

HISTORIC CONSERVATION BOARD AGENDA

Monday, December 4, 2023 at 3:00 pm

There have been important changes to hearing procedures and rules for participation. This hearing will be conducted through a virtual/remote platform. Please visit www.cincinnati-oh.gov/boards to learn more about attendance and participation in virtual hearings.

CALL TO ORDER

DISCUSSION ITEMS

Item 1. 2009 AUBURN AV
COA2023062

The applicant requests a Certificate of Appropriateness to demolish a one-story non-contributing structure in the Auburn Avenue Historic District.

Applicant: JOHN BACK
Staff Report: DOUG OWEN

Item 2. 310 RACE ST

The applicant requests a Landmark Designation for the H.& S. Pogue Service Building located at 310 Race St in the Downtown Central Business District.

Applicant: Mark Hall of ABC Realty Advisors, LLC
Staff Report: DOUG OWEN

Item 3. 2569 St Leo Place

The applicant requests a Landmark Designation for St. Leo the Great School Building located at 2569 St Leo Place in the North Fairmont Community.

Applicant: Erick Carlson of 2569 St Leo Place, LLC
Staff Report: DOUG OWEN

OTHER BUSINESS

ADJOURN

APPLICATION FOR CERTIFICATE OF APPROPRIATENESS HISTORIC CONSERVATION BOARD PUBLIC HEARING STAFF REPORT

APPLICATION #: COA2023062
APPLICANT: John Back
OWNER: Estelle Auburn, LLC
ADDRESS: **2009 Auburn Avenue**
PARCELS: 088-0008-0110
ZONING: CN-M
OVERLAYS: Auburn Avenue Historic District
COMMUNITY: Mt. Auburn
REPORT DATE: November 20, 2023
STAFF REVIEW: Douglas Owen, Urban Conservator

Existing Conditions

The subject property is situated on the southwest corner of Auburn Avenue and Estelle Street in the Mt. Auburn neighborhood. The building is a former single-story commercial building dating to 1960 that has been vacant for many years. The building has current condemnation orders from the Department of Buildings and Inspections. The property is explicitly listed in the Auburn Avenue Conservation Guidelines as a non-contributing building.

Proposed Conditions

The applicant is proposing to demolish the existing building and seed and straw the site until future redevelopment plans occur.

Applicable Zoning Code Sections:

| | | |
|------------------------|---|-------------------------|
| Zoning District: | Section 1409 | CN-M |
| HCB authority: | Section 1435-05-4 | |
| Overlays: | Section 1435 | Historic Preservation |
| Historic District/Reg: | Auburn Avenue Historic District | |
| COA Standard: | Section 1435-09-2 | COA; Standard of Review |

Previous Reviews: N/A

Zoning Review

The proposed demolition will not affect the Zoning considerations on the property. No Zoning Relief is required.



Figure 1: Location of subject property in red with Historic District in brown. Image from CAGIS.



Figure 2: Image of subject property. Image from Google.

Certificate of Appropriateness Review:

A COA is required for the proposed demolition of the building.

Comments on Applicable Guidelines

The proposed work substantially conforms to the Auburn Avenue Historic Conservation Guidelines, as discussed below.

Applicable Guidelines

DEMOLITION: PERMITTED ONLY UNDER CERTAIN CIRCUMSTANCES

Demolition of existing buildings shall not be permitted unless one of the following conditions exist:

- 1. Demolition has been ordered by the Director of Buildings and Inspections for public safety because of an unsafe or dangerous condition which constitutes an emergency;*
- 2. The owner can demonstrate to the satisfaction of the Historic Conservation Board that the structure cannot be reused nor can a reasonable economic return be gained from the use of all or part of the building proposed for demolition;*
- 3. The owner is a non-profit corporation or organization and can demonstrate to the satisfaction of the Historic Conservation Board that the denial of the application to demolish would also deny the owner the use of the property in a manner compatible with its organizational purposes and would amount to a taking of the owner's property without just compensation;*
- 4. The demolition request is for an inappropriate addition or a non-significant portion of a building and the demolition will not adversely affect those parts of the building which are significant as determined by the HCB;*
- 5. The demolition request is for a non-contributing building and the demolition will not adversely affect the character of the district.*

The applicant is proposing the demolition of the existing building on the site. Following demolition, the site will be seeded and strawed for a new grass lawn until future redevelopment occurs. The building is explicitly listed in the Conservation Guidelines as a non-contributing building (2009-2011 Auburn Ave). The building has current condemnation orders from the Department of Buildings and Inspections and has been vacant for many years. Recently, a vehicle crashed through the front wall of the building, which has been boarded over.

The applicant has noted that the proposed demolition complies with Section 1, Part 2(a) of the Demolition Case Sheet for the demolition of a non-contributing building. Under this section, demolition of a non-contributing building may occur so long as the building "(a) must be listed in the applicable guidelines as non-contributing or if not listed as non-contributing, must provide justification why the building should be considered non-contributing; and (b) the demolition will not adversely affect the streetscape."

The proposed demolition is for a non-contributing building dating to 1960 and its demolition will not adversely affect the streetscape. The block face on which the property is located is small with only one other building at 2001 Auburn. 2001 Auburn was previously approved for demolition by the HCB and the demolition is currently under way. While a contributing building is located across Estelle Street to the north, it is setback substantially from Auburn Avenue with a large grassy front yard. Across the street sits another non-contributing building at 2010 Auburn Avenue. Considering the surrounding context, the demolition of 2009 Auburn Avenue will not adversely affect the integrity of the district nor its streetscape.

Other Considerations:

Prehearing Results: A prehearing was held on November 17, 2023. The applicant was in attendance.

Comments Provided to Staff: N/A

Consistency with *Plan Cincinnati (2012)*:
“Sustain” Initiative Area “Preserve our built history”

Recommendation:

Staff recommends the Historic Conservation Board take the following actions based on plans by submitted by the applicant:

I. CERTIFICATE OF APPROPRIATENESS

A. **APPROVE** a Certificate of Appropriateness for the demolition of 2009 Auburn Avenue with the following condition:

1. The building permits must be issued within two years of the decision date or the Certificate of Appropriateness shall expire.

B. **FINDING:** The Board makes this determination per Section 1435-09-2:

1. That the property owner has demonstrated by credible evidence that the proposal substantially conforms to the applicable conservation guidelines.
2. The subject property is considered to be non-contributing to the Auburn Avenue Historic District based on its age, configuration and style. It is explicitly listed in the Guidelines as a non-contributing building.
3. The proposed demolition will not adversely affect the larger historic district, nearby contributing properties, or the streetscape.

City of Cincinnati



Department of Buildings & Inspections
Division of Property Maintenance Code Enforcement

Two Centennial Plaza - 805 Central Avenue, Suite 500 - Cincinnati, Ohio 45202 - P (513) 352-3275 - F (513) 564-1708

ESTELLE AUBURN LLC
CO THOMAS L NEYER JR
646 MAIN ST SUITE 200
CINCINNATI OH 45202

PERSON CHARGED: ESTELLE AUBURN LLC
Case Number: BC20230089

Subject Property: 2009 AUBURN AV
BPP: 008800080110

NOTICE OF CIVIL OFFENSE AND CIVIL FINE

NOTICE DATE: August 16, 2023


To: ESTELLE AUBURN LLC

This is a notice of civil offense and civil fine. On August 14, 2023, I inspected the premises located at 2009 AUBURN AV CINC St: 1 Fl: 1 Unit: 1, and found that you have not complied with the lawful order(s) of the Director of Buildings and Inspections issued on February 16, 2023. As of the day and time of my inspection, the following violations identified on the attached **VIOLATION LISTING** had not been corrected.

Pursuant to Section 1501-9 of the Cincinnati Municipal Code, a violation of the Cincinnati Building Code is a Class D civil offense. The fine for a Class D offense is \$750.00. You must either pay the fine or file an answer to this notice within 168 hours or the fine will double. Please see the enclosed brochure with instructions for payment, filing an answer, and requesting a hearing. **Please include the enclosed Payment and Hearing Request Sheet with your payment or request for a hearing.**

If you correct all of the Code violations by the date of the hearing, the fine will be reduced by 50%. If you correct the violations before the hearing, please call 615-7440, or e-mail bill.hern@cincinnati-oh.gov, to arrange for reinspection. Failure to appear at a requested hearing will be considered an admission of the civil offense. All available collection remedies and costs of collection will be pursued in the event the civil fine and delinquent charges are not timely paid.

I, Bill Hern, the undersigned Housing Inspector, City of Cincinnati Department of Buildings & Inspections, inspected the subject premises and attest that the facts set forth in this Notice of Civil Offense and Fine are true.


Inspector _____ Badge # 6 Date 8/16/23 Time: 9:00 P.M.



VIOLATION LISTING:

Case Number: BC20230089

February 16, 2023

1 CONDEMNATION

You are ordered to promptly take down and remove the building or to promptly cause the dangerous and unsafe condition to be remedied in accordance with the CBC. Whether you elect to repair or demolish the building, permits must be obtained and plans and specifications may be required. Submit plans and obtain the required permits prior to starting work. If you elect to take down and remove the building, or cause the unsafe condition to be remedied, you are ordered to do so within 30 days of the date of this notice.

You are further ordered to barricade the building within 15 days of the date of this notice and keep it vacant and secure effective immediately pursuant to Section 1101-65 CBC. Please refer to the enclosed information on barricading buildings. If you elect to cause the unsafe condition to be remedied, and the building is not demolished within 30 days of the date of this notice, you are ordered to comply with the obligations of owners of vacated buildings per Section 1101-77. CBC within the time provided for in the portion of Section 1101-77. CBC shown below.

CBC SECTION: 1101-63. Dangerous and unsafe premises.

All buildings having defects as set forth herein shall be deemed dangerous or unsafe buildings as follows:

- (1) Those whose walls, floors, foundations or other members are so out of plumb, level, original position, deteriorated, or overloaded as to be unlikely to perform their intended functions, or are in such condition or of such size as to cause stresses in any structural members likely to result in failure or collapse; or
- (2) Those which are, or have become, so dilapidated, decayed, or unsafe, or which so substantially fail to provide the basic elements of shelter or safety that they are unfit for human habitation or dangerous to life or property; or
- (3) Those which in the opinion of the director of buildings and inspections and a responsible officer of the Fire Division constitutes a serious fire hazard because of their use, construction, unprotected exposure, or lack of maintenance; or
- (4) Those which are a hazard to the safety, health or general welfare of the occupants or the public; or
- (5) Those which the Director has ordered vacated or kept vacant and which in the time provided by the order have not been brought into compliance with the CBC or into compliance with the terms and conditions of a current vacant building maintenance license.

Any such dangerous or unsafe building is herewith declared to be a public nuisance.

1101-77.2 Time For Compliance: An owner subject to 1101-77.1 CBC shall apply for a vacated building maintenance license and obtain liability insurance in the amount required by 1101-77.1 within 30 days from the date of issuance of the initial order to vacate the building or portion thereof. After applying for a license and obtaining insurance, the owner shall cause the premises to conform to the minimum standards of safety and structural integrity set forth in 1101-79.4 CBC within 60 days of the application date.



Payment and Hearing Request Sheet

Case # -BC20230089

August 15, 2023

You have been charged with a civil violation of the Cincinnati Municipal Code.

Please be advised:

1. **THIS IS NOT A WARNING**
2. **ALL FINES DOUBLE** if not paid or a written answer is not filed within 168 hours (7days)
3. Failure to timely answer this Notice of Civil Offense will be considered an admission of the violation and all available collection remedies and costs of collection may be pursued in that event.
4. **You will be charged a \$75. fee for this hearing request.**

You must do one of the following within 168 hours (7days) or THE FINE WILL DOUBLE. Please place an X in the appropriate box and sign and date the notice below.

- A. **PAY THE FINE.** Mail a check or money order made payable to the Treasurer, City of Cincinnati, for the payout amount listed on the first page of this notice along with a copy of the notice.
- B. **REQUEST A FORMAL HEARING BEFORE A HEARING EXAMINER.** If you dispute the Notice of Civil Offense & Civil Fine or have any questions or concerns regarding the Notice of Civil Offense & Civil Fine you may schedule a hearing. After your request for a hearing is received you will be notified by mail of your hearing date and time. All hearings are held in person at the OAH office. Failure to appear at a requested hearing will be considered an admission of the civil offense. **HEARINGS ARE NOT SCHEDULED BY TELEPHONE.**
- C. **REQUEST A CURE CREDIT.** If you admit the violation that is the basis of the Notice of Civil Offense & Civil Fine and you have corrected that violation, you may request a 50% reduction in your fine if your Notice of Civil Offense & Civil Fine is marked as Reducible and you have corrected the violation. To request a cure credit, please submit a written request admitting the violation along with proof that the violation has been corrected. Your request must also include your name and address, the address where the violation occurred and the Notice of Civil Offense Number

X _____ Date _____
Signature

Preferred Phone # _____ E-Mail: _____

Correspondence or Payments should be submitted to:
Office of Administrative Hearings
Two Centennial Plaza
805 Central Avenue, Suite 110
Cincinnati, Ohio 45202

To obtain additional information please contact the Office of Administrative Hearings at
(513)352-4899, oah@cincinnati-oh.gov
or visit us online at <http://www.cincinnati-oh.gov/oah>



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- (2) Those which are, or have become, so dilapidated, decayed, or unsafe, or which so substantially fail to provide the basic elements of shelter or safety that they are unfit for human habitation or dangerous to life or property; or
- (3) Those which in the opinion of the director of buildings and inspections and a responsible officer of the Fire Division constitutes a serious fire hazard because of their use, construction, unprotected exposure, or lack of maintenance; or
- (4) Those which are a hazard to the safety, health or general welfare of the occupants or the public; or
- (5) Those which the Director has ordered vacated or kept vacant and which in the time provided by the order have not been brought into compliance with the CBC or into compliance with the terms and conditions of a current vacant building maintenance license.

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To obtain additional information please contact the Office of Administrative Hearings at
(513)352-4899, oah@cincinnati-oh.gov
or visit us online at <http://www.cincinnati-oh.gov/oah>



Historic Conservation Board

Hearing Application



II Centennial Plaza
805 Central Avenue, Suite 500
Cincinnati, Ohio 45202
Monday- Friday 7:30 am- 4 pm
513-352-1559

Section 1. SUBJECT PROPERTY

ADDRESS _____ COMMUNITY _____
PARCEL ID(S) _____ HISTORIC DISTRICT _____
BASE ZONING CLASSIFICATION _____ HILLSIDE DISTRICT: Yes No
 Non-Residential Project Residential Project (RCO) One -, Two -, and Three- Family Dwelling

Section 2. APPLICANT

NAME _____ CONTACT PERSON (if legal entity) _____
ADDRESS _____ CITY _____ STATE _____ ZIP _____
EMAIL _____ RELATIONSHIP TO OWNER (if not owner) _____
TELEPHONE _____

Section 3. OWNER

NAME _____ CONTACT PERSON (if legal entity) _____
ADDRESS _____ CITY _____ STATE _____ ZIP _____
EMAIL _____ RELATIONSHIP TO OWNER (if not owner) _____
TELEPHONE _____

Section 4. NATURE OF CERTIFICATE OF APPROPRIATENESS REQUESTED

A certificate of appropriateness is NOT being requested. (Proceed to Section 5.)

A certificate of appropriateness is being requested for:

New Construction Alteration Demolition

BRIEF DESCRIPTION OF PROJECT (*Do not write "see attached" or leave blank.*)

Section 5. NATURE OF ZONING RELIEF REQUESTED

Zoning relief is NOT being requested, or select all that apply:
 Variance Special Exception Conditional Use Use Variance
 Expansion or Substitution of Non-Conforming Use Hillside Overlay District Permission
 Urban Design Overlay District Permission DD District Phased Development Approval

BRIEF DESCRIPTION OF ZONING RELIEF REQUESTED (*Do not write "see attached" or leave blank.*)

Section 6. SIGNATURE.

I certify that all statements and documents that I provide with reference to this application are accurate, complete, and true to the best of my knowledge and belief. I further acknowledge that my application shall be deemed incomplete for my failure to timely comply with any requirement of this application, which non-compliance may result in delays in the scheduling and resolution of my application.

Print Name _____ **Signature** _____ **Date** _____

Section 7. DOCUMENTATION SUBMISSION REQUIREMENTS.

Important Information: An application will not be deemed complete until all required documents listed below have been submitted and the application fee is paid in full. All transactions must be completed by 4:00pm. No exceptions. Applicants are strongly encouraged to submit as early as possible to allow time for review and revisions. Partial applications cannot be processed. Failure to submit a complete application prior to 4:00pm on a deadline date will result in delays to the assigned hearing date.

| | |
|--------------------------|--|
| <input type="checkbox"/> | Submit two (2) paper copies collated, single sided and bound together of all the documents listed below, AND one (1) digital copy on a thumb/flash drive in PDF format of all documents listed below. <i>No emails.</i> |
| <input type="checkbox"/> | Historic Conservation Board hearing application; pages 1-2 only. The instruction pages should not be included in your submission. |
| <input type="checkbox"/> | Adjudication Letter AND worksheet issued by the Department of City Planning & Engagement – Urban Conservator’s Office. Provide all documents requested on the worksheet. |
| <input type="checkbox"/> | A written statement explaining how the proposed project meets the applicable Historic Conservation Guidelines and, if requested, Zoning relief. Separate instructions for preparing this statement are attached. <i>If you fail to follow the instructions for your type of request(s), your application may be denied.</i> |
| <input type="checkbox"/> | Applications requesting development permission in a Hillside Overlay District must meet the additional requirements found in Cincinnati Municipal Code 1433-15. <i>Please ensure your application meets these requirements.</i> |
| <input type="checkbox"/> | All documents (forms, letters, etc.) must be formatted to 8.5x11. Font no smaller than size 11. Plans or drawings may be formatted to 11x17 or 12x18. <i>No larger sizes will be accepted.</i> |
| <input type="checkbox"/> | Accurate drawings, plans or surveys (including a graphic scale) of existing and proposed project showing parcel lines, boundaries, dimensions, areas, topography, and frontage of the property involved, as well as the location and dimensions of all primary and accessory structures from the nearest property lines. Provide all parcels and structures adjacent to the site. When landscaping is required by the zoning code, a landscaping plan must be provided. |
| <input type="checkbox"/> | Detailed information (such as drawings, elevations with measurements, specifications) fully depicting the exterior and/or interior appearance of the existing and proposed project, including parking and access, exterior lighting, landscaping, signs, roof and floor plans involved in the application. Provide labeled photographs of existing conditions of all sides/directions of the structure/property. |
| <input type="checkbox"/> | The Hamilton County Auditor’s record showing ownership of the property. If the Hamilton County Auditor’s official records do not list the applicant or owner as the owner of the property, please provide a lease, contract to purchase, or other agreement demonstrating the applicant or owner’s legal basis to seek the relief requested. |
| <input type="checkbox"/> | A list of witnesses, expert witnesses, or legal counsel who you expect to testify at the hearing on this application. Please provide names and email addresses. |
| <input type="checkbox"/> | Other documents or information you intend to introduce at the hearing on this application. |
| <input type="checkbox"/> | A non-refundable application fee - a check made payable to “City of Cincinnati.” |

To help avoid delays, it is strongly suggested that you present your application to neighboring property owners and any interested neighborhood community groups prior to the hearing on your application. This will give you a prior opportunity to address your neighbors’ concerns or objections and can facilitate the approval of your application.

ADJUDICATION/DENIAL LETTER

Date: October 31, 2023

Location: 2009 Auburn Avenue

Request: COA

Zoning District: CN-M/ Auburn Avenue Historic District

The City of Cincinnati appreciates receiving information regarding your proposed project. The purpose of this letter is to inform you that your proposed project requires a Certificate of Appropriateness from the Historic Conservation Board, as it is within a local historic district and involves the demolition of a non-contributing building.

All documents **that are checked** on the “Checklist for Historic Conservation Board” document are a required part of the submission, and the submission will not be considered complete unless all of these documents are included. When you submit the copies of the application, the “Checklist” Sheet must be submitted as well. The application can be found at this link: <https://www.cincinnati-oh.gov/sites/planning/assets/HCB%20Application%20Revised%202.2.22%20Hyperlink.pdf>.

All deadlines for upcoming Historic Conservation Board hearings can be found <https://www.cincinnati-oh.gov/planning/historic-conservation/historic-conservation-board/>. **Applications must be submitted no later than 3pm on the deadline date.**

The applications and documents required will be turned into the *Law Department- Office of Administrative Boards*. Their office is located on the 5th floor of 805 Central Avenue in the Permit Center. Applications can be turned in **no later than 3pm on the deadline date**. You must contact Kasandra Maynes at 513-352-1559 or Kasandra.Maynes@cincinnati-oh.gov for submittal.

You may also contact me at the information listed below with historic conservation or zoning questions, concerns or to make an appointment.

Sincerely,



Douglas Owen

Urban Conservator

(p): 513-352-4848

(e): douglas.owen@cincinnati-oh.gov

Demolition Case Sheet

Documentation for the Demolition of Historic Properties

Historic Conservation Office

Section 1:

A property owner who wishes to demolish a local landmark or a building located in a local historic district must demonstrate to the Historic Conservation Board that they meet one of the following conditions.

1. Emergency Demolition
 - a. Must have a letter from the Director of Buildings and Inspections declaring it a Emergency Demolition in accordance with section 1435-09-5 of the City of Cincinnati Zoning Code.
2. Demolition of a Non-Contributing building or addition
 - a. Must be listed in the applicable guidelines as non-contributing or if not listed as non-contributing, must provide justification why the building should be considered non-contributing; and
 - b. The demolition will not adversely affect the streetscape.
3. The Demolition is for inappropriate addition or a non-significant portion of a building.
 - a. The demolition does not adversely affect significant parts of the building; and
 - b. The addition or non-significant portion highly is not highly visible from the street; or
 - c. The demolition will not adversely affect the streetscape.
4. The Demolition is due to an Economic Hardship. *If claiming Economic Hardship the applicant must answer all questions in Section 2.*
5. The demolition may be permitted through other conditions set forth in the applicable guidelines for the property.

Please refer to the attached letter/documentation

Section 2:

A property owner who wishes to demolish a local landmark or a building located in a local historic district with claims of Economic Hardship must demonstrate to the Historic Conservation Board that there is no feasible and prudent alternative that would conform to the conservation guidelines and the applicant must also show that the strict application of the guidelines would deny the owner a reasonable rate of return on the real property and would amount to an economic hardship.

When an applicant claims that the strict application of the conservation guidelines would amount to an economic hardship, the applicant must submit answers to the following questions, in written form, to the Urban Conservator.

