments at 700 Chalfonte Place under Criterion 1 (historical significance) and Criterion 3 (architectural significance) in Avondale and North Avondale to City Planning Commission and City Council.

On January 20, 2023, the City Planning Commission voted unanimously to recommend approval of the local landmark designation of the La Ventura Apartments at 700 Chalfonte Place in Avondale, North Avondale to City Council.

Motion to Approve the
Administration's recommendation: Mr. Samad

Ayes: Mr. Weber
Mr. Eby
Ms. Kearney
Mr. Stallworth
Ms. Sesler
Mr. Samad

Seconded: Ms. Sesler

THE CITY PLANNING COMMISSION



Katherine Keough-Jurs, FAICP, Director
Department of City Planning and Engagement