1. The amount paid for the property, the date of purchase and the party from whom purchased, including a description of the relationship, if any, between the owner and the person from whom the property was purchased;
2. Annual gross (pre-tax minus maintenance and other costs) income from the property for the previous three (3) years;
3. Itemized operating and maintenance expenses for the previous three (3) years;
4. An itemized statement of the annual costs of all insurance on the property;
5. The value of significant interior and exterior improvements made after purchase;
6. Real estate taxes for the previous three (3) years;

7. Remaining balance on the mortgage of other financing secured by the property and annual debt service, if any, for the previous three (3) years;
8. The assessed value of the land and improvements thereon according to the three (3) most recent assessments;
9. All appraisals obtained within the previous two (2) years by the owner or applicant in connection with his purchase, financing or ownership of the property;
10. Form of ownership or operation of the property, whether sole proprietorship, for-profit or not-for-profit corporation, limited partnership, joint venture, or other.
11. Any state or federal income tax returns relating to the property for the last two years.
12. Any listing of the property for sale or rent, price asked and offers received if any;
13. Any real estate broker or firm engaged to sell or lease the property;
14. Proof of reasonableness of price or rent sought by the applicant;
15. Any advertisements placed for the sale or rent of the property;
16. The condition of the property when purchased;
17. All available reports, if any, on the structural condition of the property.
18. Any consideration by the owner as to profitable adaptive uses for the property;
19. Whether or not the property was occupied when purchased, and any income from the property at the time it was purchased immediately or prior thereto.
20. Annual cash flow, if any, for the previous two (2) years.
21. For vacant, semi-vacant and under-utilized buildings, or buildings in need of rehabilitation, owner is required to submit a statement of estimated market value and potential return on investment based on existing or all potential legal new uses, including cost estimates of rehabilitation, and supplementary new construction, The applicants must use fair market value for the property, a "reasonable" rate of return on investment, and prevailing rehabilitation and rental rates in the area (including floor area per floor and total).
22. Consideration if partial use of the building would be able to gain a reasonable economic return on the building.
23. Consideration of economic incentives and/or funding available through the federal, state, city or private programs on the pro-formas for rehabilitation that would affect the potential return on investment the property.
24. Estimated market value and/or income from the property after the demolition of the structure or structures.
25. Statement from the owner of knowledge of landmark designation or potential designation at the time of acquisition.
26. Credentials of all professionals providing evidence including but not limited to structural engineering report, market values, rental rates, appraisals, construction cost estimates, and pro-formas.

Mr. Douglas Owen

Urban Conservator
City of Cincinnati
805 Central Ave, Suite 500
Cincinnati, OH 45202

November 2, 2023

Dear Mr. Owen,

The blocks situated at the intersection of Auburn Avenue, Dorchester Avenue, and Sycamore Street where the property subject to this application is located, form the gateway to the neighborhood of Mt. Auburn. This corner has experienced an incredible amount of change in the past three years with the full renovation of the Flatiron Building (completed by us in 2021), the opening of the Flatiron Café in its storefront, and the realignment of the 5-points intersection by the City. We have accomplished this tremendous progress in partnership with the community through the Mount Auburn Community Development Corporation (MACDC). This progress has been the culmination of multiple community plans developed over the past 10 years. We have been energized and encouraged by our success thus far, and are ready to begin the next phase of progress for the community by removing the blight at the North end of this intersection—namely 2009 Auburn Avenue.

2009 Auburn Avenue has been vacant for many years, and is in extremely bad condition, having been struck by a car when under control of the previous owner. Further, it has sat unmaintained as the former church that owned the property was embroiled for years in an internal legal battle for control of that organization. The property has been under condemnation orders for some years, and has a history of violations with the Building Department. The demolition of this building will provide relief to Mt. Auburn’s business district—which has suffered from neglect and a lack of investment for decades—and will make way for new development to bring density and amenities to this burgeoning neighborhood.

Attached to this letter, as a part of our application you will find a series of documents that fulfill the requirements of the “demolition case sheet”. One of the documents is page 9 of the Auburn Avenue Historic District Guidelines that lists 2009 Auburn Avenue as a non-contributing structure. I have also attached the building code violations that speak as a testament to the blight that this building causes. While our intention is to eventually build a mixed-use development on this site, the mere act of demolishing the current structure and seeding and covering the ground with straw will be a significant **improvement** to Mt. Auburn’s quality of life—positively affecting this community and paving the way for the next step in the rebirth of the neighborhood business district along Auburn Avenue.

Sincerely,



John Back
Vice President, Design & Development



▲

Statement of Plans for Property After Demolition

After the demolition of 2009 Auburn Avenue is completed, the applicant will remediate any environmental contamination of the soil that may be present, due to the neighboring property's contamination. After remediation is completed on both properties, the applicant will plant grass seed and cover the area with straw, and will maintain the grass that grows there while future plans for a mixed-use development are contemplated for the larger site (of which this address is a part).

CONSERVATION GUIDELINES: AUBURN AVENUE HISTORIC DISTRICT

Introduction to Guidelines

General Characteristics

General Guidelines

Building Rehabilitation and Alteration

New Construction

Additions

Demolitions

Site Improvements and Alterations

Non-Contributing Buildings

INTRODUCTION TO GUIDELINES

The Conservation Guidelines outlined in this booklet are intended to assist property owners, architects, and contractors who are considering work within the Auburn Avenue Historic District, including changes to existing buildings, demolition, or new construction. The guidelines are not rigid sets of rules, but serve as a guide in making improvements which are compatible with the district's character. They set broad parameters within which district changes should occur, while maintaining ample opportunity for design creativity and individual choice. The guidelines give the owner and the City's Historic Conservation Board a way to determine whether the proposed work is appropriate to the long-term interests of the district.

When construction or demolition is proposed within the Historic District, a Certificate of Appropriateness (C.O.A.) must be obtained from the Historic Conservation Board (HCB). This is in addition to a building permit, although there is no additional fee. The following kinds of work do not require a C.O.A.:

- Ordinary repair and maintenance which does not result in an exterior change.
- Interior work such as plumbing, wiring, and plastering.

The following points are extremely important:

- The guidelines do not require that an owner make improvements.
- The guidelines do not force an owner to "take the property back to the way it was."
- The HCB may modify certain guidelines, as appropriate, in cases of economic hardship.
- The HCB must approve the proposal, even if it doesn't meet the guidelines, when the owner demonstrates:
 1. That there is no economically feasible and prudent alternative" which would conform to the guidelines, and
 2. That strict application of the guidelines would deny a reasonable rate of return on the property, and would amount to a "taking of the property without just compensation."
- The guidelines and the legislation which set up the HCB are structured for negotiating solutions which will give the owner substantial benefit without causing substantial harm to the district. The Board may grant approval, set conditions, or waive certain guidelines to aid negotiations.
- Any applicant who disagrees with a Board decision may appeal the decision to City Council.

Applicants are encouraged to consult with the Historic Conservation Office staff during the planning stages prior to formal application for a building permit. We are available in Suite 700, Centennial Plaza Two, 805 Central Avenue or at 352-4890.

3) WALLS AND FENCES: RETAIN THE ORIGINAL

Stone retaining walls and wrought iron fences are distinctive characteristics of the Auburn Avenue Historic District. Existing historic walls, gates, and fences should be repaired and retained wherever possible. New fences should be of wood, iron, or stone and should be simple and contemporary in design. These should not exceed four (4) feet in height in the front yard, so that views of the contributing buildings within the district are not obstructed. Chain-link, concrete block, unfaced concrete, plastic, fiberglass, or plywood fences and walls are inappropriate. Solid (privacy) fences, including "stockade" fences, are discouraged, except where they are necessary for screening storage or small parking areas. New retaining walls should be of dry stone or stone masonry. In some instances, planted hedges may be more appropriate than new fences or walls.

4) LANDSCAPING: SIMPLE AND CONTEMPORARY

Landscaping, special lighting, seating, and decorative paving are encouraged as part of rehabilitation and new construction projects. The design of these features should be simple and contemporary. Antiques or historic reproductions are not generally encouraged. Mature trees should be retained, as should other significant features such as steps, retaining walls, walks, and fences which contribute to a property's character.

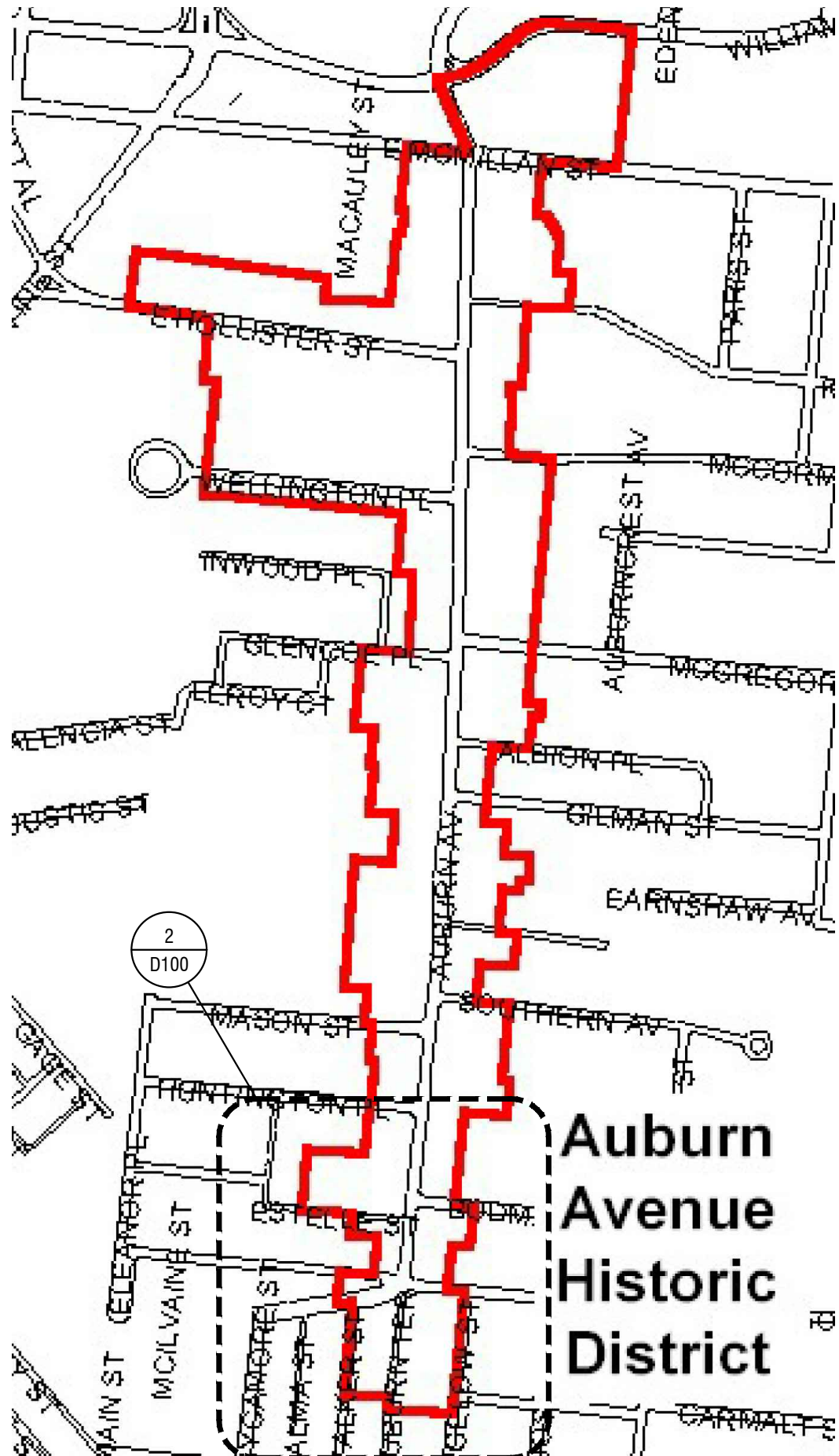
NON-CONTRIBUTING BUILDINGS

Buildings which do not contribute to the distinctive character of the district were generally constructed after most of the rest of the district was built. They are of a different character than the contributing buildings due to their age and the difference in their scale, material, and detailing. The following buildings are in this category:

| | |
|----------------------|---------------------------------|
| 2000 Auburn Ave | 2328 Auburn Ave |
| 2009-2011 Auburn Ave | 2340 Auburn Ave |
| 2010 Auburn Ave | 2350 Auburn Ave |
| 2123 Auburn Ave | 2438 Auburn Ave (church) |
| 2020 Auburn Ave | 2439 Auburn Ave (addition only) |
| 2031 Auburn Ave | 42 E Hollister |
| 2058 Auburn Ave | 47 E Hollister |
| 2108 Auburn Ave | 71 E Hollister |
| 2230 Auburn Ave | 103 William Howard Taft |
| 2314 Auburn Ave | |

Additions, alterations, and rehabilitation of the above buildings should either be compatible with the style and character of each or should cause the building to become more compatible with the district.

Non-contributing buildings may be demolished if the demolition will not adversely affect the character of the district; any new construction on the cleared site will be subject to the guidelines for new construction and site improvements for the Auburn Avenue Historic District.



Auburn Avenue Historic District

1 HISTORIC DISTRICT BOUNDARIES
D100 NOT TO SCALE

SHEET INDEX

- D100 CONTEXT MAP/HISTORIC DISTRICT OUTLINE/SHEET INDEX
- D101 EXISTING SITE PLAN
- D200 EXISTING ELEVATION PHOTOS
- D201 PHOTOS WITHIN SURROUNDING BLOCK



2 CONTEXT MAP
D100 NOT TO SCALE

CERTIFICATE OF APPROPRIATENESS APPLICATION FOR:

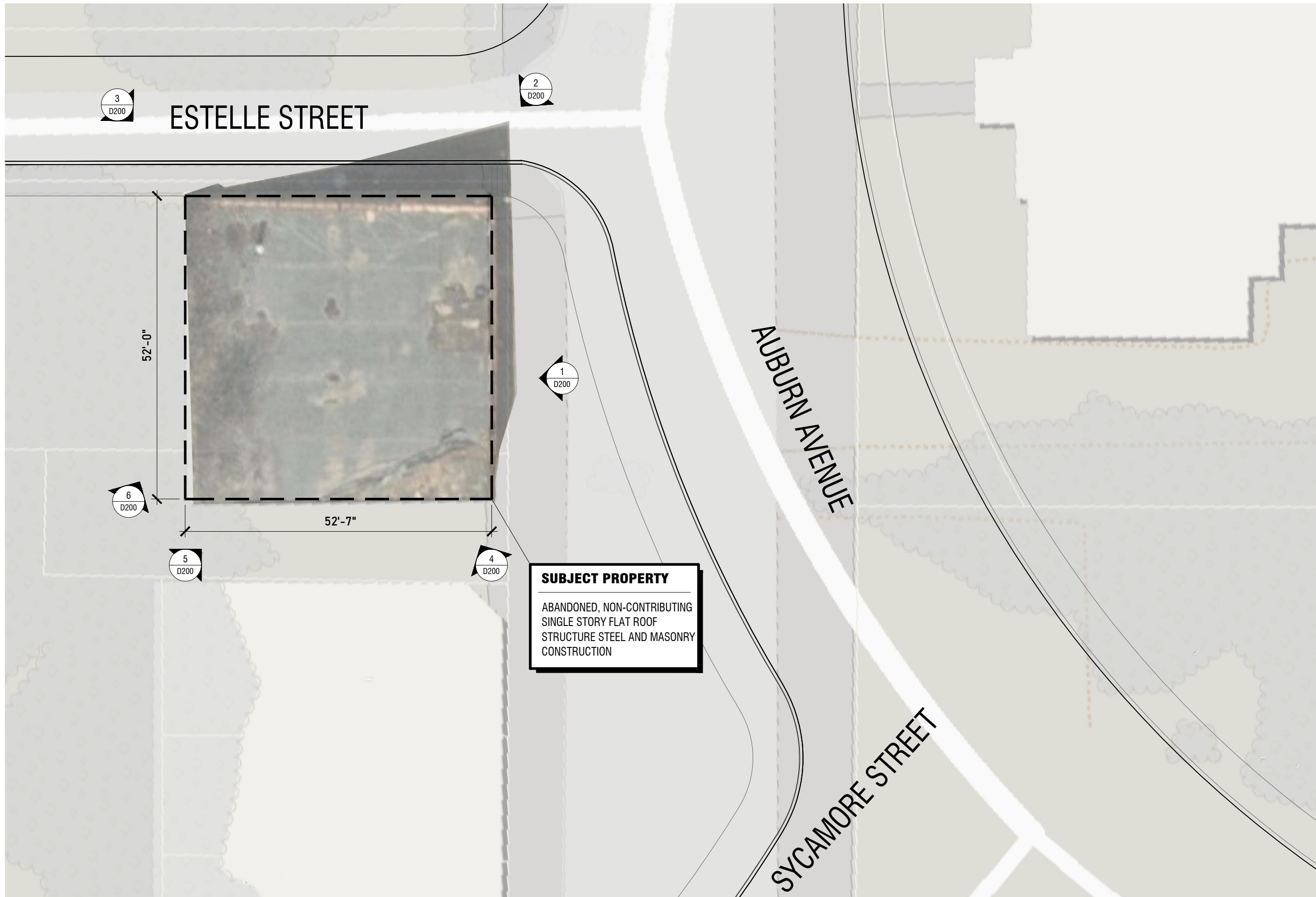
2009 AUBURN AVENUE DEMOLITION

CINCINNATI, OHIO 45202

11/1/2023
CONTEXT MAP
NOT FOR
CONSTRUCTION

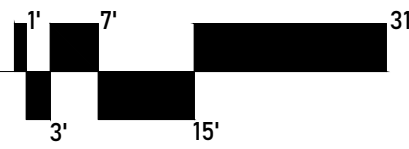
D100
SCALE AS NOTED





SUBJECT PROPERTY
 ABANDONED, NON-CONTRIBUTING
 SINGLE STORY FLAT ROOF
 STRUCTURE STEEL AND MASONRY
 CONSTRUCTION

1 EXISTING SITE PLAN
 D101 1/16" = 1'-0"



CERTIFICATE OF APPROPRIATENESS APPLICATION FOR:
2009 AUBURN AVENUE
DEMOLITION
 CINCINNATI, OHIO 45202

11/1/2023
 EXISTING SITE PLAN
 NOT FOR
 CONSTRUCTION

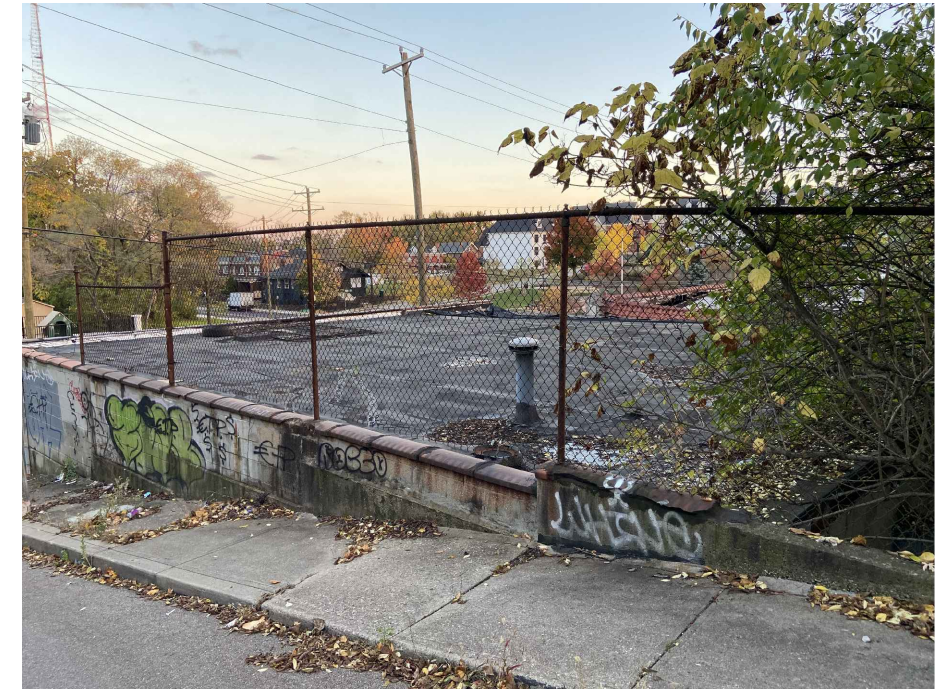
D101
 1/16"-1-0"



1 **EXIST. ELEVATION**
D200 PHOTO EAST SIDE (FRONT)



2 **EXIST. ELEVATION**
D200 PHOTO NORTH EAST CORNER



3 **EXIST. ELEVATION**
D200 PHOTO NORTH WEST CORNER



4 **EXIST. ELEVATION**
D200 PHOTO SOUTH EAST CORNER



5 **EXIST. ELEVATION**
D200 PHOTO SOUTH WEST CORNER



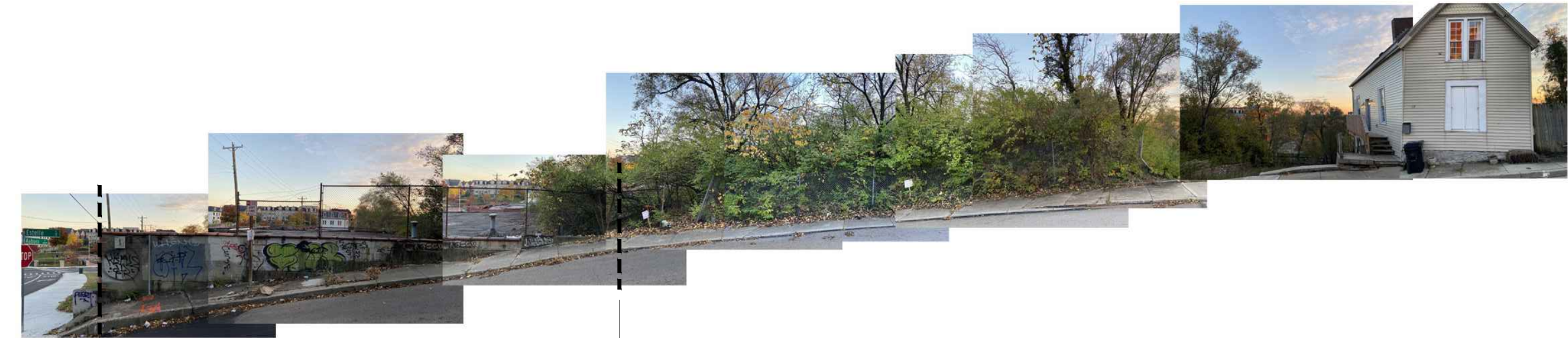
6 **EXIST. ELEVATION**
D200 PHOTO WEST SIDE (REAR)



2009 AUBURN AVENUE
SUBJECT PROPERTY

AUBURN AVENUE
SURROUNDING BLOCK

1 **STREETSCAPE PHOTOS**
D201 NOT TO SCALE



2009 AUBURN AVENUE
SUBJECT PROPERTY

ESTELLE STREET
SURROUNDING BLOCK

2 **STREETSCAPE PHOTOS**
D201 NOT TO SCALE


Brigid Kelly, Hamilton County Auditor

generated on 11/2/2023 11:02:44 PM EDT

Property Report

| | | | |
|--------------------------------------|-----------------------------------|-------------------------------------|--------------------------------------|
| Parcel ID 088-0008-0110-00 | Address 2009 AUBURN AVE | Index Order Parcel Number | Tax Year 2022 Payable 2023 |
|--------------------------------------|-----------------------------------|-------------------------------------|--------------------------------------|

Property Information

| | | | |
|--|--|---|--|
| Tax District 001 - CINTI CORP-CINTI CSD | School District CINCINNATI CSD | Images/Sketches  | |
| Appraisal Area 02003 - MT AUBURN 03 <u>Sales</u> | Auditor Land Use 685 - PUBLIC WORSHIP | | |
| Owner Name and Address ESTELLE AUBURN LLC 646 MAIN ST SUITE 200 CINCINNATI OH 45202 <i>(call 946-4015 if incorrect)</i> | Tax Bill Mail Address ESTELLE AUBURN LLC 646 MAIN ST SUITE 200 CINCINNATI OH 45202 <i>(Questions? 946-4800 or treasurer.taxbills@hamilton-co.org)</i> | | |
| Assessed Value 0 | Effective Tax Rate 0.000000 | Total Tax \$158.28 | |
| Property Description AUBURN AVE 71.25 X 150 IRR LOT 22 & LAND ADJ F G & F HUNT- INGTON SUB PARS 110-111 CONS | | | |

| Appraisal/Sales Summary | |
|-------------------------|----------------------------------|
| Year Built | 1960 |
| Total Rooms | 0 |
| # Bedrooms | 0 |
| # Full Bathrooms | 0 |
| # Half Bathrooms | 0 |
| Last Transfer Date | 2/1/2022 |
| Last Sale Amount | \$342,500 |
| Conveyance Number | 293230 |
| Deed Type | LW - Limited Warrant Deed (Conv) |
| Deed Number | |
| # of Parcels Sold | 2 |
| Acreage | 0.187 |

| Tax/Credit/Value Summary | |
|--------------------------|----------|
| Board of Revision | No |
| Rental Registration | No |
| Homestead | No |
| Owner Occupancy Credit | No |
| Foreclosure | No |
| Special Assessments | Yes |
| Market Land Value | 27,530 |
| CAUV Value | 0 |
| Market Improvement Value | 83,190 |
| Market Total Value | 110,720 |
| TIF Value | 0 |
| Abated Value | 0 |
| Exempt Value | 110,720 |
| Taxes Paid | \$158.28 |
| Tax as % of Total Value | 0.000% |

Notes

2023 is a reappraisal year for Hamilton County. Please review your property's data and mailing addresses for accuracy. Email Auditor.Kelly@auditor.hamilton-co.org with any data or mailing address corrections.

APPLICATION FOR LANDMARK DESIGNATION HISTORIC CONSERVATION BOARD PUBLIC HEARING STAFF REPORT

APPLICATION #: N/A
APPLICANTS: ABC Realty Advisors, LLC
OWNER: Drury Development Corporation
ADDRESS: 310 Race Street
PARCELS: 083-0001-0048; 083-0001-0049; 083-0001-0050; 083-0001-0051;
083-0001-0052
ZONING: DD-A
COMMUNITY: Downtown
REPORT DATE: November 27, 2023
STAFF REVIEW: Douglas Owen, Urban Conservator

Nature of Request:

The applicant is requesting a Local Historic Landmark Designation for the property generally located 310 Race Street known as the H&S Pogue Service Building. The landmark designation is sought for the historic parcel boundary on parcels 083-0001-0048; 083-0001-0049; 083-0001-0050; 083-0001-0051; and 083-0001-0052. The property is not currently listed on the National Register of Historic Places (NRHP) but has received a Determination of Eligibility from the Ohio State Historic Preservation Office from 2021.

1435-07-2-A: *Application for the consideration of the designation of a Historic District, Historic Landmark or a Historic Site may be made by the filing of a designation application, in such form as the Historic Conservation Board may prescribe, by the owner of the subject property or by the owner of a property within the area proposed to be designated, by Council or a member of Council, by the City Manager, by the Urban Conservator, by the City Planning Commission, or by a local community organization, including, but not limited to, preservation associations and community councils. No Historic Structure or Historic Site may be demolished or excavated during the pendency of a designation application, which commences upon the filing of a complete designation application.*

Summary and Background:

The H&S Pogue Service Building is an International style service building designed by the prominent local architectural firm of Hake and Hake located on the east side of Race Street between its intersection with W. 3rd Street on the south and W. 4th Street on the north in the Downtown neighborhood. The building is a 12-story building originally constructed to serve as a service building for the nearby H&S Pogue Department Store with construction beginning in 1947. The H&S Pogue Company was established in 1863 at 111 W. 5th Street, and later moved to 20 W. 4th Street, where it would remain and grow

into one of the largest and most successful of Cincinnati's department stores. Ultimately the 4th Street location expanded to include a complex of four buildings, including the Service Building at 310 Race Street. The Service Building is the only extant building remaining of the large downtown H&S Pogue presence.

The H&S Pogue Company was an early entrant in Cincinnati's proud history of department store development, competing with other well-known names including Shillito's, Mabley & Carew, Alms & Doepke, Rollman and Sons and McAlpin's. Pogue's early success led to expansion, moving to their permanent location at 20 W. 4th Street in 1878, which was further expanded in 1916 (now demolished). The 1916 expansion was also designed by Hake and Hake. In 1926, their first satellite building was built at W. 6th and Cutter (now demolished). This building was primarily used for loading and delivery. In 1946, plans were revealed for the new modern Service Building at 310 Race Street, one-half block south of the main department store. The purpose of the building was to house the company's "non-selling sections," including a fur vault, work rooms for drapery, reupholstery, carpet and fur repairs, print shop, silver engraving and polishing, furniture, and appliances. The building officially opened in 1949 and operated at full capacity until it was sold in 1966.

Other large department stores in Cincinnati also featured service buildings with similar support uses. The only extant service building remaining aside from the subject property is the former Shillito's "Garage Store" at the northwest corner of W. 7th Street and Elm Street. This store functioned primarily as a parking garage with a much smaller space dedicated to company services, and has been substantially altered over time. While some former department store buildings survived, including Shillito's (now Shillito Lofts) and Alms & Doepke (now Hamilton County Jobs and Family Services), none of the service buildings related to the original Cincinnati department stores remain aside from the aforementioned Shillito's Garage Store and the subject property.

Architecture

With plans for the construction of the H&S Pogue Service Building developed in the immediate postwar period, the company wished to present a modern building with a modern design. In selecting the noted architectural firm of Hake and Hake, who had previously worked on the main store's expansion in 1916, the company chose a proven firm with a history of designing some of Cincinnati's most notable buildings. Three Cincinnati Hake and Hake buildings are currently listed in the National Register of Historic Places.

The International style was an evolution of the Bauhaus style originating in 1919; however, did not become widely known until the 1930s. After World War II, the style became popular across the United States. The style focuses on three primary characteristics: planes to create the form of the building; regularity, not symmetry, in the façade, and a lack of ornamentation, all which are demonstrated in the design of the Service Building. The building features 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. These are all character-defining features of the International style.

Cincinnati's interest in the International style began with the construction of the NRHP-listed Terrace Plaza Hotel (1945-1948), which opened one year prior to the Service Building. These two large and prominent buildings in Cincinnati's core spurred further interest in the style, which remained prevalent in the city through the 1970s. With the Terrace Plaza Hotel, which remains extant but unprotected from unsympathetic alterations, these two buildings represent the earliest examples of a long tradition of commercial International style buildings in downtown Cincinnati.

The H&S Pogue Service Building is significant under Criteria 1 and 3. Under Criterion 1, it is significant as a reflection of the expansion of commerce in downtown Cincinnati. Under Criterion 3, the building is architecturally significant as an excellent early example of International style architecture designed by the prolific Cincinnati architectural firm of Hake and Hake. The Designation Report submitted with this application fully details the historic and architectural significance of the building.

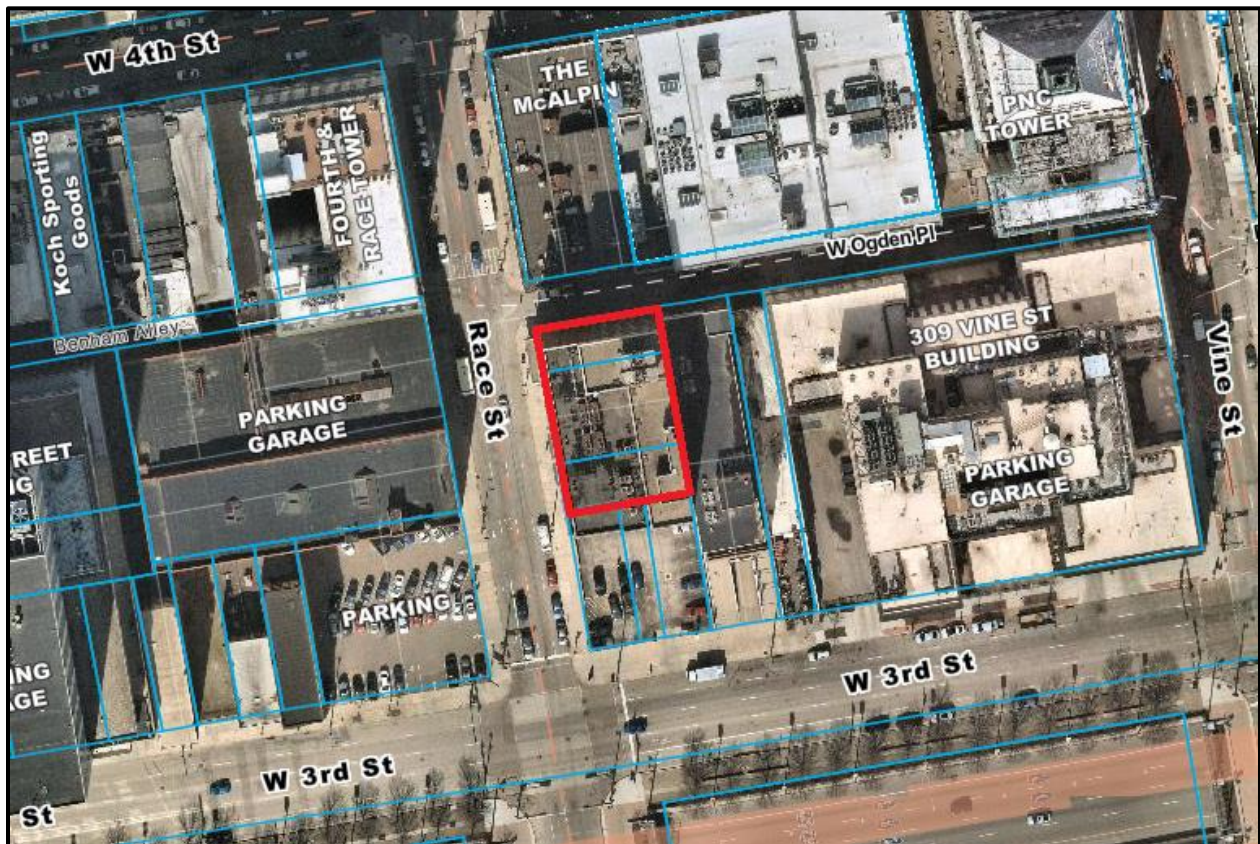


Figure 1. Location of property. Proposed approximate boundary shown in red. Image from Cagis.



Figure 2. Image of subject property facing southeast ca. August 2022. Image from Google.

Applicable Zoning Code Sections:

Zoning District: Section 1411 – Downtown Development District
Landmark Designation: Section 1435-07

Review Process

The procedure for consideration of an application for designation is detailed in 1435-07-2-B of the Zoning Code. It includes reviews by the Historic Conservation Board, City Planning Commission, and City Council. The complete process and review criteria are included below.

§ 1435-07-2-B. - Report, Public Hearing and Decision.

The procedure for the consideration of an application for the designation of a Historic Landmark, Historic District or Historic Site is as follows:

- a) *Report.* Within sixty (60) days of the receipt of a completed designation application, the Urban Conservator has the duty to prepare and send to the Historic Conservation Board a report and proposed conservation guidelines for the Historic Landmark, Historic District or Historic Site and a proposed boundary

map for any Historic District. For a proposed Historic District, the Urban Conservator shall prepare and send to the Historic Conservation Board a list of all structures within the proposed Historic District that the Urban Conservator considers to be Non-Contributing Structures. Not later than thirty (30) days after receipt of the Urban Conservator's report and proposed conservation guidelines, the Historic Conservation Board shall schedule a public hearing on the proposed designation.

- b) *Historic Conservation Board.* After a public hearing on the proposed designation, the Historic Conservation Board has the duty to decide whether to recommend designation of the proposed Historic Landmark, Historic District or Historic Site and forward its decision, whether favorable or not, along with the proposed conservation guidelines to the City Planning Commission.
- c) *City Planning Commission.* Within thirty (30) days of the transmittal of the decision and recommendation of the Historic Conservation Board, the City Planning Commission shall hold a public hearing to determine whether to follow the recommendation of the Historic Conservation Board. In making such determination, the City Planning Commission shall consider all of the following factors:
 - a. The relationship of the proposed designation to the comprehensive plans of the city and of the community in which the proposed Historic Landmark, Historic District or Historic Site is located; and
 - b. The effect of the proposed designation on the surrounding areas and economic development plans of the city; and
 - c. Such other planning and historic preservation considerations as may be relevant to the proposed designation.

After a public hearing on the proposed designation and conservation guidelines, the City Planning Commission has the duty to decide whether to approve or disapprove the designation and forward its decision, whether favorable or not, along with the conservation guidelines to Council.

- d) *Council.* Upon receipt of the decision of the City Planning Commission, Council shall vote to ordain or overrule the City Planning Commission's decision. A simple majority of the members elected to Council is required to ordain a designation; provided, however, 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.

Designation Review

Historic Significance

Staff finds that, based on the attributes and architectural integrity outlined in the Designation Report, the application for the nomination of 310 Race Street meets the requirements prescribed in Chapter 1435, specifically §1435-07-1, "Becoming a Historic Structure; Determination of Historic Significance".

The Cincinnati Zoning Code (CZC) § 1435-07-1(a), specifies that a structure or group of structures may be deemed as having Historic Significance if it has at least one of the following attributes:

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

The Criteria in Chapter 1435-07-1 is based off the criteria for the National Register and in fact models the language exactly. Significance is determined based on if it meets the criteria set forth within the National Register and the local ordinance based upon it.

The Historic Conservation Board is tasked with determining if it meets one of the Criteria set forth in Chapter 1435-07-1 of the Cincinnati Zoning Code and making a recommendation to the Cincinnati Planning Commission and City Council based on its significance.

The applicant is nominating 310 Race Street under Criterion 1 - *Association with events that have made a significant contribution to the broad patterns of our history* and Criterion 3 - *Embodies the distinctive characteristics of a type, period, method of construction or that represent a significant and distinguishable entity whose components may lack individual distinction*.

In January 2021, the Ohio State Historic Preservation Office determined the H&S Pogue Service Building at 310 Race Street to be eligible for listing in the NRHP. It is not currently listed. In Staff's review of the designation report and the documentation provided, the building at 310 Race Street meets the criteria in the following ways:

Criterion 1: *Association with events that have made a significant contribution to the broad patterns of our history.*

- Represents the growth of commerce in downtown Cincinnati through the expansion and proliferation of one of Cincinnati's largest and most prominent department stores.

Criterion 3: *Embodies the distinctive characteristics of a type, period, method of construction or that represent a significant and distinguishable entity whose components may lack individual distinction.*

- The building is a brick masonry building that exhibits many of the defining elements of the International style including as applied to a commercial building, including a regular asymmetrical façade, regular fenestration and limited ornamentation.
- The building is one of the earliest examples of the International style in Cincinnati.

- No significant alterations or additions have occurred since the building’s original construction in 1947.
- The building retains exceptional historic integrity, retaining all its major character-defining features.

Conservation Guidelines

The Cincinnati Zoning Code (CZC) § 1435-07-2-C. - Adoption of Conservation Guidelines.

“Conservation guidelines shall promote the conservation, development and use of the Historic Landmark, Historic District or Historic Site and its special historic, architectural, community or aesthetic interest or value. Insofar as practicable, conservation guidelines shall promote redevelopment and revitalization of Historic Structures and compatible new development within the Historic District. The guidelines shall not limit new construction within a Historic District to a single period or architectural style but may seek to preserve the integrity of existing Historic Structures. Conservation guidelines shall take into account the impact of the designation of a Historic Landmark, Historic District or Historic Site on the residents of the affected area, the effect of the designation on the economic and social characteristics of the affected area, the projected impact of the designation on the budget of the city, as well as all of the factors listed in paragraph 1435-07-2-B(c) above. Conservation guidelines shall address Non-Contributing Structures. Approved conservation guidelines shall be published on the City's website and be made available for public inspection in the office of the Urban Conservator.

Staff finds that the proposed H&S Pogue Service Building Conservation Guidelines present best practice approaches in seeking to preserve the integrity of the exterior of the building while also making the building eligible for future funding sources including grants and tax credits to help with renovations and the upkeep of the building. The proposed Conservation Guidelines cover changes to the exterior of the building. The interior is not proposed to be subject to local review. The proposed guidelines are also compatible with the Secretary of the Interior’s Standards for Rehabilitation.

Other Considerations:

Prehearing Results:

- November 20, 2023 – A Joint Staff Conference was held with the Department of City Planning. No opposition to the proposed designation was presented.

Comments Provided to Staff:

Staff received no objections to the proposed designation at the time of the finalization of this report.

Proposed Work

A development plan has not been presented to the Historic Conservation Office for this building. The applicant has noted their intent to apply for Historic Preservation Tax Credits for renovations to the building for multi-family residential use.

Consistency with Plan Cincinnati (2012): This designation is consistent with the Plan Cincinnati goal embodied in the Sustain Initiative, specifically goal #2, preserving our built history as outlined in pages 197-198 of the plan.

Recommendation:

Staff recommends the Historic Conservation Board take the following actions:

1. **RECOMMEND** to the Cincinnati City Planning Commission (CPC) and to the Cincinnati City Council (CC) for the designation of Parcels 083-0001-0048; 083-0001-0049; 083-0001-0050; 083-0001-0051; and 083-0001-0052, also referred to as 310 Race Street and known as the H&S Pogue Service Building as a Historic Landmark and the adoption of the related H&S Pogue Service Building Historic Conservation Guidelines subject to the following conditions:
 - a. Any construction proposed upon the proposed Historic Landmark shall comply with the proposed Historic Conservation Guidelines.
2. **FINDING:** The Board makes this determination per Section 1435-07-1:
 - a. That it has been demonstrated that the H&S Pogue Service Building meets the conditions of §1435-07-1(a)(1) as the building maintains integrity and *“Embodies the distinctive characteristics of a type, period, method of construction or that represent a significant and distinguishable entity whose components may lack individual distinction.”*
 - b. The H&S Pogue Service Building has local significance as an excellent example of International style architecture as applied to a department store service building in Cincinnati.
 - c. That it has been demonstrated that the H&S Pogue Service Building meets the conditions of §1435-07-1(a)(1) as the building maintains integrity and represents an *Association with events that have made a significant contribution to the broad patterns of our history.*
 - d. The building retains an exceptional level of historic integrity.
 - e. In January 2021, the Ohio State Historic Preservation Office determined the H&S Pogue Service Building to be eligible for listing in the NRHP.
 - f. That the proposed H&S Pogue Service Building Historic Conservation Guidelines are compatible with the Secretary of the Interior’s Standards for Rehabilitation.

Trusted Advisors
Since 1982



National Presence,
Local Expertise

TRANSMITTAL

TO: Douglas Owen
Department of City Planning and Engagement
Two Centennial Plaza
805 Central Avenue, Suite 720
Cincinnati, OH 45202

FROM: Scott Doyle

CC: Mark Hall, ABC Reality Advisors LLC

DATE: November 1, 2023

RE: Application for Local Historic Designation - 310 Race Street, Cincinnati, OH

TRANSMITTING: 2 Hard Copies:

1. Zone Change Application filing fee
2. Application for Local Historic Designation
3. Historic Designation Report
4. Plat/Survey Map
5. Historic Conservation Guidelines

VIA: FedEx

NOTES: Enclosed please find two hard copies of the Application for Local Historic Designation - 310 Race Street, Cincinnati, OH. Digital versions of documents and photographs are shared via a Dropbox link per digital submission requirements. Please note the Owner acknowledgement letter will be submitted under separate cover.

Should you have any questions, please do not hesitate to call 717 829-2801 or email sdoyle@heritage-consulting.com.

| FOR OFFICE USE ONLY | |
|---------------------|-------|
| File No. | _____ |
| Date Filed | _____ |
| Fee Paid | _____ |
| Date Received | _____ |
| Decision | _____ |



II Centennial Plaza
 Planning Department
 805 Central Ave, Suite 700
 Cincinnati, OH 45202
 513-352-4848

APPLICATION FOR LOCAL HISTORIC DESIGNATION/ HISTORIC ZONE CHANGE

1. SUBJECT PROPERTY/(ies) Landmark Site District
 ADDRESS 310 Race Street, Cincinnati, OH 45202
 PARCEL ID(S) 083-0001-0050
 AREA CONTAINED IN PROPERTY (EXCLUDING STREETS) 0.23 acres
 NAME OF HISTORIC DESIGNATION H. & S. Pogue Service Building

2. APPLICANT
 NAME ABC Realty Advisors LLC CONTACT PERSON (if legal entity) Mark Hall
 ADDRESS 43238 Brownstone Court, Ashburn, VA 20147 TELEPHONE 703-431-9931
 EMAIL MHall@abcmah.com RELATIONSHIP TO OWNER (if not owner) Prospective Buyer/Developer

Owner City Council Member City Manager Urban Conservator
 Planning Commission Community Organization Owner of Property within District

3. OWNER(S) (If multiple properties, please provide an excel sheet with information)
 NAME Drury Development Corporation CONTACT PERSON (if legal entity) Charlie Drury
 ADDRESS 13075 Manchester Rd., Ste 200, St. Louis, MO 63131 TELEPHONE 314-423-6698
 EMAIL charles.drury@drurydevelopment.com

4. HISTORIC CRITERIA (Select all that apply)

Association with events that have made a significant contribution to the broad patterns of our history; or
 Association with the lives or persons significant in our past; or
 Embodies the distinctive characteristics of a type, period, method of construction or that represent a significant and distinguishable entity whose components may lack individual distinction; or
 That has yielded, or may be likely to yield, information important in prehistory or history.

5. SUMMARY OF REASONS WHY THE REQUEST SHOULD BE GRANTED. It is your responsibility to provide the Urban Conservator supporting documentation in the form of a "Designation Report" to facilitate the creation of a staff report under chapter 1435-07, "Preserving a Structure." Please be advised that this application will be reviewed by the Historic Conservation Board, Planning Commission and Council. The filing fee for the review is \$1,500 and due at the time the application is submitted.

6. SIGNATURE. The undersigned does hereby certify that the information provided in connection with this application is, to the best of his or her knowledge, true and correct.

Print Name Mark Kohl Signature *Mark Kohl* Date 10/26/23

H. & S. Pogue Service Building Historic Designation Report

310 Race Street
Cincinnati, Ohio

Prepared for:
City of Cincinnati
Historic Conservation Office
Department of City Planning and Engagement

November 1, 2023

Prepared by:

Heritage Consulting Group
(215) 248-1260
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Introduction

This report represents the finding and recommendation for local historic landmark designation of the H. & S. Pogue Company Service Building. The report was prepared by Heritage Consulting Group on behalf of ABC Reality Advisors LLC. ABC Reality Advisors LLC plan to rehabilitate the building for residential rental use utilizing federal and state historic tax credits.

Summary Statement

The H. & S. Pogue Service Building at 310 Race Street in downtown Cincinnati, Ohio was constructed in 1947 as a service building for the H. & S. Pogue department store, one of the most prominent in the city, to house goods and additional retail services. The architects were Hake and Hake of Cincinnati, a notable firm who chose the International Style for the twelve-story brick service building. Hake and Hake had also designed renovations for the primary department store building in 1916, which was located across the street at 20 W. 4th Street and has since been demolished. The building held a variety of goods for the department store over the course of nearly two decades, including 20,000 garments in a temperature- and humidity-controlled vault on the tenth floor. The service building was sold in 1966 and the department store vacated the property.

The H. & S. Pogue Service Building is significant for its association with the major department store H. & S. Pogue and commerce in Cincinnati. It is also significant as an example of an International Style building in downtown Cincinnati designed by noted local architects Hake and Hake.

Please note that this report was prepared by Logan Ferguson of Powers & Co. in 2020 and was adapted by Heritage Consulting Group for this Local Historic Designation application. On January 21, 2021, the Ohio State Historic Preservation Office determined that the property met National Register Criteria for Evaluation under Criterion A for its association with Commerce and the H. & S. Pogue Department store, and Criterion C for its status as an early International Style building in Cincinnati. Below please find a copy of the SHPO evaluation letter for reference:



January 21, 2021

Logan Ferguson
Powers & Co.
1315 Walnut Street, Suite 1717
Philadelphia, Pennsylvania 19107

RE: H&S Pogue Service Building, 310 Race Street, Cincinnati, Hamilton County

Ms. Ferguson:

Thank you for submitting the National Register Questionnaire and additional information for the above-mentioned property. A committee of staff from the Inventory and Registration Department and other program areas of the State Historic Preservation Office have reviewed the questionnaire, photographs, and additional documentation. Based upon a review of all of the information the property appears to qualify for nomination to the National Register of Historic Places. The property will likely be nominated under Criterion A for its association with Commerce and the H&S Pogue Department store, and Criterion C for its status as an early International Style building in Cincinnati.

The National Register Questionnaire is not the actual National Register nomination. If you wish to pursue the National Register nomination, the next step is to conduct the research and write the nomination. You may either research and prepare the nomination yourself or hire a historic preservation professional to do it for you. A list of historic preservation consultants and general National Register information can be found at <http://www.ohiohistory.org/preserve/state-historic-preservation-office/hpforms/consultants>.

To prepare the nomination yourself, you can now access online the National Register nomination form and our instructions and guidance on completing the National Register nomination at www.ohiohistory.org/nrpocket. A sample nomination can be provided upon request.

If you have any questions please contact us by email: Barbara Powers at bpowers@ohiohistory.org, Nathan Bevil at nbevil@ohiohistory.org. We look forward to working with you as the nomination proceeds. Thank you for your interest in historic preservation and the National Register of Historic Places program.

Sincerely,



Nathan A. Bevil
Community Planning & Preservation Manager

800 E. 17th Ave., Columbus, OH 43211-2474 • 614.297.2300 • ohiohistory.org

SHPO Determination of Eligibility Letter, 1/21/21

Boundary Description



Figure 1: The H. & S. Pogue Service Building, with boundary shown in red.

The H. & S. Pogue Service Building is located at 310 Race Street in downtown Cincinnati, Ohio. It sits at the northwest corner of the block bounded by Race Street to the west, W. Ogden Place to the north, Vine Street to the east and W. 3rd Street to the south. It is located less than one-half mile north of the Ohio River and one-half block north of Interstate 71. The building lot slopes down from north to south and is bordered on the south by an open parking lot. Both the west elevation, facing Race Street and the north elevation, facing W. Ogden Place, are bordered by concrete sidewalks. Largely abutted by 27-29 W. Ogden Place, the east elevation faces the interior of the block. The surrounding neighborhood consists of densely concentrated, high rise commercial buildings, dating throughout the 20th century. Located immediately on the opposite (west) side of Race Street is the W. 4th Street National Register Historic District.

The legal description is as follows: Premises located at 310 Race Street, Cincinnati, Ohio which real estate is more particularly described as follows: Situated in the City of Cincinnati, County of Hamilton, State of Ohio, and being part of In Lots Nos. 235, 236, and 237, as shown on the Original Plat of said City of Cincinnati, and being more particularly described as follows: Beginning at a point in the east side of Race Street, said point being located North 16° 00' West, a distance of 89.43 feet from the

northerly line of Third Street; thence North 16° 00' West along said easterly line of Race Street, a distance of 120.10 feet to the southerly line of Ogden Place; thence North 74° 21' 30" East, along said southerly line East, along said southerly line of Ogden Place a distance of 81.38 feet to the easterly line of a 13 inch wall; thence South 15° 59' East along said easterly line, a distance of 121.45 feet to the southerly line of a 13 inch wall; thence South 74° 18' West along said southerly line, a distance of 47.35 feet; thence North 16° 00' West a distance of 1.43 feet; thence South 74° 18' West along the southerly line of a 13 inch wall, a distance of 34.00 feet to a place of beginning.

Boundary Justification

The above-described boundary constitutes the entire parcel which the building is located.

Statement of Significance

The H. & S. Pogue Service Building has local significance under Criterion 1 for its association with one of Cincinnati's oldest and most formidable department stores. H. & S. Pogue's was founded in 1863 and offered the local consumer nearly every home and fashion good available. In 1947, the company began the construction of the subject property, in order to accommodate its bulkier items and provide additional retail services. The building also has local significance under criterion 3 as an early and intact example of commercial International Style architecture in Cincinnati, which was designed by the prolific Cincinnati firm of Hake and Hake. The period of significance begins in 1947, when construction of the building began, and ends in 1966, when the building was sold, and the H. & S. Pogue Company ceased to occupy the building.

Integrity

The H. & S. Pogue Service Building retains integrity, as it is intact from its original construction with no substantial alterations, demolition or new construction. Both the overall form and the defining architectural characteristics remain, including its distinctive brick planes, original, banded windows, fluted limestone detailing, and fenestration patterns. The main entrance doors and loading bay garage door systems are infilled with contemporary systems but the detailed surrounds and locations remain intact. On the interior of the building, the open spaces with unornamented finishes remain and continue to convey the original function of the building. The quality, placement and condition of the construction materials, as well as the distinctive architectural style are both highly characteristic of the period and also all remain wholly intact.

The location and setting of the building remain intact since the time of construction and the design and materials similarly retain their integrity. The workmanship is expressed in a consistent architectural style, is of good quality and is in keeping with contemporary trends. The feeling and associations of the building also have a high level of integrity, in large part because of the integrity of the previous five aspects. Although it no longer remains in use as a warehouse, the voluminous interior spaces with exposed structure

and the archetypal exterior International Style characteristics effectively convey the sense of place and the notable commercial history of the building.

Historic Overview

History of the H. & S. Pogue Company and the Service Building

The H. & S. Pogue Company was founded in 1863 by the brothers Henry and Samuel Pogue, who took over their uncle's dry good store located at 111 W. 5th Street (demolished). In 1878, the store moved to 20 W. 4th Street and underwent a series of expansions, with the most notable one being in 1916. At a cost of \$1,000,000, the renovation was designed by Hake and Hake. The building was demolished in 1988.



Figure 2: Pogue's 1916 building on the corner of 4th and Race Streets. Accessed from the Department Store Museum website at <http://www.thedepartmentstoremuseum.org/2010/07/h-s-pogue-company-cincinnati-ohio.html>

In 1926, the company undertook construction of their first satellite building, which was primarily used for loading and delivery purposes and could accommodate thirty-two trucks at a time. Located at W. 6th and Cutter Streets, the 3-story, 78,500 square foot building had an industrial concrete frame with brick spandrels. It was designed

by Abbott, Merkt and Company of New York and also had warehouse space and furniture and carpet workrooms. It was demolished in 1996.

The first public announcement of the subject property was in February 1946, when the front page of *The Cincinnati Enquirer* announced the construction of a 12-story, 116,439 square foot service building for the H. & S. Pogue Department Store at a cost of \$1,000,000.¹ Located on four lots at 308-322 Race Street, the building is one half block south of the department store. Hake and Hake were the architects for the project and the building was to be “modern in its motif.” Interestingly, the article reports the building to be clad in Indiana limestone with loading docks fronting W. Ogden Place. Though the final design differs from the rendering below, the building incorporates modern design motifs features that are identifiable in an International Style building.

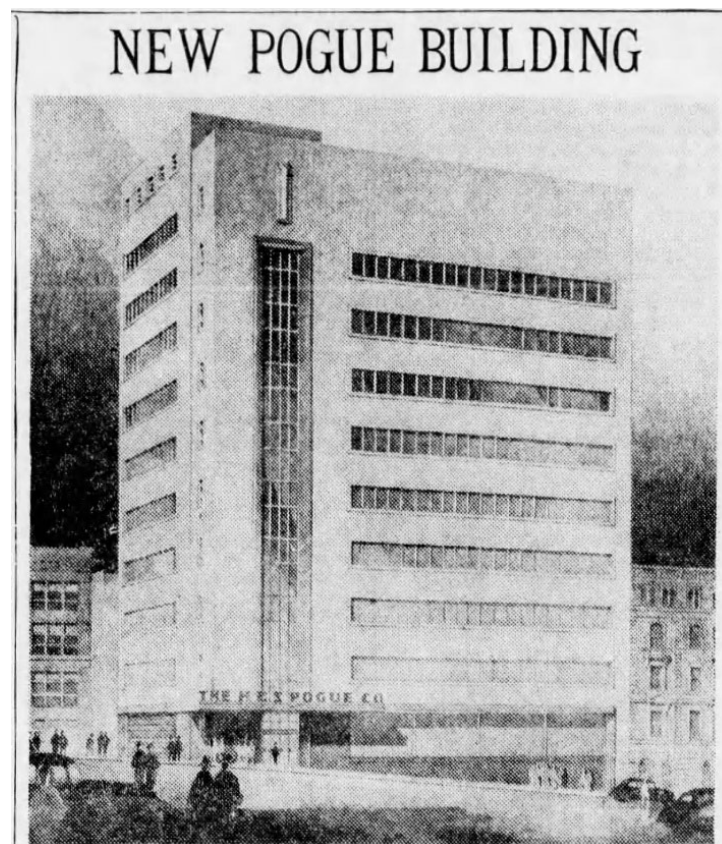


Figure 3: Rendering of the building from *The Cincinnati Enquirer* (February 3, 1946)

The building, located on four lots, was to house “virtually all of the department store’s non-selling sections”, with the highlight being a fur vault on the 10th floor.² The temperature- and humidity-controlled vault could accommodate 20,000 garments and also offered repairs, restyling and “Hollanderizing”, which was a special fur

¹ “Pogue Plans 10-Story Unit and Modernization of Store with Outlay of \$2,000,000.” *The Cincinnati Enquirer* (3 February 1946): 1. When built, the building was clad primarily in brick with the loading docks fronting on Race Street. At the same time the Service Building was constructed, a modernization of the department store was also taking place, in order to utilize the now empty areas created by the construction of the subject property. The work was also done by Hake and Hake.

² “Inspect Building Site.” *The Cincinnati Enquirer* (12 February 1947): 19A.

cleaning technique involving sawdust. The building was also to contain “drapery, reupholstery and carpet work rooms”, along with “purely store services such as print shop stockrooms, etc.”³ The arrangement of the spaces represented the “most complete assemblage of up-to-date equipment possible, so placed and arranged that work will progress logically and evenly without wasted motion.”⁴

The contractors selected for the project were the Guentter-Reinhard Company and the windows were fabricated by Truscon windows.⁵ In order to maximize the functionality of the building, it was connected to the department store by underground tubes so that low pressure steam could be piped in from the main building’s power plant.⁶ The building opened in March 1949 and, in addition to the functions mentioned above, it also housed the company’s “clothing operations, carpet, drapery, millinery and upholstery workrooms, the print shop; fur storage; engraving and silver polishing, and watch repair.”⁷ A 1961 advertisement for the building expands on this, proffering furniture, floor coverings, draperies, glider sets, mattresses, houseware, appliances, radio, TV, stereo, toys, sewing machines, luggage, infant’s furniture.⁸ The building operated at full capacity until 1966 when it was sold to a developer.⁹ It is currently vacant.

Hake and Hake

The Cincinnati firm of Hake and Hake was founded by Harry Hake, Sr. (1871-1955) in 1897, as his own venture, after graduating from the Ohio Mechanical Institute and the Cincinnati Art Academy. His son, also named Harry (1902-1968), joined the firm in 1926, after attending Brown and Columbia Universities, and was made partner in 1945. In 1954, the third generation, again named Harry, joined the firm. When Harry Hake, Sr. died in 1955, his son became the sole proprietor. In 1960, Harry Hake III (1929-2019) was made a partner. As of that year, the firm had completed more than 1,250 commissions since the time of its founding.¹⁰ In 1968, when Harry Hake Jr. died, Harry Hake III was the only partner and he managed the firm until 1978, when he retired.¹¹

In considering their work during the 20th century, it has been said that “this firm, more than any other, has been responsible for determining the physical character of Cincinnati.”¹² Over nearly 100 years, the firm constructed nearly every type of

³ “Pogue Plans 10-Story Unit and Modernization of Store with Outlay of \$2,000,000.”

⁴ “H & S Pogue Co’s History of ‘Quality and Friendliness.’” *The Cincinnati Enquirer* (26 September 1960): 2.

⁵ The Guentter-Reinhard Company was founded in 1934 by William Guentter and Joseph Reinhard. It was disbanded in 1951. Truscon windows were also installed at the Empire State Building, Marshall Field and Rockefeller Center.

⁶ Don Kirk. “Huge Store Operates Like City of Its Own.” *The Cincinnati Enquirer* (9 July 1958): 6.

⁷ “H. & S. Pogue Company.” https://en.wikipedia.org/wiki/H._%26_S._Pogue_Company. Accessed on December 18, 2020.

⁸ “Advertisement.” *The Cincinnati Enquirer* (16 May 1961): 13.

⁹ “Pogue Service Building Sold.” *The Cincinnati Enquirer* (30 January 1966): 48. The company had just completed construction on a large warehouse in suburban Fairfax, and no longer needed the space.

¹⁰ “Associates Appointed by Hake & Hake Firm.” *The Cincinnati Enquirer* (21 February 1960): 101.

¹¹ Scott L. Gampfer. “Harry Hake Architects.” *Ohio Valley History* 15:3 (Fall 2015): 78-83.

¹² Gampfer, 79.

building in a notable range of styles, particularly Revivalist ones. Perhaps best known for commercial and institutional buildings, their work included buildings for the Cincinnati and Suburban Bell Telephone Company in Ohio and Kentucky (1906), buildings for the Cincinnati Ball Park (1911), Western and Southern Life Insurance Company (1916), Crosby Square (1922), Queen City Club (1926), Masonic Temple (1926), Cincinnati Chamber of Commerce Building (1927), Ohio State Office Building (1931), several buildings for the Pennsylvania Railroad (1947), and buildings for the University of Cincinnati, including McMicken Hall (1948) and the Cincinnati Convention Center (1964).¹³

In his obituary, firm partner Joseph M. Lyle, who joined the firm in 1935 and was made partner in 1944, was credited with being “primarily responsible” for several projects, including McMicken Hall and the Student Union at the University of Cincinnati, buildings for the Cincinnati Bell Telephone Company, the Cincinnati Gas and Electric Company Annex, Central Vocational High School now Courier Tech and the subject property.¹⁴

The firm has three buildings individually listed on the National Register of Historic Places. The Power Building (1903, NR 1999) is a 10-story, brick, Commercial style building that was constructed for the Power Building Company. The building is listed for its association with Harry Hake and as an example of a Commercial style industrial building. Although the building does not share any particular aesthetic overlap with the subject property, it did set a precedent for the firm of multi-story, masonry commercial construction in downtown Cincinnati.

The Cincinnati and Suburban Telephone Company Building (1929, NR 1995) is a 14-story, limestone, Art Deco Style building that was constructed as office and service space for both the Cincinnati and Suburban Telephone Company, who was the local entity, and the American Telephone and Telegraph Company, who was the national entity. The building is not only significant as the earliest example of an Art Deco style commercial building in Cincinnati, but, like the subject property, it was representative of the ongoing relationship between Hake and Hake and a specific company. Perhaps more than any other firm in Cincinnati, Hake and Hake built much of its nearly 100-year portfolio on these kinds of repeated submissions.

The firm also completed the Court Street Firehouse (1906, NR 1974) is a 2-story, brick and sandstone, Renaissance Revival style building.

The International Style

The International Style originated in 1919 with Walter Gropius’s Bauhaus, as an ordered response to the chaos of World War I. Aesthetically, the “Bauhaus style was typified by economy of method, a severe geometry of form, and design that

¹³ “Harry Hake Sr. Succumbs’ Architect Left Mark on City in Career Dating From ‘97.” *The Cincinnati Enquirer* (15 September 1955): 20.

¹⁴ “Joseph M. Lyle, 67, Prominent Architect.” *The Cincinnati Enquirer* (25 August 1972): 15.

considered the nature of the materials employed.”¹⁵ Although some Bauhaus influences in the United States in the 1920s, it was not until the founding of the Museum of Modern Art (MOMA) in 1929 and an International Style exhibition in 1932, that the style began to be more widely known.

In 1932, the first International Style skyscraper was constructed in Philadelphia by George Howe and William Lescaze for the Philadelphia Savings Fund Society (PSFS). However, it was not until after World War II that the style gained any significant architectural traction in the United States. This new wave was characterized by Henry-Russell Hitchcock and Phillip Johnson as having three defining characteristics: planes to create the form of the building; regularity, not symmetry, in the façade, and a lack of ornamentation. Well-known examples of this application include the United Nations Building by Harrison and Abramowitz (1947), Lever House by Skidmore, Owings and Merrill (1952) and the Seagram Building by Mies van de Rohe (1958), all of which are in New York, NY.

These principles can also be seen at the subject property. Each façade of the building is composed of several, uniformly arranged, thin planes of windows and brick spandrels and one massive column of repeating windows. The fenestration pattern, slightly different on each façade, has a uniform composition. Lastly, the ornamentation is limited to the stylized limestone fluting and surrounds at entrances and windows, which are sparingly applied with regularity at each feature. Glass curtain walls, so often seen on International Style buildings, are not present at the subject property, but the design employs the bands of windows in a disciplined arrangement. This too, however, is in keeping with the style, as the warehousing and industrial nature of the building required the function of solid walls with limited glazing rather than a curtain wall of glass.

In Cincinnati, the Terrace Plaza Hotel (1945-1948, NR 2017) was the first International Style building in Cincinnati that was not a private residence. This sparked a wave of non-residential construction in the International Style, which would be prevalent in Cincinnati through the 1970s. As such, “Cincinnati played an important but unrecognized role in the arrival and development of International Style Modernism in the United States. Cincinnati's Modernist buildings and places form a highly progressive legacy in a city that is frequently--and mistakenly-- viewed as predominantly conservative.”¹⁶

Although it has been said that Hake and Hake “continued to work in historicizing modes well into mid-century” and that they “moved toward a modern idiom slowly”, the subject property stands as a firm counterpoint to those statements.¹⁷ The second oldest International Style commercial building in downtown Cincinnati by only a few months, the H. & S. Pogue Company Service Building was conceived in an aesthetic

¹⁵ “Terrace Plaza Hotel.” *National Register Nomination* (2017): 8:35.

¹⁶ “Modernist Architecture in Cincinnati.” <https://www.modernnati.com/home/categories/wright-26-cincinnati-modernism>. Accessed on December 18, 2020.

¹⁷ Jayne Merkel. “Cincinnati's Oldest Architects Have Shaped City's Design.” *The Cincinnati Enquirer* (11 December 1977): 55.

that was “modern in its motif.” It represents an early and important work in the International Style, both in Cincinnati in general and particularly within the firm’s own portfolio, which was more typically Revivalist in tone. While the subject property is exceeded by the scale of the nearby Terrace Plaza Hotel, which was completed less than a year earlier, it was the first International Style industrial building in Cincinnati and “possesses a grace and cleanliness of line that would do credit to a structure not of the utility class.”¹⁸

The selection of a modern style was in keeping with the building’s location within the heart of the financial district.¹⁹ More importantly, however, the design of a “striking, modernist tower” was a deliberate tactic by the company to present themselves as a modern store, perhaps in contrast to the Classical Revival style of the main department store.²⁰ Indeed, the sleek, modernist vein was more suggestive of a company headquarters than a structure devoted to storage, delivery and repairs.²¹

The article announcing the construction of the subject property also referenced the arrival of “out-of-town chain organizations” to Cincinnati. The construction of a new, modern building was a response to the increasing competition and billed the company as an effective competitor against these newcomers. This was a common approach for this building type, which had “more enduring value in its exterior, which many companies strove to make memorable.”²²

Perhaps not surprisingly, this was not the first time that the company used a stylistic approach to convey the intentions of its client. The Cincinnati Bell Telephone Building proclaimed the company shift to dial service through its architectural detailing, showing telephones and headsets on the 2nd floor frieze.²³

Comparable International Style Buildings in Cincinnati

The most comparable International Style building in Cincinnati is the Terrace Plaza Hotel (1945-1948, NR 1997). Located two blocks north of the subject property, the building is a mixed-use skyscraper designed by Skidmore, Owings and Merrill in the International Style. The 18-story building has a 7-story, solid red brick base topped by an inset, 12-story red brick tower with banded windows. At 600,000 square feet the massive building is significant for its association either John J. Emery, Jr., as the first International Style hotel in America, and as an early work of Skidmore, Owings and Merrill.

¹⁸ “More Face Lifting.” *The Cincinnati Enquirer* (18 August 1949): 4.

¹⁹ “H. & S. Pogue Company.”

²⁰ “H. & S. Pogue Company.”

²¹ Richard Longstreth. *The American Department Store Transformed: 1920-1960* (New Haven, CT: Yale University Press, 2010): 79.

²² Longstreth, 73.

²³ John Clubbe. *Cincinnati Observed: Architecture and History* (Columbus, OH: Ohio State University Press, 1992): 47.



Figure 4: Terrace Plaza Hotel. Photograph accessed from Docomo US. <https://www.docomomo-us.org/register/terrace-plaza-hotel>

The Terrace Plaza Hotel and the subject property share a similarity of massing, brick expanses, banded windows and streamlined detailing. While the subject property has more International Style detailing on the exterior, such as the limestone fluting, the Terrace Plaza Hotel, because of the nature of its use, had an extraordinary and comprehensive interior finishes program, featuring artists of international acclaim. The subject property, conversely, has a stark interior to reflect its original use. Lastly, the Terrace Plaza Hotel has undergone numerous renovations on both the interior and exterior while the subject property has had no significant alterations since the time of construction.

Comparable Projects by Hake and Hake in Cincinnati

The subject property is a unique International Style design by the firm and, as such, there is no direct comparison. However, one project with a similar motif is the Western and Southern Life Insurance Company building located at 418 E. 4th Street, approximately one-half mile to the east of the subject property. Also constructed in 1948, the 2-story building is clad in limestone. While it certainly has more Art Deco Style references, the two buildings feature similar fluted limestone panels. None of the other buildings attributed to Lyle, or to the firm in general, show any particular International Style themes.

Comparable Department Store Service Buildings in Cincinnati

The H. & S. Pogue Company department store emerged during a time of great department store growth in downtown Cincinnati. In the mid- to late 19th century, a handful of comprehensive stores emerged, all vying to provide the residents of Cincinnati with every comfort. Shillito's was founded in 1830 and subsequently

moved to a large store at 7th and Race Streets in 1937. McAlpin's was founded in 1852 and moved to 13 W. 4th Street in 1865, across the street from Pogue's main store. Alms and Doepke was founded in 1865 at E. Central Parkway and Main Street. Rollman and Sons was established in 1867 and was ultimately located at 5th Street, just west of Vine Street. Mabley and Carew was founded in 1889 and was also located on 5th and Vine Streets.

The success of these stores was dependent on their ability to provide an enormous range of products, which comprised an enormous range of sizes, in a timely fashion.²⁴ Sometimes this meant an expansion of an existing building, but, more often, this required the construction of a freestanding building, often near to the primary store. This was the case for many Cincinnati stores, including Pogue's, Shillito's and Rollman and Sons. This new building type was used by the stores "to enhance their reputations. At the time of its completion, the service building was often featured in newspapers as part of its store's advertising agenda, presented as a means of bringing tangible benefit to the customer."²⁵ This was certainly the case at the subject property, which gave the service building equal billing as the main store in their advertising listings from the time the building was completed.

Despite this extraordinary density of commercial offerings within a relatively small geographic area, there is little physical evidence remaining. Shillito's, an Art Deco Style behemoth at 7th and Race Streets, remains relatively intact on the exterior. As the interior has been converted into loft apartments, there is presumably little of the historic fabric left. The service building, located on the opposite corner at 7th and Elm Streets and constructed in the late 1940's, was known as the Garage Store. The building was part retail, office, and service building with an integrated parking garage. It still exists today but sections were refaced and had interior alterations in c. 2019. It is primarily a parking garage at present. McAlpin's remains, but the 1st and 2nd floors, along with the interior, have been significantly altered. Pogue's main building, along with its first service building, has been demolished. Alms and Doepke remains and houses the Hamilton County Department of Jobs and Family Services. The buildings for Rollman and Sons and Mabley and Carew have also all been demolished, including the service building.

Architectural Overview

The H. & S. Pogue Service Building stands at 308-322 Race Street in Cincinnati, OH. The 12-story, red brick building was designed in the International Style in 1947 by the prolific Cincinnati firm of Hake and Hake.²⁶ The building consists of a primary 9-story block with two additional floors slightly recessed from the primary, west, façade. The 12th floor consists of an L-shaped penthouse that extends along the entire east side of the floor plate. The building retains its integrity, as both the overall form and defining architectural characteristics remain intact since the date of construction.

²⁴ This was particularly true in Cincinnati, where the local stores were aiming to retain commercial control of a city that was opening to national chains, like J.C. Penny's.

²⁵ Longstreth, 72.

²⁶ At the time, the firm was also known as Hake and Son. It was later known as Hake and Partners.

Exterior

The primary, west, elevation faces Race Street (Photographs 1-3). It is clad in red brick, laid in a common bond, with a limestone water table and limestone caps along the 9th, 11th and 12th floors. The primary composition consists of a single column of windows along the north end of the façade with horizontal bands of windows along the remainder. On the 1st floor, the northernmost bay is the original main entrance to the building (Photographs 4 and 5). The original entrance doors were replaced at some with three, single-leaf roll up metal doors, which are slightly recessed from the façade. The 8-light steel transom above the entrance doors appears to be part of the original entrance design. The entrance is flanked by streamlined, fluted limestone pilasters, which are set at an angle, and topped by a cantilevered canopy that is clad in contemporary metal. Because of the change in grade of the street, there is a small concrete platform with a painted, pipe metal railing in front of the entrance. The remainder of the 1st floor contains three large loading bays that are separated by limestone piers and surrounded by a continuous limestone band with stylized, limestone, bas-relief plaques. All of the garage door openings have non-historic infill (Photograph 6). The northern opening contains an overhead metal garage door with an additional granite surround. The central opening has a full-sized corrugated metal overhead garage door. The southern opening is infilled with painted plywood panels.

Above the 1st floor entrance, between the 2nd and 9th floors, is a continuous column of multi-light, steel windows with a continuous, angled limestone surround with an arched head. The fenestration pattern consists of 12-light sections with alternating clear and opaque glazing. On the remainder of the 2nd through 9th floors, each floor contains a narrow, continuous band of multi-light steel windows with a limestone surround (Photograph 7). The 10th and 11th floors, which are slightly recessed from the façade, have no openings. On the 12th floor, the façade consists of two sections due to the L-shape of the floor plate. The northern section, which is closer to the façade, has no openings, the southern section, which is recessed, has a single-leaf metal door near the center and a multi-light steel window at the south end.

The north elevation, facing W. Ogden Place, is clad in red brick, which is set in varying planes. There is also a limestone water table and limestone caps along the 11th and 12th floors.²⁷

At regular, linear intervals, the façade is punctuated by square, steel bolts. On the 1st floor, the only openings are a recessed, single-leaf aluminum door at the east end at two, small metal vents. Between the 2nd and 11th floors, the westernmost bay contains a single 3-light steel window with a limestone surround. On the remainder of the 2nd through 10th floors, each floor contains five, 8-light steel windows separated by streamlined, fluted limestone plaques, similar to the east end of the south façade. On the 11th and 12th floor, each floor contains five, 8-light steel windows but each bay is

²⁷ A 1951 Sanborn Fire Insurance Map shows that there was a 5-story building in the adjacent lot at the time the subject property was constructed.

vertically separated by continuous fluted limestone plaques and each window is horizontally separated by inset, square metal panels (Photographs 10 and 11).

The south elevation is clad in red brick, which is set in varying planes (Photographs 8 and 9). The 1st floor and the western section of the façade between the 1st and 6th floors are clad in rough stucco - indicating the location of an earlier building - and there are limestone caps along the 9th, 11th and 12th floors. At regular, linear intervals, the façade is punctuated by square, steel bolts. The western half of the elevation has window openings only between the 7th and 9th floors. These consist of four, 8-light steel windows separated by streamlined, fluted limestone plaques, similar to the entrance pilasters. The entire opening has a limestone surround. On the eastern half of the façade, the 4th through 9th floors contain four, 8-light steel windows. The 10th and 11th floors contain a single, 8-light steel window at the east end. There are no other openings.

The east elevation is clad in red brick with a limestone water table and limestone caps along the 9th, 11th and 12th floors and a narrow, vertical limestone pilaster near the north end. The elevation is only visible above the 7th floor (Photograph 9). The fenestration pattern is irregular, but all openings contain single, 8-light steel windows.

The roof of both the 11th and 12th floors is flat with a low brick parapet with a limestone cap on all elevations. Both roofs have scattered mechanical equipment and there is an L-shaped, 1-story brick penthouse at the south end of the 12th floor.

Interior

On the interior of the building, the 1st floor has a vestibule and lobby space in the northwest corner of the floorplate. The vestibule has marble floors, painted plaster walls and a painted drywall ceiling. A multi-light aluminum storefront separates the vestibule from the lobby. The lobby has carpeted floors, painted plaster walls and ceilings and metal grid light fixtures. To the south of the lobby is a single loading bay, which was used for customer parking. The southern half of the floor plate is an open, double loading bay that was used for truck parking and loading. The 2nd through 9th floors are generally open in plan with concrete floors, painted cinderblock walls and painted concrete columns, ceilings, and girders. Some spaces have been divided with painted drywall partitions. Bathrooms and service and storage spaces are located along the east elevation.

The interior of the building has two stairways, two freight elevators and two passenger elevators. The utilitarian, U-return stairways are in the northwest corner and near the south end of the east elevation. They have metal treads, risers and railings. Two passenger elevators are located near the center of the north elevation. The freight elevators are in the southeast corner of the floorplate. All circulation provides access between all floors.

Findings

Planning Considerations:

Compatibility With Plan Cincinnati: Sustain Goal 2b: “Preserve Our Built History. Preserve our built history with new development incentives and regulatory measures. Cincinnati’s rich history is best exemplified through our historic buildings and by the built environment that helps define a neighborhood’s character...” Landmark designation allows for preservation of a highly significant structure and allows for federal and state historic rehabilitation tax incentives to be used to renovate the building, thereby preserving this Cincinnati landmark for future generations to appreciate and enjoy.

Compatibility with Chapter 1435 CZC:

According to Chapter 1435 of the Cincinnati Zoning Code (Historic Preservation) certain findings must be made before a historic structure can be designated by City Council. The structure must be found to have historic significance. Historic significance means that the attributes of a district, site, or structure that poses integrity of location, design, setting, materials workmanship, feeling and association and must have one of the following attributes:

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

As mentioned above in the *Integrity* section of this report, the H. & S. Pogue Service Building retains integrity of location, design, setting, materials workmanship, feeling and association. In addition, the H. & S. Pogue Service Building has historic significance as defined under Criterion 1 as an important commercial building associated with one of Cincinnati’s most prominent department stores: H. & S. Pogue. Founded in 1863, the department store offered consumers a wide variety of home and fashion goods. H. & S. Pogue expanded in the first half of the twentieth century to build the subject building to house additional products and services. Further, the H. & S. Pogue Service Building is significant under Criterion 3 as an excellent example of commercial International Style architecture in Cincinnati. The building was constructed by notable local firm Hake and Hake and features character-defining features of the style such as regular fenestration and limited ornament.

The designation of the H. & S. Pogue Service Building meets the requirements of Chapter 1435 of the Cincinnati Zoning Code (Historic Preservation). The documentation in this designation report provides conclusive evidence that all required findings may be made for the proposed designation.



Research Methodology

Historical research was conducted to prepare a local historic designation report for the H. & S. Pogue Service Building in the City of Cincinnati. Sources include period newspapers, published works on Cincinnati architecture and American department stores, and Sanborn Fire Insurance maps of Cincinnati.

References

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- "Pogue Plans 10-Story Unit and Modernization of Store with Outlay of \$2,000,000." *The Cincinnati Enquirer* (3 February 1946): 1.
- "Terrace Plaza Hotel." *National Register Nomination* (2017).

Photographs



Photograph 1: West and north elevations looking southeast.



Photograph 2: Primary west elevation looking southeast.



Photograph 3: West and south elevations looking northeast.



Photograph 4: West elevation looking east at entrance.



Photograph 5: West elevation looking southeast at entrance.



Photograph 6: West elevation looking east at loading bays.



Photograph 7: West elevation looking east at second floor windows.



Photograph 8: South elevation looking north.



Photograph 9: South and east elevations looking northwest.



Photograph 10: North elevation looking southwest.



Photograph 11: North elevation looking west.



VI. HERITAGE CONSULTING GROUP

Heritage is a national firm that assists the owners and developers of older and historic buildings in understanding the relative significance of their resources, navigating the regulatory redevelopment processes, and securing financial opportunities from federal, state and local incentives. The firm is staffed by seasoned historic preservation professionals who meet the Professional Qualifications Standards under the category of *Historic Architecture* and *Architectural History* in the Secretary of the Interior's Standards and Guidelines, *Code of Federal Regulations, 36 CFR Part 61*.

The utility information shown on this plot, prepared by Thomas Graham Associates, Inc., was obtained from existing records. It is the contractor's responsibility to verify their existence and location, and to protect the appropriate utility company for field locations.



REFERENCE SURVEY
 SURVEY BY THOMAS G. RUSHION CO. FOR H. & S. POCOCK COMPANY SERVICE BUILDING DATED 3-28-1961
 SURVEY BY LOUIS W. GRAF & ASSOCIATES DATED JULY, 1968
 SURVEY BY FREDERICK SCHILDBAUER ENGINEERS FOR QUINCY REALTY CO. DATED APRIL, 1976

SURVEY NOTES

- 1) OCCUPATION IN GENERAL, FITS SURVEY EXCEPT AS SHOWN. INSTRUMENTS GENERALLY IN GOOD CONDITION UNLESS NOTED OTHERWISE. SURVEY BASED ON FIELD EVIDENCE AND DEEDS & PLATS OF RECORD NOTED HEREIN.
- 2) POSSIBLE ENCROACHMENTS AFFECTING THE PROPERTY SHOWN HEREIN PORTIONS OF EXISTING WEST BUILDING LINE TO RIGHT OF WAY.
- 3) ALL UTILITIES SHOWN ARE BASED ON LOCATIONS TAKEN FROM OBSERVED EVIDENCE. CERTIFICATION IS MADE THAT UNDERGROUND UTILITIES ARE SHOWN.
- 4) OBSERVED EVIDENCE OF UTILITIES HAS BEEN SHOWN PURSUANT TO SECTION 8, PARAGRAPH 1 (C) OF THE ALTA/ACSM STANDARD INSTRUMENTS. THE SURVEYOR MAKES NO GUARANTEE CONCERNING THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE.

- 5) AT THE TIME OF THE SURVEY THERE WAS NO OBSERVED EVIDENCE OF DELINEATION OF WELLSHEDS
- 6) REFER TO SHEET 2 FOR LEGEND
- 7) CONTIGUOUS TO THE EAST OF THE PROPERTY SHOWN ARE PARCELS OF THE CITY OF CHICAGO, TRACT I AND PARCEL I AND I ARE CONTIGUOUS WITH NO GAPS OR CORNERS BETWEEN THEM
- 8) REFER TO SHEET 2 FOR LEGAL DESCRIPTIONS PREPARED TO RECONCILE VESTING DEEDS WITH SURVEY ON THE GROUND.

LEGAL DESCRIPTION

OLD REPUBLIC NATIONAL NATIONAL TITLE INSURANCE COMPANY
 Commitment No. A34383-1937-18
 Auditor's Parcel No. 083-0001-0056

Real property situated on the north side of Third Street in the City of Cincinnati, Hamilton County, State of Ohio and more particularly described as follows:

Parcel 1. Beginning at a point on the north side of Third Street, between Vine and Race Streets, distant twenty-five (25) feet and six (6) inches west of the southeast corner of lot Number Two Hundred and Thirty-five (235) on the Original Plat of the city described, and running thence easterly, with Third Street, twenty-two (22) feet and six (6) inches, thence northward on a line parallel with Race Street, two hundred and sixteen (166) feet, more or less, to Race Place, thence north on Race Street, two hundred and sixteen (166) feet, more or less, to a line parallel with Third Street, two hundred and sixteen (166) inches and thence westerly, on a line parallel with Race Street, two hundred and sixteen (166) feet, more or less, to the place of beginning.

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Parcel 10. Beginning at a point on the north side of Third Street, between Vine and Race Streets, distant ninety-two (92) feet east of the southeast corner of lot Number Two Hundred and Thirty-five (235) on the Original Plat of the city described, thence west, with Race Street, twenty-two (22) feet and six (6) inches, thence north, with Race Street, twenty-two (22) feet and six (6) inches, thence west, with Race Street, twenty-two (22) feet and six (6) inches, thence north, with Race Street, twenty-two (22) feet and six (6) inches, thence west, with Race Street, twenty-two (22) feet and six (6) inches, thence north, with Race Street, twenty-two (22) feet and six (6) inches, thence west, with Race Street, twenty-two (22) feet and six (6) inches, to the place of beginning.

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GRAPHIC SCALE

BASIS OF BEARINGS
 North based on bearings contained in Official Record 6881 Pages 754 - 756 Hamilton County, Ohio Recorder's Office

REFERENCE DEED
 Official Record 6881 Pages 754 - 756 Hamilton County, Ohio Recorder's Office
 Official Record 6267 Pages 1998 Hamilton County, Ohio Recorder's Office

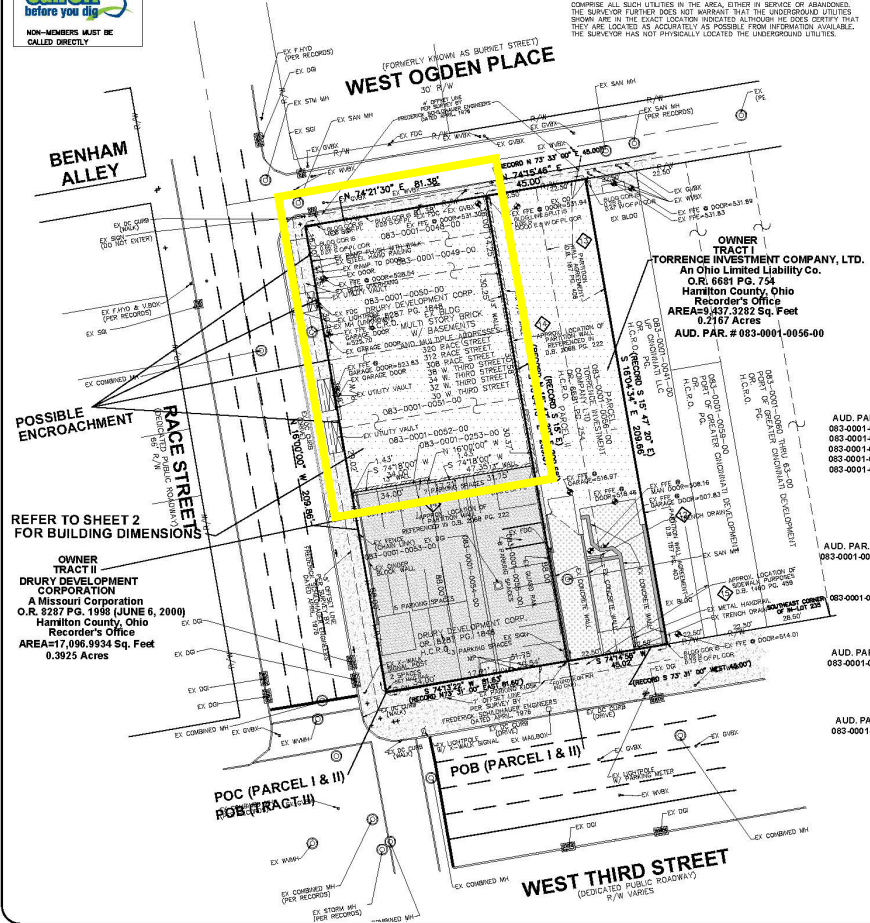
FLOOD ZONE INFORMATION
 THE PROPERTY SURVEYED LIES IN FLOOD ZONE "X" AREA OF SPECIAL FLOOD HAZARD
 FIC 1034A FIRM MAP NUMBER 260600302Z EFFECTIVE 7/16/2017

BENCHMARK
 HORIZONTAL DATUM: NAD 83
 VERTICAL DATUM: NAVD 88
 ZONE: OHIO SOUTH ZONE

PARKING INFORMATION
 25 REGULAR PARKING SPACES (GROUND LEVEL SURFACE)

OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
 Commitment No. A34383-1937-18
 EFFECTIVE DATE: SEPTEMBER 11, 2019
 AUDITOR'S PARCEL NO. 083-0001-0056

DATE: MARCH 19, 2020
 Scale: 1" = 20'
 Job No.: 8229
 Revisions:
 No. Date



THOMAS GRAHAM ASSOCIATES, INC.
 Engineers • Surveyors
 803 Compton Road Cincinnati, Ohio 45231 513-501-4760 Fax # 521-2439

DATE: MARCH 19, 2020
 Scale: 1" = 20'
 Job No.: 8229
 Revisions:
 No. Date

LEGAL DESCRIPTION

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 Commitment No. A34383-1937-18
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ALTA/AC.S.M. LAND TITLE SURVEY

ADDRESS: 310 RACE STREET & 30 WEST 3rd STREET

SITUATED IN PARCELS 235, 236, 237 OF THE ORIGINAL LOTS PLAN OF THE CITY OF CINCINNATI CITY OF CINCINNATI HAMILTON COUNTY STATE OF OHIO

DATE: MARCH 19, 2020
 Scale: 1" = 20'
 Job No.: 8229-20

THOMAS GRAHAM ASSOCIATES, INC.
 Engineers • Surveyors
 803 Compton Road Cincinnati, Ohio 45231 513-501-4760 Fax # 521-2439

DATE: MARCH 19, 2020
 Scale: 1" = 20'
 Job No.: 8229-20

The utility information shown on this plot, prepared by Thomas Graham Associates, Inc., was obtained from existing records. It is the contractor's responsibility to verify that existence and location, and to contact the appropriate utility company for field locations.



Parcel 1, 196.6
 Assessor's Parcel No. 083-0001-0056

This property is also described as follows:

A revised description of the above property pursuant to a survey dated March 18, 2020 by Jason L. Kuffenberg, Registered Surveyor No. 8428 is as follows:
 Situate in the City of Cincinnati, Hamilton County, Ohio and being part of In-Lots 235, 236 and 237 of the Original Plan of the City of Cincinnati, and being more particularly described as follows:

Commencing at a set Peg nail at the intersection of the existing east Right-of-Way of Race Street and the existing north Right-of-Way of West Third Street; thence with the existing north Right-of-Way of West Third Street, North 74° 12' 22" East, 81.63 feet to a found iron pin and the Point of Beginning of the herein described tract of land; thence departing the said existing north Right-of-Way of West Third Street, North 18° 04' 10" West, 209.67 feet to the existing south Right-of-Way of West Ogden Place, North 74° 15' 45" East, 45.00 feet; thence departing the said existing south Right-of-Way of West Ogden Place, South 18° 04' 24" East, 209.66 feet to the existing north Right-of-Way of West Third Street; thence with the said existing north Right-of-Way of West Third Street, South 74° 14' 36" West, 45.02 feet to a found iron pin and the Point of Beginning.

The above described tract contains 0.2167 Acres (9,437.3282 Sq. Ft.) of land and is subject to all assessments and restrictions of record.

Basis of Bearings: North Based on bearings contained in Official Record 6681, Pages 754-756, Hamilton County Recorder's Office.

Parcel 2, 196.6
 Assessor's Parcel No. 083-0001-0048, 083-0001-0050, 083-0001-0052, 083-0001-0054, 083-0001-0056 and 083-0001-0058

This property is also described as follows:

A revised description of the above property pursuant to a survey dated March 18, 2020 by Jason L. Kuffenberg, Registered Surveyor No. 8428 is as follows:
 Situate in the City of Cincinnati, Hamilton County, Ohio and being part of In-Lots 235, 236 and 237 of the Original Plan of the City of Cincinnati, and being more particularly described as follows:

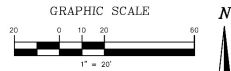
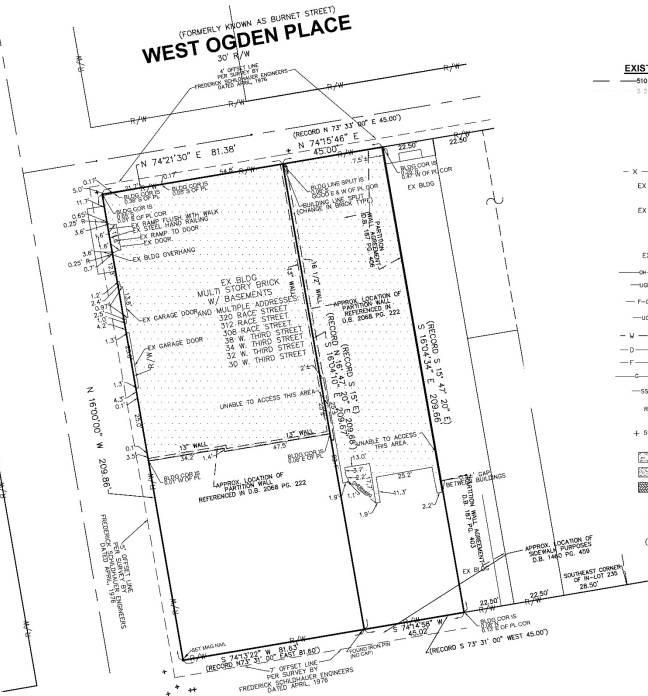
Beginning at the intersection of the existing east Right-of-Way of Race Street and the existing north Right-of-Way of West Third Street; thence with the existing east Right-of-Way of Race Street, North 18° 00' 00" West, 209.66 feet to the existing south Right-of-Way of West Ogden Place; thence with the said existing south Right-of-Way of West Ogden Place, North 74° 21' 30" East, 81.38 feet; thence departing the said existing south Right-of-Way of West Ogden Place, South 18° 04' 10" West, 209.67 feet to a found iron pin and the existing north Right-of-Way of West Third Street; thence with the said existing north Right-of-Way of West Third Street, South 74° 12' 22" West, 81.63 feet to a set Peg nail and the Point of Beginning.

The above described tract contains 0.3925 Acres (17,096.9934 Sq. Ft.) of land and is subject to all assessments and restrictions of record.

Basis of Bearings: North Based on bearings contained in Official Record 6681, Pages 754-756, Hamilton County Recorder's Office.

BENHAM ALLEY

RACE STREET
 (EXISTING NORTH RIGHT-OF-WAY)



EXISTING CONDITIONS LEGEND

- S — S — INDICATES EX. BOUNDARY
- V — V — INDICATES EX. INTERMEDIATE CONTOUR
- F — F — INDICATES EX. FIRE HYDRANT
- T — T — INDICATES EX. TELEPHONE POLE
- L — L — INDICATES EX. LIGHT POLE
- M — M — INDICATES EX. WATER METER BOX
- W — W — INDICATES EX. WATER VALVE BOX
- F — F — INDICATES EX. FIRE DEPARTMENT CONNECTION
- X — X — X — INDICATES EXISTING FENCE
- M — P — M — INDICATES METAL POST
- P — P — INDICATES EX. HANDICAPPED PARKING SPACE
- C — C — INDICATES CLEANSLOT
- S — S — INDICATES EX. SUTTER INLET (SO) SINGLE GRATE OPENING (SO) DOUBLE GRATE OPENING
- I — I — INDICATES EX. INLET
- O — O — INDICATES EX. GAS VALVE BOX
- T — T — INDICATES EX. OVERHEAD TELEPHONE & ELECTRIC WIRE
- U — U — INDICATES EX. UNDERGROUND PRIMARY ELECTRIC (SHOW PER RECORD)
- F — O — F — INDICATES EX. UNDERGROUND FIBER OPTIC CABLE (SHOW PER RECORD)
- U — T — U — INDICATES EX. UNDERGROUND TELEPHONE (SHOW PER RECORD)
- U — W — U — INDICATES UNDERGROUND WATER LINE (SHOW PER RECORD)
- D — D — D — INDICATES UNDERGROUND DOMESTIC LINE (SHOW PER RECORD)
- F — F — F — INDICATES UNDERGROUND FIRE LINE (SHOW PER RECORD)
- C — C — C — INDICATES UNDERGROUND GAS LINE (SHOW PER RECORD)
- S — S — INDICATES EX. SANITARY SEWER LATERAL (SHOW PER RECORD)
- R/W INDICATES RIGHT OF WAY
- + INDICATES EX. CROSS NOTCH
- + 916.00 INDICATES EX. SPOT GRADE ELEVATION
- INDICATES EX. CONCRETE PAVEMENT
- INDICATES EX. ASPHALT PAVEMENT
- INDICATES EX. PAVER PAVEMENT
- INDICATES EX. PARKING METER
- R/W INDICATES RIGHT OF WAY
- ± INDICATES MEASUREMENT FOR RECORD DOCUMENT
- (RECORD) INDICATES EX. CROSS NOTCH

BASIS OF BEARINGS

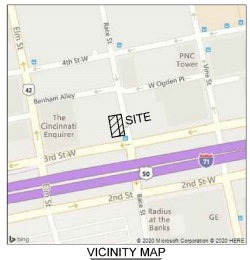
North based on bearings contained in Official Record 6681 Pages 754 - 756 Hamilton County, Ohio Recorder's Office

REFERENCE DEED

Official Records 6681 Pages 754 - 756 Hamilton County, Ohio Recorder's Office

BENCHMARK

HORIZONTAL DATUM: NAD 83
 VERTICAL DATUM: NAVD 88
 ZONE: OHIO SOUTH ZONE



A.L.T.A./A.C.S.M. LAND TITLE SURVEY

ADDRESS: 310 RACE STREET & 30 WEST 3rd STREET
 SITUATED IN
 PART OF IN-LOTS 235, 236, & 237 OF THE
 ORIGINAL LOTS PLAN OF THE CITY OF CINCINNATI
 CITY OF CINCINNATI
 HAMILTON COUNTY
 STATE OF OHIO

Drawn By: JKAFFENBERG

SHEET 2 OF 2

Job No: 8229 - 20

A.L.T.A./A.C.S.M. LAND TITLE SURVEY

H. & S. Pogue Service Building Historic Conservation Guidelines

310 Race Street
Cincinnati, Ohio

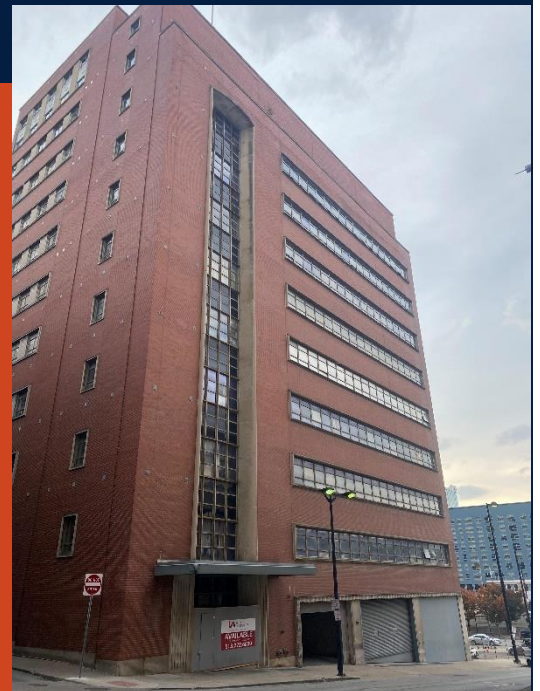
Prepared for:
City of Cincinnati
Historic Conservation Office
Department of City Planning and Engagement

November 1, 2023

Prepared by:

Heritage Consulting Group
(215) 248-1260
heritage-consulting.com

HERITAGE
CONSULTING GROUP



Historic Conservation Guidelines

General Terminology

Within the context of these historic conservation guidelines, the primary elevation of the H. & S. Pogue Service Building 310 Race Street is defined as the west (Race Street). The north elevation (facing W. Ogden Place) and the south elevation (facing the surface parking lot) are secondary, while the rear east elevation (the lower six stories of the building abuts the neighboring building at 30 W. 3rd Street and the upper four stories are exposed above) is utilitarian.

Rehabilitation

Intent and General Guidelines

These guidelines are intended to ensure that rehabilitation will maintain significant features of 310 Race Street. Guidelines are intended not as hard-and-fast rules but to be used by the Historic Conservation Board as a guide to assess the compatibility and appropriateness of proposed rehabilitation work. Reviews by the board are limited to exterior changes proposed for the building. Repair of features that do not change significant features and comply with the intent of these guidelines do not require review by the board. Alterations made to the interior are not within the purview of the Historic Conservation Board and are not subject to review.

The following overarching approaches are recommended:

1. Repair and Maintenance: Ordinary repair and maintenance of like and kind to match the original construction, where visible and which does not change the appearance of the building, is acceptable under these guidelines. Rehabilitation may include preservation, restoration, reconstruction, or a combination of these, as appropriate and reasonable for the building.
2. Maintenance: Existing visible features that contribute to the overall character of the building in good condition should be maintained and where possible, preserved or conserved. Damaged visible features which can be repaired should be repaired rather than replaced whenever possible.
3. Replacement: Replacement of significant features badly damaged, deteriorated beyond reasonable repair, or missing should sensitively harmonize with characteristics of the original feature. Replication is appropriate but not required.

Specific Guidelines

1. Materials: The primary exterior material is a common red brick laid in a common bond. The south elevation has an exposed party where a prior building was removed. The exposed area is covered in unfinished stucco. The stucco area may be finished with a more durable and aesthetically pleasing stucco system. Materials that are badly damaged, deteriorated beyond

reasonable repair, or missing should be replaced with materials or components that closely match the style, shape, color, treatment, and texture of the element replaced. Composition, type of joint, size of units, visible measures, placement and detailing should be appropriate for the building.

2. **Masonry Repointing:** Repointing of deteriorated and/or missing mortar shall match the existing historic mortar as close as possible. Elements of the new repointing mix shall be consistent with the existing mortar in formulation, aggregate size, texture, color, and method of application. It is recommended that test patches be applied adjacent to existing mortar and allowed to dry. An assessment should be made of new repointing mix with respect to varied constituents to be matched. The sample that closely matches the original mortar should be used for the repointing. Refer to Preservation Brief for general approach to undertaking masonry repointing.
3. **Masonry Cleaning:** Sandblasting diminishes the integrity of building materials. It is not an approved cleaning method. Should cleaning of exterior materials be undertaken, no harm should result from the approach taken to do the work. In the event that cleaning of building materials is undertaken, use the gentlest method possible to accomplish good results. Scrubbing with a bristle brush and a mild non-ionic detergent is recommended. Should this method be found ineffective, the use of approved chemical cleaning application can be used only after test patches have determined the most gentle means with respect to composition of cleaning agent, method of application, and cleaning results. Refer to PB # 1 for general approach to masonry cleaning.
4. **Water-Repellent Coatings:** Use of water-repellent coatings on historic buildings is not permitted. The problem of water infiltration into a building is associated with structural or maintenance issues. Water-repellent coatings compound problems because the coating encapsulates moisture and does not allow it to evaporate naturally.
5. **Entrances - Doors and Garages:** Original doors should be repaired rather than replaced where feasible and where appropriate access and security can be achieved in compliance with building codes. None of the entrance or garage doors on the primary elevation are original. The canopy above the main entrance is not original as it is clad in non-historic sheet metal. The only other door is a recessed service entrance at the rear corner with a flush metal door. If replacement of doors and the canopy at the main entrance becomes necessary, new doors and canopy should be compatible in scale, size, type, kind, style, color and finish. If the garage openings are re-established, new doors and storefronts should be compatible in scale, size, type, kind, style, color and finish. It is expected the service door on the north elevation will be replaced with a matching door.

6. Windows: Original window should be repaired rather than replaced where feasible. The monumental column of multi-lite metal frame windows above the main entrance and the bands of multi-lite metal frame windows with operable central hopper across the primary elevation appear to be original. The multi-lite metal windows on the side and rear elevation also appear to be original. All windows appear to be in poor condition due to extensive rust and corrosion. If replacement of windows is necessary due to their deteriorated condition and energy performance, new windows should be compatible in scale, configuration, style, size and color. Minor variations in replacement sash frames may be considered. Aluminum sashes are acceptable. Insulated glass of clear hue is acceptable. Rehabilitating a historic building to accommodate a new use may require increasing the number of window openings in a secondary elevation or a formerly blank wall to increase access to natural light and ventilation. Any new windows will be of a simple design to differentiate them and be distinguishable from the original, historic windows.
7. Ornamentation: Significant architecture ornamentation includes streamline limestone detailing that emphasizes the International style of the building. The ornamentation includes limestone water table, fluted surrounds at the main entrance, a continuous arched limestone surround on the column of windows above the main entrance door, patterned limestone surrounds and flat piers at the garage openings, bands of bullnose limestone trim framing the bands of windows on each story. All windows on the north elevation and a limited number on the south elevation have a similar bullnose limestone trim framing the bands of windows and include a fluted limestone panel between each window. These features should be preserved or conserved wherever possible. Do not make replacements or substitutions of different scale, size, design, or incompatible materials. Replace ornamentation to closely match originals in character, scale, configuration, style, size, texture, and color. Some synthetic materials, including fiberglass castings and composite materials may be acceptable at the upper floor levels.
8. Roofs: Parapets and other architectural features that define the roofline of the building should be preserved. The primary architectural feature at the roofline is limestone coping atop the parapet. The parapet material should be preserved or conserved wherever possible. Replace feature to closely match original in character, scale, configuration, style, size, texture, and color. On the primary elevations, vents, skylights, rooftop utilities, glass conservatories, stairs, elevator penthouses, equipment and other new roof elements should be placed such that they are generally inconspicuous from the opposite side of adjacent streets at street level. Roof decks with railings are acceptable if located to be inconspicuous from street level.

9. Painting: The building is not painted on the exterior. The exterior brick should not be painted. There may be an opportunity to paint the exposed stucco section with an appropriate vapor permeable masonry paint is specified.
10. Outside Attachments: Exterior light fixtures should be appropriate to the style of the building, or simple and contemporary. Where exterior light fixtures of a decorative nature consistent with the overall building history exist, repair, preserve, or reconstruct whenever possible and feasible to do so. Mercury vapor, high-pressure sodium, or other light sources that impart distortions of color when illuminated are not appropriate. Exterior light fixtures should be mounted or constructed so as not to cast undue glare onto neighboring buildings or damage the building on which they are mounted.
11. Signs: Signs should be designed for clarity, legibility, and compatibility with the building on which they are located. Signs on the property should not materially cover or obscure significant architectural features. Signs should be externally illuminated or based on historic precedent. Neon or shadow lettering internally illuminated signs are acceptable if designed and sized to be compatible with other signage in the vicinity.

Additions and Exterior Alterations

Intent and General Guidelines

1. Additions: Additions should follow new construction guidelines, codes, and regulations. Any addition should be compatible in character with the original building, with sensitivity to existing massing and scale, site, and appearance within the context of the original building. Additions should be sympathetic, may be complimentary, but need not be imitative in design. Additions should be designed to relate architecturally, not overwhelming the original building.
2. Alterations: Alterations should follow construction guidelines for alterations, codes, and regulations. Alterations should not change or alter significant architectural features on primary facades. On secondary and utilitarian elevations, alterations may be designed to minimize impact on the overall character of the building.
3. Appropriateness: The appropriateness of design solutions for additions and alterations should include the following:
 - a. How well the proposed design for the addition or alteration relates to the original building and neighboring buildings. How closely the proposed addition or alteration meets the general and specific intentions of these guidelines.

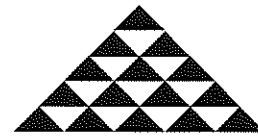
Demolition

Demolition may be considered if the demolition request is for an inappropriate addition or non-significant portion of the building and the demolition will not adversely affect those parts of the building which are significant as determined by the Historic Conservation Board.



HERITAGE CONSULTING GROUP

Heritage is a national firm that assists the owners and developers of older and historic buildings in understanding the relative significance of their resources, navigating the regulatory redevelopment processes, and securing financial opportunities from federal, state and local incentives. The firm is staffed by seasoned historic preservation professionals who meet the Professional Qualifications Standards under the category of *Historic Architecture* and *Architectural History* in the Secretary of the Interior's Standards and Guidelines, *Code of Federal Regulations, 36 CFR Part 61*.



DRURY DEVELOPMENT CORPORATION

13075 Manchester Road, Suite 200, Saint Louis, MO 63131 • Phone 314.423.6698

Mr. Mark Kohl
Senior Vice President - Development
Drury Development Corporation
13075 Manchester Road, Suite 200
St. Louis, MO 63131

November 1, 2023

Mr. Douglas Owen
Department of City Planning and Engagement
Two Centennial Plaza
805 Central Avenue, Suite 720
Cincinnati, OH 45202

RE: Application for Local Historic Designation – 310 Race Street, Cincinnati, OH, 45202

Dear Mr. Owen:

Drury Development Corporation is the owner of 310 Race Street, Cincinnati, OH, 45202.

This letter attests to my knowledge and approval of the submission of the Application for Local Historic Designation for 310 Race Street (historically named the H. & S. Pogue Service Building).

Sincerely,

Mark Kohl
Senior Vice President - Development

cc: Mark Hall, ABC Reality Advisors LLC
Cindy Hamilton, Heritage Consulting Group

APPLICATION FOR LANDMARK DESIGNATION HISTORIC CONSERVATION BOARD PUBLIC HEARING STAFF REPORT

APPLICATION #: N/A
APPLICANTS: 2569 St Leo, LLC
OWNER: 2569 St Leo, LLC
ADDRESS: 2569 St. Leo Place
PARCELS: 206-0005-0272
ZONING: SF-2
COMMUNITY: North Fairmount
REPORT DATE: November 21, 2023
STAFF REVIEW: Douglas Owen, Urban Conservator

Nature of Request:

The applicant is requesting a Local Historic Landmark Designation for the property generally located 2569 St. Leo Place known as the St. Leo The Great School Building. The landmark designation is sought for the historic parcel boundary on parcel 206-0005-0272. The property is not currently listed on the National Register of Historic Places (NRHP) but received a Determination of Eligibility, along with the larger church complex, from the Keeper of the NRHP in 1981.

1435-07-2-A: *Application for the consideration of the designation of a Historic District, Historic Landmark or a Historic Site may be made by the filing of a designation application, in such form as the Historic Conservation Board may prescribe, by the owner of the subject property or by the owner of a property within the area proposed to be designated, by Council or a member of Council, by the City Manager, by the Urban Conservator, by the City Planning Commission, or by a local community organization, including, but not limited to, preservation associations and community councils. No Historic Structure or Historic Site may be demolished or excavated during the pendency of a designation application, which commences upon the filing of a complete designation application.*

Summary and Background:

The St. Leo The Great School Building is an Italian Renaissance Revival school building designed by architect John Clifford Grunkemeyer located on the north side of St. Leo Place between its intersection with Casper Street on the west and Baltimore Avenue on the east in the North Fairmount neighborhood. The building, built in 1927, is a three-story building featuring a symmetrical façade, masonry bearing walls, a raised foundation, an ornate projecting entry porch and terra cotta and stone banding/ cornices on the upper levels. While the building does not include all features of the style, such as arched or Palladian windows, a stone base and a roofline balustrade, the features included are

representative of the Italian Renaissance Revival style as applied to a vernacular educational building.

The building retains significance under the themes of religious and ethnic heritage as it was one of the first German Catholic schools organized in the North Fairmount neighborhood and represents the history of social and educational activities of the expanding German Catholic population. The St. Leo The Great parish was established in 1886 following the petition of area residents for a church in the neighborhood. Prior to its establishment, the growing Catholic community of North Fairmount had to travel significant distances to St. Bonaventure in South Fairmount or Sacred Heart in Clifton. While the distance to these churches does not seem great by today's standards, when viewed by the transportation standards of 1886, it was significant. The formation of the parish and the subsequent school occurred in a time of Cincinnati's history when population growth was rapid, and residents were fleeing the densely populated conditions of the central basin to the surrounding hillsides.

The first parish building was completed in 1888, housing the church on the upper floor and the school and pastor's quarters on the ground level. By 1899, the school enrollment had expanded to the point where overcrowding was an issue, expanding into the former pastor's quarters when a new rectory was completed in that year. In 1911 the new church was dedicated and still stands adjacent to the current school building in the Romanesque Revival style, seating 800 parishioners. After years of additional growth, the current school building, the third school for the parish, was built in 1927.

Following World War II, the parish began serving the public housing communities of English Woods and by the 1960s included evangelizing missions and community outreach in other nearby public housing projects such as Fay Apartments and Shelton Gardens. With the demographic changes that occurred in the postwar period, enrollment in the school began to decline as many Catholic families began to move out of the North Fairmount area. In 1979, the school closed due to continued declining enrollment; however, it remained in use as it was leased by the church for a daycare center, senior center, GED classroom, health clinic and other community-based uses. The North Fairmount Community Center was the last tenant in the building, vacating the property in 2022.

The St. Leo The Great School Building is significant under Criteria 1 and 3. Under Criterion 1 (and Criteria Consideration A), it is significant as a reflection of the history of social and educational activities of German Catholic residents in North Fairmount. Under Criterion 3, the building is architecturally significant as an example of Italian Renaissance Revival style influences as applied to a vernacular religious educational building by architect John Clifford Grunkemeyer. The Designation Report submitted with this application fully details the historic and architectural significance of the building.

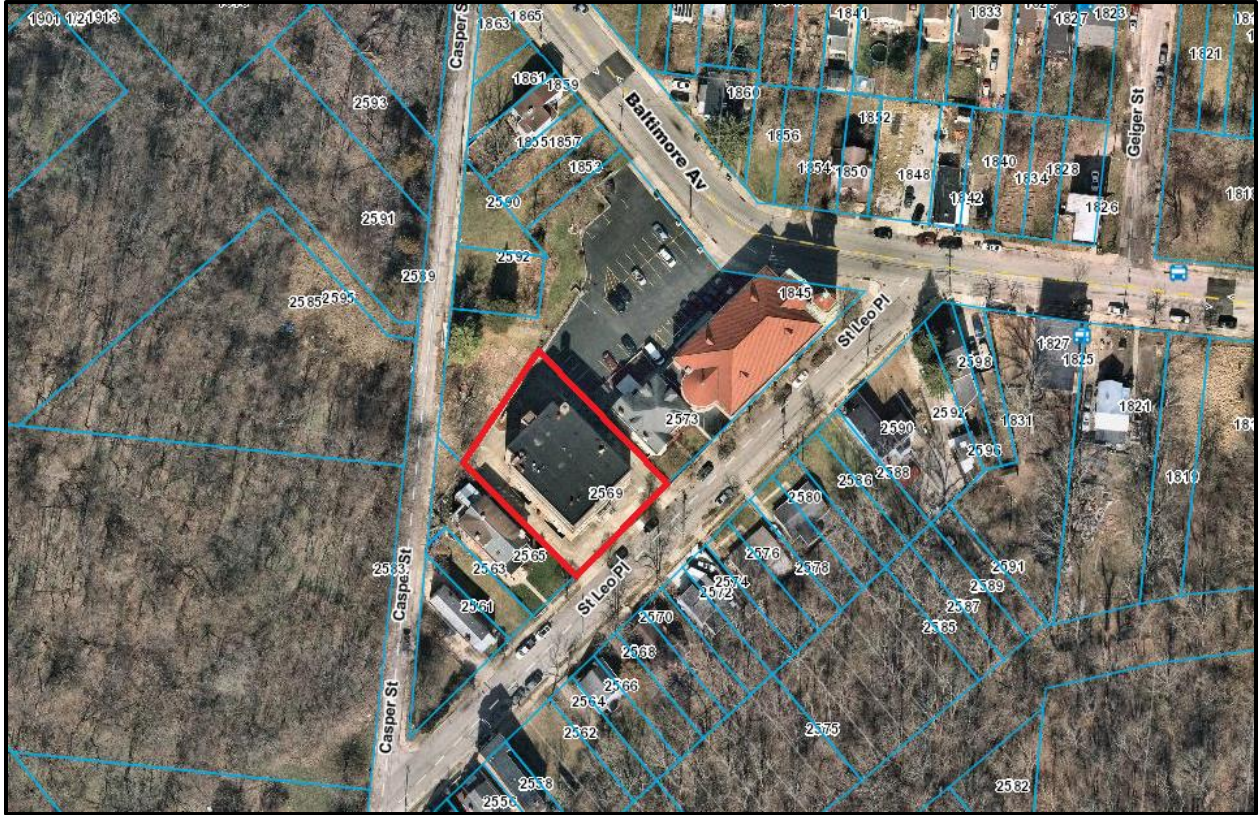


Figure 1. Location of property. Proposed approximate boundary shown in red. Image from Cagis.



Figure 2. Image of subject property facing southeast ca. August 2014. Image from Google.

Applicable Zoning Code Sections:

Zoning District: Section 1403 – Single-Family Residential Districts
Landmark Designation: Section 1435-07

Review Process

The procedure for consideration of an application for designation is detailed in 1435-07-2-B of the Zoning Code. It includes reviews by the Historic Conservation Board, City Planning Commission, and City Council. The complete process and review criteria are included below.

§ 1435-07-2-B. - Report, Public Hearing and Decision.

The procedure for the consideration of an application for the designation of a Historic Landmark, Historic District or Historic Site is as follows:

- a) *Report.* Within sixty (60) days of the receipt of a completed designation application, the Urban Conservator has the duty to prepare and send to the Historic Conservation Board a report and proposed conservation guidelines for the Historic Landmark, Historic District or Historic Site and a proposed boundary map for any Historic District. For a proposed Historic District, the Urban Conservator shall prepare and send to the Historic Conservation Board a list of all structures within the proposed Historic District that the Urban Conservator considers to be Non-Contributing Structures. Not later than thirty (30) days after receipt of the Urban Conservator's report and proposed conservation guidelines, the Historic Conservation Board shall schedule a public hearing on the proposed designation.
- b) *Historic Conservation Board.* After a public hearing on the proposed designation, the Historic Conservation Board has the duty to decide whether to recommend designation of the proposed Historic Landmark, Historic District or Historic Site and forward its decision, whether favorable or not, along with the proposed conservation guidelines to the City Planning Commission.
- c) *City Planning Commission.* Within thirty (30) days of the transmittal of the decision and recommendation of the Historic Conservation Board, the City Planning Commission shall hold a public hearing to determine whether to follow the recommendation of the Historic Conservation Board. In making such determination, the City Planning Commission shall consider all of the following factors:
 - a. The relationship of the proposed designation to the comprehensive plans of the city and of the community in which the proposed Historic Landmark, Historic District or Historic Site is located; and
 - b. The effect of the proposed designation on the surrounding areas and economic development plans of the city; and
 - c. Such other planning and historic preservation considerations as may be relevant to the proposed designation.

After a public hearing on the proposed designation and conservation guidelines, the City Planning Commission has the duty to decide whether to approve or

disapprove the designation and forward its decision, whether favorable or not, along with the conservation guidelines to Council.

- d) *Council*. Upon receipt of the decision of the City Planning Commission, Council shall vote to ordain or overrule the City Planning Commission's decision. A simple majority of the members elected to Council is required to ordain a designation; provided, however, 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.

Designation Review

Historic Significance

Staff finds that, based on the attributes and architectural integrity outlined in the Designation Report, the application for the nomination of 2569 St. Leo Place meets the requirements prescribed in Chapter 1435, specifically §1435-07-1, "Becoming a Historic Structure; Determination of Historic Significance".

The Cincinnati Zoning Code (CZC) § 1435-07-1(a), specifies that a structure or group of structures may be deemed as having Historic Significance if it has at least one of the following attributes:

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

The Criteria in Chapter 1435-07-1 is based off the criteria for the National Register and in fact models the language exactly. Significance is determined based on if it meets the criteria set forth within the National Register and the local ordinance based upon it.

The Historic Conservation Board is tasked with determining if it meets one of the Criteria set forth in Chapter 1435-07-1 of the Cincinnati Zoning Code and making a recommendation to the Cincinnati Planning Commission and City Council based on its significance.

The applicant is nominating 2569 St. Leo Place under Criterion 1 - *Association with events that have made a significant contribution to the broad patterns of our history* and Criterion 3 - *Embodies the distinctive characteristics of a type, period, method of construction or that represent a significant and distinguishable entity whose components may lack individual distinction*.

It should be noted, in June 1981, the Keeper of the National Register of Historic Places determined the St. Leo Roman Catholic Church and its related buildings, including the St. Leo The Great School Building, to be eligible for listing in the NRHP. It is not currently

listed. In Staff's review of the designation report and the documentation provided, the building at 2569 St. Leo Place meets the criteria in the following ways:

Criterion 1: Association with events that have made a significant contribution to the broad patterns of our history.

- Represents the establishment and growth of Catholic congregations and their commitment to education in Cincinnati and the North Fairmount community.
- Represents the history of educational activities of Catholic residents in the North Fairmount and surrounding communities.

Criterion 3: Embodies the distinctive characteristics of a type, period, method of construction or that represent a significant and distinguishable entity whose components may lack individual distinction.

- The building is a brick masonry building that exhibits many of the defining elements of the Italian Renaissance Revival style including a symmetrical façade, a prominent projecting entryway with Doric columns and a stone entablature, an arched entry door with leaded glass and prominent terra cotta and stone belt courses/ cornices above the second and third stories.
- Aside from the elevator shaft on the rear of the building, no significant alterations or additions have occurred since the building's original construction in 1927.
- The building is one of the few remaining original and intact Italian Renaissance Revival parochial school buildings in Cincinnati.
- The building retains exceptional historic integrity, retaining all its major character-defining features.

Conservation Guidelines

The Cincinnati Zoning Code (CZC) § 1435-07-2-C. - Adoption of Conservation Guidelines.

“Conservation guidelines shall promote the conservation, development and use of the Historic Landmark, Historic District or Historic Site and its special historic, architectural, community or aesthetic interest or value. Insofar as practicable, conservation guidelines shall promote redevelopment and revitalization of Historic Structures and compatible new development within the Historic District. The guidelines shall not limit new construction within a Historic District to a single period or architectural style but may seek to preserve the integrity of existing Historic Structures. Conservation guidelines shall take into account the impact of the designation of a Historic Landmark, Historic District or Historic Site on the residents of the affected area, the effect of the designation on the economic and social characteristics of the affected area, the projected impact of the designation on the budget of the city, as well as all of the factors listed in paragraph 1435-07-2-B(c) above. Conservation guidelines shall address Non-Contributing Structures. Approved conservation guidelines shall be published on the City's website and be made available for public inspection in the office of the Urban Conservator.

Staff finds that the proposed St. Leo The Great School Building Conservation Guidelines present best practice approaches in seeking to preserve the integrity of the exterior of the school building while also making the building eligible for future funding sources including grants and tax credits to help with the upkeep of the building. The proposed Conservation Guidelines cover changes to the exterior of the building. The interior is not proposed to be subject to local review.

The proposed guidelines are also compatible with the Secretary of the Interior's Standards for Rehabilitation.

Other Considerations:

Prehearing Results:

- November 21, 2023 – A Joint Staff Conference was held with the Department of City Planning. No opposition to the proposed designation was presented.

Comments Provided to Staff:

Staff received no objections to the proposed designation at the time of the finalization of this report.

Proposed Work

A development plan has not been presented to the Historic Conservation Office for this building. The applicant has noted their intent to apply for Historic Preservation Tax Credits for renovations to the building.

Consistency with Plan Cincinnati (2012): This designation is consistent with the Plan Cincinnati goal embodied in the Sustain Initiative, specifically goal #2, preserving our built history as outlined in pages 197-198 of the plan.

Recommendation:

Staff recommends the Historic Conservation Board take the following actions:

1. **RECOMMEND** to the Cincinnati City Planning Commission (CPC) and to the Cincinnati City Council (CC) for the designation of Tax Parcel 206-0005-0272, also referred to as 2569 St. Leo Place and known as the St. Leo The Great School Building as a Historic Landmark and the adoption of the related St. Leo The Great School Building Historic Conservation Guidelines subject to the following conditions:
 - a. Any construction proposed upon the proposed Historic Landmark shall comply with the proposed Historic Conservation Guidelines.
2. **FINDING:** The Board makes this determination per Section 1435-07-1:
 - a. That it has been demonstrated that the St. Leo The Great School Building meets the conditions of §1435-07-1(a)(1) as the building maintains integrity and *“Embodies the distinctive characteristics of a type, period, method of construction or that represent a significant and distinguishable entity whose components may lack individual distinction.”*

- b. The St. Leo The Great School Building has local significance as an excellent example of Italian Renaissance Revival style architecture as applied to a vernacular religious educational building in Cincinnati.
- c. That it has been demonstrated that the St. Leo The Great School Building meets the conditions of §1435-07-1(a)(1) as the building maintains integrity and represents an *Association with events that have made a significant contribution to the broad patterns of our history*.
- d. The building retains an exceptional level of historic integrity.
- e. In June 1981, the Keeper of the National Register of Historic Places determined the St. Leo Roman Catholic Church and its related buildings, including the St. Leo The Great School Building, to be eligible for listing in the NRHP.
- f. That the proposed St. Leo The Great School Building Historic Conservation Guidelines are compatible with the Secretary of the Interior's Standards for Rehabilitation.

| | |
|----------------------------|-------|
| FOR OFFICE USE ONLY | |
| File No. | _____ |
| Date Filed | _____ |
| Fee Paid | _____ |
| Date Received | _____ |
| Decision | _____ |



II Centennial Plaza
Planning Department
805 Central Ave, Suite 700
Cincinnati, OH 45202
513-352-4848

APPLICATION FOR LOCAL HISTORIC DESIGNATION/ HISTORIC ZONE CHANGE

| | | | |
|--|--|-------------------------------|-----------------------------------|
| 1. SUBJECT PROPERTY/(ies) | <input checked="" type="checkbox"/> Landmark | <input type="checkbox"/> Site | <input type="checkbox"/> District |
| ADDRESS | 2569 St. Leo Place | | |
| PARCEL ID(S) | 206-0005-0272-00 | | |
| AREA CONTAINED IN PROPERTY (EXCLUDING STREETS) | 14,680 sf | | |
| NAME OF HISTORIC DESIGNATION | _____ | | |

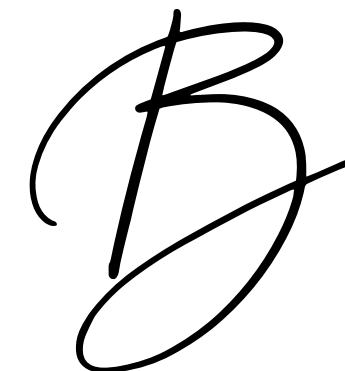
| | | | |
|--|---|--|--|
| 2. APPLICANT | | | |
| NAME | 2569 St Leo, LLC | CONTACT PERSON (if legal entity) | Erik Carlson |
| ADDRESS | 29 Mountain Avenue, Caldwell, New Jersey 07006 | | TELEPHONE _____ |
| EMAIL | erik.qce@gmail.com | | |
| RELATIONSHIP TO OWNER (if not owner) | _____ | | |
| <input checked="" type="checkbox"/> Owner | <input type="checkbox"/> City Council Member | <input type="checkbox"/> City Manager | <input type="checkbox"/> Urban Conservator |
| <input type="checkbox"/> Planning Commission | <input type="checkbox"/> Community Organization | <input type="checkbox"/> Owner of Property within District | |

| | | | |
|---|--|----------------------------------|-----------------|
| 3. OWNER(S) (If multiple properties, please provide an excel sheet with information) | | | |
| NAME | 2569 St Leo, LLC | CONTACT PERSON (if legal entity) | Erik Carlson |
| ADDRESS | 29 Mountain Avenue, Caldwell, New Jersey 07006 | | TELEPHONE _____ |
| EMAIL | erik.qce@gmail.com | | |

| |
|---|
| 4. HISTORIC CRITERIA (Select all that apply) |
| <input checked="" type="checkbox"/> Association with events that have made a significant contribution to the broad patterns of our history; or |
| <input checked="" type="checkbox"/> Association with the lives or persons significant in our past; or |
| <input type="checkbox"/> Embodies the distinctive characteristics of a type, period, method of construction or that represent a significant and distinguishable entity whose components may lack individual distinction; or |
| <input type="checkbox"/> That has yielded, or may be likely to yield, information important in prehistory or history. |

5. SUMMARY OF REASONS WHY THE REQUEST SHOULD BE GRANTED. It is your responsibility to provide the Urban Conservator supporting documentation in the form of a "Designation Report" to facilitate the creation of a staff report under chapter 1435-07, "Preserving a Structure." Please be advised that this application will be reviewed by the Historic Conservation Board, Planning Commission and Council. The filing fee for the review is \$1,500 and due at the time the application is submitted.

| |
|---|
| 6. SIGNATURE. The undersigned does hereby certify that the information provided in connection with this application is, to the best of his or her knowledge, true and correct. |
| Print Name _____ Signature _____ Date ____/____/____ |



BECK ENGINEERING

10413 BUGLE WAY,
HARRISON, OH 45030
513.288.3701

REVISIONS

| REV# | DATE | REV# | DATE |
|------|------|------|------|
| | | | |
| | | | |
| | | | |

2569 ST. LEO PLACE
RENOVATION

2569 ST. LEO PLACE,
CINCINNATI, OH 45225

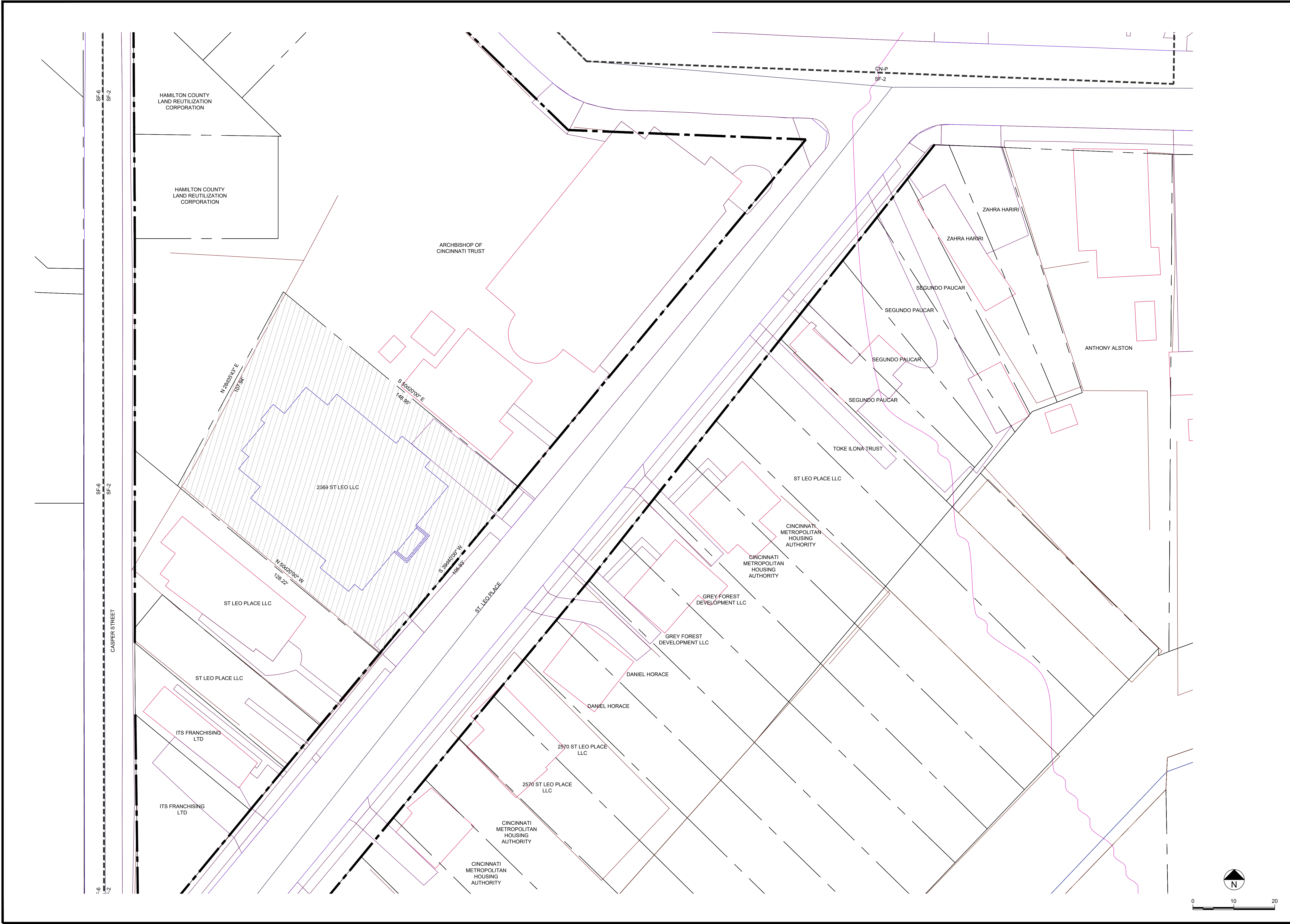
SHEET NAME
EXISTING SITE PLAN

DATE
8/31/2023

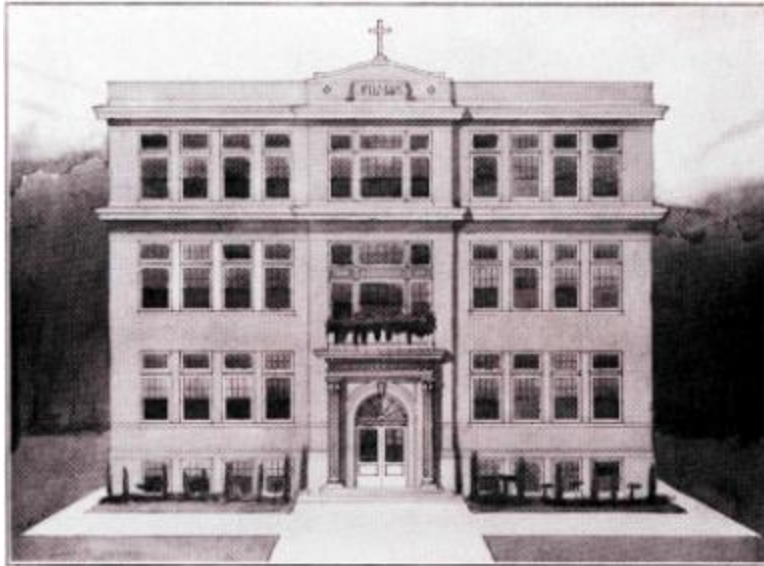
SCALE
1" = 20'

SHEET NUMBER

C1.0



Historic Designation Report



St. Leo The Great School Building

2569 St. Leo Place
Cincinnati, OH 45225

Report Submitted to:

Cincinnati Historic Conservation Office

Report prepared by:

Tony Beck, PE
Beck Engineering
10413 Bugle Way
Harrison, OH 45030

September 1, 2023

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Summary Statement

This report represents the findings for a local Historic Landmark Designation of the St. Leo the Great School Building, located at 2569 St. Leo Place in the North Fairmount neighborhood of Cincinnati. The purpose of this designation report is to establish the building's significance as an individual landmark.

This report was prepared by Tony Beck of Beck Engineering, LLC at the request of the owner, 2569 St. Leo LLC.

Boundary Description

The property boundary is conveyed in Book 14914, Page 2029 as follows: Situated in the City of Cincinnati, Hamilton County, Ohio and being more particularly described as follows:

- Commencing at a set cross notch at the Southwest intersection of St. Leo Place and Baltimore Avenue, thence along the Westerly line of St. Leo Place, South 39d40'00" West 220.18 feet to a set mag nail and the point of beginning;
Thence along said St. Leo Place, South 39d40'00" West, 105.93 feet to a set iron pin;
Thence leaving said St. Leo Place, along a new division line the following three (3) courses:
- 1) North 50d20'00" West, 128.22 feet to a set iron pin;
 - 2) North 28d35'43" East, 107.94 feet to a set iron pin;
 - 3) South 50d20'00" East, 148.95 feet to the point of beginning.

Boundary Justification

The above description is that which is the legally recorded boundary line for the property for which the designation is being requested. The building occupies the entire parcel and not other structures are present. It excludes the adjacent Rectory and Church building of St. Leo the Great Catholic Church, as these are under separate ownership.

Boundary Map



Statement of Significance

The St. Leo School Building is a 3-story building that is located in the Cincinnati suburb of North Fairmount. The school sits behind St. Leo the Great Catholic Church off of Baltimore Avenue. The school was built in 1927 by the Archdiocese of Cincinnati and was constructed with a masonry structural frame with load bearing exterior walls and interior walls. The most striking features of this building are main entrance and the overall scale of the building compared to the surrounding area. While the School sits adjacent to the Church, the surrounding properties are mostly 1 and 2-story single family houses and multi-family units. The school was designed

by J.C. (John Clifford) Grunkemeyer. Grunkemeyer also designed several Catholic Churches in the Cincinnati area, including St. Martin of Tours in Cheviot and St. Stephen in the East End.

Historic and Architectural Overview

Catholicism has always had a large congregation in the Cincinnati area. In the late 1800's and early 1900's, the Church's growth in Cincinnati was having a "coming of age" moment. St. Leo the Great Parish began in 1886. In that year, several German Catholic families petitioned the Archbishop (Elder) to build a church in North Fairmount. These families were attending Sunday Mass at St. Bonaventure on Queen City Avenue or Sacred Heart Church on Marshall Avenue. The distance to these Churches was considerable and quite inconvenient at that time. The formation of the new Church occurred at a time when the City of Cincinnati was experiencing an outward growth of population and also the Catholic Church. More and more families were moving away from the city center into the surrounding hills. North Fairmount was also experiencing this outward growth and the numbers of Catholic families were increasing to the point where they were able to sustain their own parish. The church was built to better accommodate the growing number of catholic citizens in the area.

The first parish building was completed in the Spring of 1888. The church was on the upper floor and the school rooms and pastor's quarters on the lower floor. By 1899 the school had grown so crowded that the parish built a separate rectory at 2573 Trade Street and turned the pastor's former quarters into additional classrooms. This building is still the Rectory for the Church today. In 1901, St. Leo's Pastor, Father Joseph Schmidt, began fundraising for a separate, permanent church. In 1911, Archbishop Moeller dedicated the new church. The new church was a grand Romanesque, basilica-style church with a bell tower reaching 104 feet. The church sat 800 parishioners.

In March of 1926, ground was broken for a new school, as attendance at St. Leo's School continued to grow. The school that was built in 1927 was the third school for this parish. On May 15, 1927, Archbishop dedicated the new school. That same year, St. Leo's Pastor petitioned the City to rename Trade Street to St. Leo Place, "in recognition of the parish's influence and hard work."

As the community grew, towards the end of World War II, English Woods was established close by. This parish was the primary parish for these new residents and established a chapel within the development to evangelize these new residents. In the 1960's, the social make-up of the surrounding neighborhood of North Fairmount changed significantly. This led to a change in the ministerial focus of the church and led to more community involvement, an increase in street evangelization in the English Woods community, Fay Apartments complex, and Shelton Gardens complex, and other efforts to help the needy families of the neighborhood. Today, the parish is primarily serving the Hispanic community with Spanish Masses, English as a Second Language classes, and more.

The school was closed in 1979 due to declining enrollment. The school building was then leased to the North Fairmount Community Center for use as a daycare, a senior citizens center, a

GED classroom, Health clinic, food co-op, and other focuses for the community. The building was last used in 2022 when the North Fairmount Community Center left. The building has been vacant since.

Architecture

The school building was designed in the Italian Renaissance Revival style. The Italian Renaissance Revival style is typically seen with a rectangular plan with symmetrical facades, masonry/stone exterior walls, highlighted with cast stone or terra cotta detailing. Exterior facades also include strong divisions of floors with elaborate string courses that define the sills of the windows. Many Italian Renaissance Revival style buildings have low or flat roofs hidden by cornices, parapet walls, or balustrades.

The school was designed by J.C. (John Clifford) Grunkemeyer. Grunkemeyer's architecture firm began in 1915 and was renamed Grunkemeyer & Sullivan with the addition of C. W. (Charles) Sullivan in 1920. Grunkemeyer & Sullivan also designed several Catholic Churches in the Cincinnati area, including St. Martin of Tours in Cheviot and St. Stephen in the East End, the Busse & Borgman Funeral Home (now Manifest Drawing Center) on Central Parkway, and the Maketewah Country Club in Reading.

The school building is architecturally significant as a commercial example of the Italian Renaissance Revival that is prevalent throughout Cincinnati. The building has a brick façade, cast stone entablature over Roman Doric columns at the front entrance, and a cast stone tablet at the top of the South façade. The cast stone beneath the rows of windows defines each floor with terra cotta detailing highlighting the third floor. The terra cotta and cast stone delineations continue on the sides of the building. On the rear façade, the brick is continued. Where the terra cotta detailing was stopped, a double soldier course of brick continues along the same plane.

On the rear of the building, an elevator shaft was added, along with exterior stairs from the first floor. The shaft is finished with a stucco and concrete veneer and stands out among the large amount of brick.

Inside, the building sits on a rectangular floor plate with symmetrical layout of classrooms on either side of a wide, central corridor of glazed brick. At the ends of the corridor are two curved stairways with glazed brick. A wall was put up at the north end of the corridors to separate the hallway from the elevator. The flooring and ceilings in the hallway of the first, second, and third floors have been replaced with modern vinyl flooring, and acoustic ceilings. The flooring within the stairways has been replaced with a modern, vinyl composite tile.

Findings

According to Chapter 1435 of the Cincinnati Zoning Code (Historic Preservation), certain findings must be made before a historic structure can be designated by City Council. The structure must be found to have historic significance. Historic significance means that the

attributes of a district, site or structure possess integrity of location, design, setting, materials, workmanship, feeling, and association, and:

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

The St. Leo the Great School Building has historic significance according to Chapter 1435 as defined under Criterion 1. The school is an example of the outward spread of German Catholics in Cincinnati in the late 1800's-early 1900's. The school not only taught hundreds of children, but it also aided the surrounding neighborhood when its usefulness as a school started to go away in the late 1970's.

The School also meets Criterion 3 as a significant example of the Italian Renaissance Revival, located in a mainly residential area, and designed by a Cincinnati architect who had his hand in many Catholic schools and Churches in the region.

The designation of the St. Leo the Great School Building meets the requirements of Chapter 1435 (Historic Preservation) of the Cincinnati Zoning Code. The documents in this designation report provides conclusive evidence that all required findings may be made for the proposed designation.

References

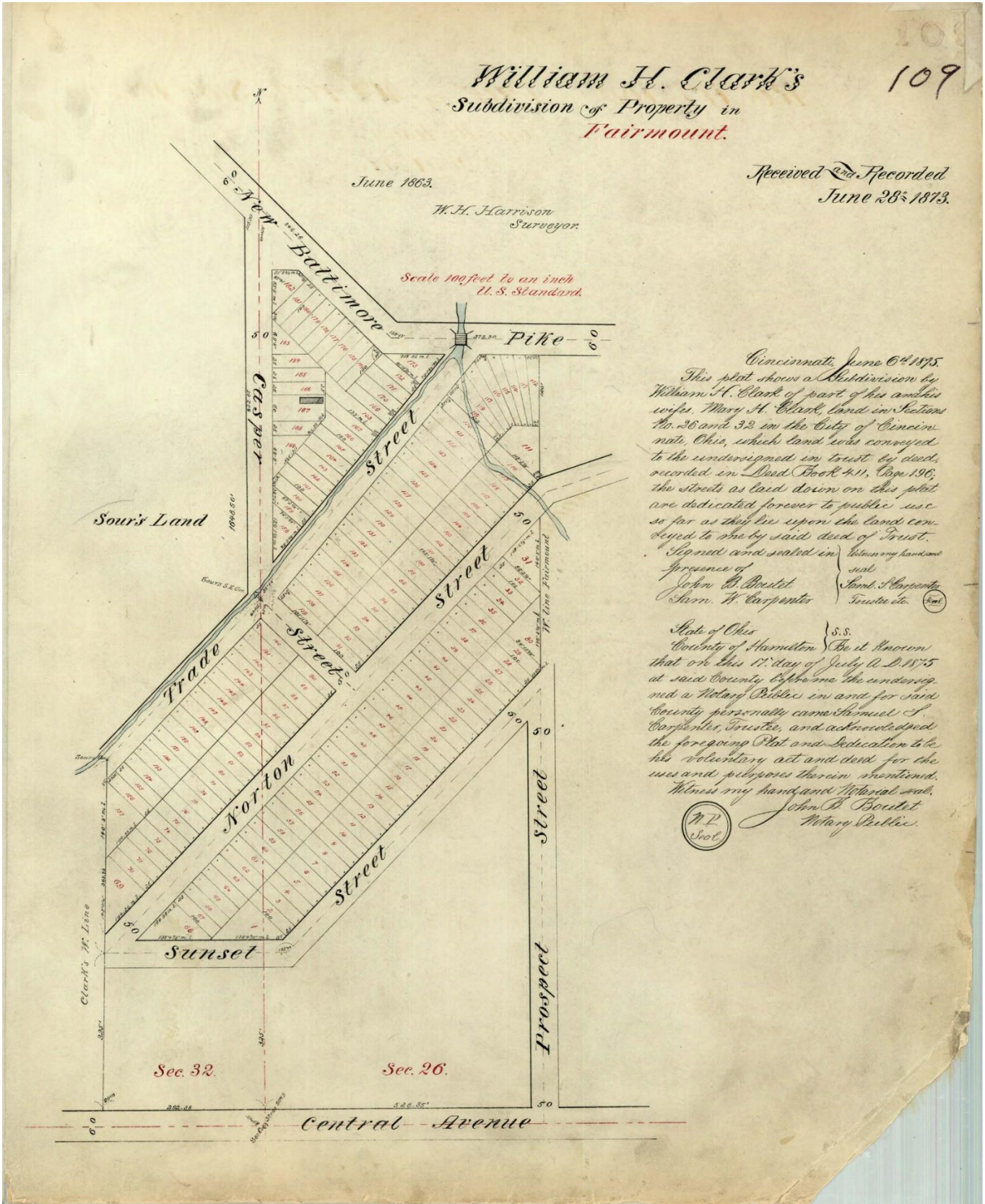
14914 / 2027 (2023-0031706) Document Detail | HCRO. (n.d.). [Recordersoffice.hamilton-co.org](https://recordersoffice.hamilton-co.org). Retrieved September 5, 2023, from <https://recordersoffice.hamilton-co.org/hcro-pdi/document/7944141>

(1986). A History of St. Leo's Parish as recorded in the St. Leo's 100th Anniversary Celebration Booklet [Review of A History of St. Leo's Parish as recorded in the St. Leo's 100th Anniversary Celebration Booklet]. Archdiocese of Cincinnati.

Biographical Dictionary of Cincinnati Architects, 1788-1940. (n.d.). [Oldsite.architectureincy.org](http://oldsite.architectureincy.org). Retrieved September 5, 2023, from <http://oldsite.architectureincy.org/dictionary/G.html>

Online Property Access. Hamilton County Auditor. (n.d.). <https://wedge1.hcauditor.org/view/re/2060005027200/2022/summary>

Pictures



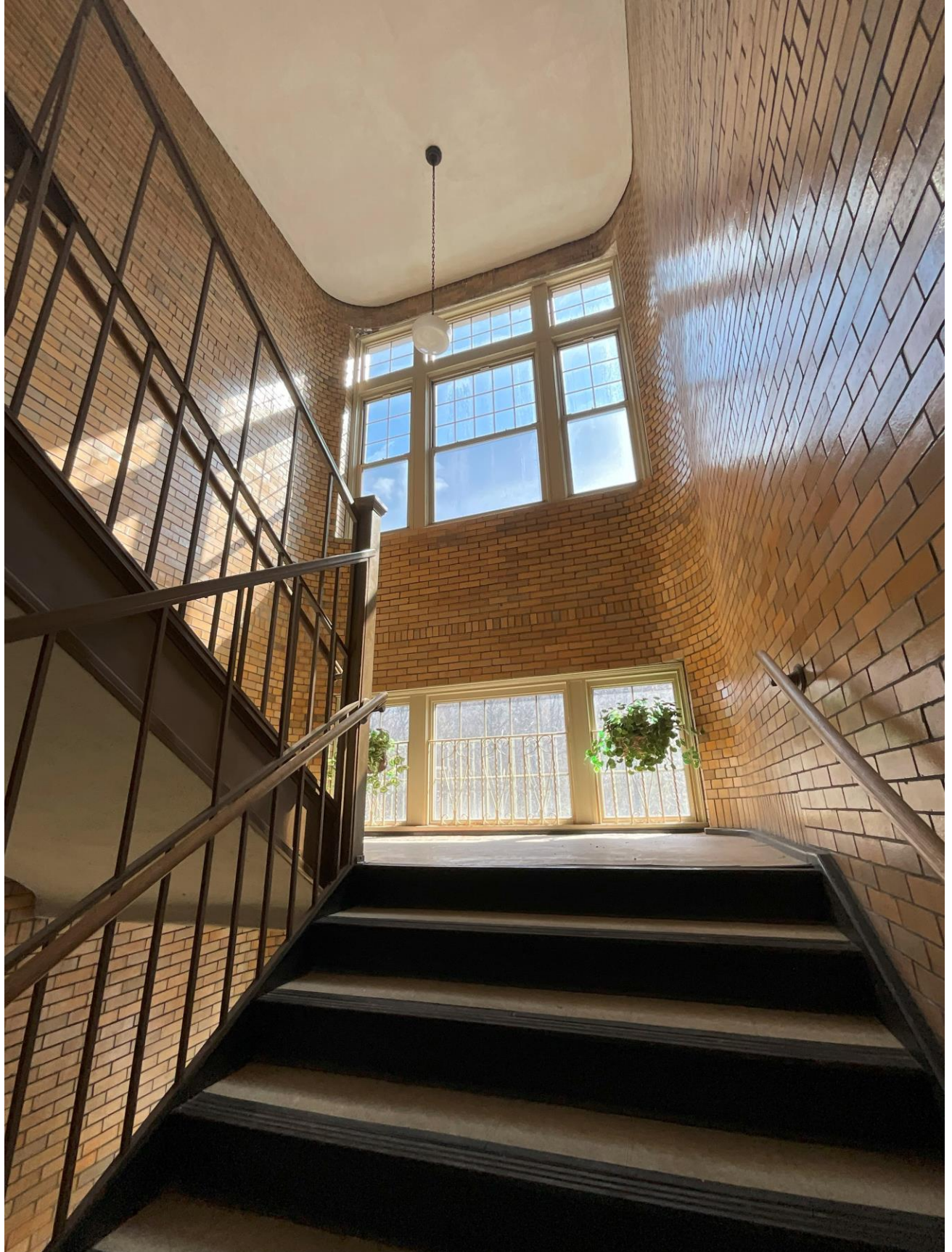












Historic Conservation Guidelines

St. Leo the Great School Building

Rehabilitation

General Terminology

Within these guidelines, the "St. Leo School" refers to 2569 St. Leo Place. St. Leo School's primary façade is the South elevation. The North, East, and West elevations are secondary façades.

Intent and General Guidelines

The following guidelines are adapted and comply with the Secretary of the Interior's Standards for Rehabilitation. When a proposed change is not addressed by the guidelines, The Secretary of the Interiors Standards for Rehabilitation, Interpreting the Standards Bulletins and Preservation Briefs will be used as guiding documents.

These guidelines are intended to ensure that rehabilitation will maintain significant features of the St. Leo School. Guidelines are intended not as strict rules but are to be used by the Historic Conservation Board as a guide to assess the compatibility and appropriateness of proposed rehabilitation changes. Reviews by the Historic Conservation Board are restricted to exterior changes proposed for this building. Repair and maintenance not changing significant features and clearly complying with the intent of these guidelines do not require board review. Interior alterations are not the purview of the Historic Conservation Board and are not subject to review.

The following general approaches are recommended:

1. Repair and maintenance: Ordinary repair and maintenance of like and kind for matching the original construction, where visible, and that does not change the appearance of the buildings, is acceptable under these guidelines. Rehabilitation may include preservation, restoration, reconstruction, or a combination of these, as appropriate and reasonable for the building.
2. Maintenance: Existing visible features that contribute to the building's overall character and are in good condition should be maintained, preserved, or conserved, where possible. Damaged visible features which can be repaired should be repaired whenever possible.
3. Replacements: Replacements of significant features damaged beyond repair, deteriorated beyond reasonable repair, or missing significant features should sensitively harmonize with the characteristics or the original feature. Replication is appropriate but not required.

Specific Guidelines

The following specific approaches to exterior elements, features, and visible components are recommended:

1. **Materials:** Materials for significant features on primary façades visible from the street that are badly damaged, deteriorated beyond reasonable repair, or missing should be replaced with materials or components that closely match the style, shape, color, treatment, and texture of the element replaced. Composition, type of joint, size of units, visible measures, placement, and detailing should be appropriate for the building. Synthetic materials, where closely matching the existing characteristics, may be utilized.
2. **Masonry Repointing:** Repointing of deteriorated and/or missing mortar shall match the existing historic mortar as close as possible. Elements of the new repointing mix shall be consistent with the existing mortar in formulation, aggregate size, texture, color, and method of application. It is recommended that test patches be applied adjacent to existing mortar and allowed to dry. An assessment should be made of new repointing mix with respect to varied constituents to be matched. The sample that closely matches the original mortar should be used for the repointing. Refer to Preservation Brief for general approach to undertaking masonry repointing.
3. **Masonry Cleaning:** Sandblasting diminishes the integrity of building materials. It is not an approved cleaning method. Should cleaning of exterior materials be undertaken, no harm should result from the approach taken to do the work. In the event that cleaning of building materials is undertaken, use the gentlest method possible to accomplish good results. Scrubbing with a bristle brush and a mild non-ionic detergent is recommended. Should this method be found ineffective, the use of approved chemical cleaning application can be used only after test patches have determined the most gentle means with respect to composition of cleaning agent, method of application, and cleaning results. Refer to PB # 1 for general approach to masonry cleaning.
4. **Water-Repellent Coatings:** Use of water-repellent coatings on historic buildings is not permitted. The problem of water infiltration into a building is associated with structural

or maintenance issues. Water-repellent coatings compound problems because the coating encapsulates moisture and does not allow it to evaporate naturally.
5. **Window and door openings:** Window and door openings are important features of these buildings. The size and location of openings are an essential part of the overall design and an important feature of these buildings' architecture. Original wall openings on primary façades should not be altered or filled. On secondary façades, original wall openings should not be significantly altered without consideration of the impact to the overall character of the original design.
6. **Window replacement:** New windows should be appropriate in material, scale, configuration, style, and size.
7. **Ornamentation:** Significant architectural features including brick and stone detailing elements should be preserved or conserved. Do not make replacements or substitutions of different size, scale, design, or incompatible materials. Replacement ornamentation should closely match originals in character, scale, configuration, style, size, texture, and color. Some synthetic materials, including fiberglass castings or composite materials, may be considered.

8. Roofs: Chimneys, parapets, and other architectural features that define the buildings' roofline should be maintained. On primary façades, vents, skylights, rooftop utilities, and equipment such as elevator mechanicals and other new roof elements should be placed so that they are inconspicuous from the street.

9. Painting: Repainting existing features that were historically painted is acceptable. Existing exterior elements that were historically not painted, such as brick, stone, and terra cotta, should be left unpainted. Use colors that are appropriate to the buildings' age, history, and style.

10. Outside attachments: Exterior light fixtures should be appropriate for the building's style and should be simple and contemporary.

11. Awnings: Awnings are acceptable provided they adhere to the National Park Service Preservation Brief 44 for the use of awnings on historic buildings.¹

12. Signs: Signs should be designed for clarity, legibility, and compatibility with the building or property on which they are located. Signs should not cover or obscure architectural features. Temporary signage is permitted without review by the Historic Conservation Board.

Additions and Exterior Alterations

Intent and General Guidelines

1. Additions: Additions should follow existing codes, and regulations. Any addition should be compatible in character with the original building, with sensitivity to existing massing and scale, site, and appearance within the building's existing context. Additions should be sympathetic, may be complementary, but need not be imitative in design. Additions should be designed to relate architecturally, not overwhelming the original building.

2. Alterations: Alterations should follow construction guidelines for alterations, codes, and regulations. Alterations should not change or alter significant features.

3. Appropriateness: The appropriate addition and alteration design solutions should include:

a. How well the proposed design for the addition or alteration relates to the original building and neighboring buildings.

b. How closely the proposed addition or alteration meets the specific intentions of these guidelines.

Site Improvements

Intent and General Guidelines

1. Site improvements, such as improvement and/or alteration to existing paving, fences, and landscaping should be in keeping with the character of the building and not detract from its setting or architectural character.

2. The design of any new site improvement construction should be in keeping with the character of the existing building and not detract from its setting or architectural character.
3. Any design of site improvements should capitalize on the unique setting and location of the St. Leo School. The existing views towards the facades should be maintained as an important visual contribution to the integrity of the building.

Demolition

Demolition may be considered if the demolition request is for an inappropriate addition or non-significant portion of the building and the demolition will not adversely affect those parts of the building which are significant as determined by the Historic Conservation Board.

OHIO HISTORIC INVENTORY

Ohio Historic Preservation Office

1985 Velma Avenue
Columbus, Ohio 43211
614/298-2800



| | | | | |
|----------------------------------|----------------|--------------------|---|--------------------------------|
| HAM-1378-24 | | 2. County Hamilton | 4. Present Name(s) St. Leo Roman Catholic Parish Complex | <input type="checkbox"/> Coded |
| 3. Location of Negatives OHPO | | | 5. Historic or Other Name(s) St. Leo the Great | |
| Roll No. | Picture No.(s) | | | |

43. History and Significance

| ST. LEO ROMAN CATHOLIC PARISH RESOURCES | | |
|---|---|-----------------------------------|
| OHI | Address | Resource Name(s) |
| HAM-1378-24 | 1824 Baltimore Ave (2569 St. Leo Pl) | St. Leo Church; St. Leo the Great |
| | 2579 St. Leo Pl | St. Leo Rectory |
| | 2567-2577 St. Leo Pl | St. Leo School |

In June 1981, the Keeper of the National Register determined the St. Leo Roman Catholic Church and its related buildings to be eligible for listing in the National Register of Historic Places. The church was originally recorded on an OHI form in 1977.

Additional historical research has determined that the church, built in 1911, was designed by the local Cincinnati architect, Anthony Kunz. It replaced an earlier two-story brick building that was completed in 1888. Kunz also designed the three-story brick St. Leo's School. Completed in 1926, the school exhibits Neo-Classical and Renaissance Revival influences. The rectory, a Queen Anne style 2½-story brick residence, was built c. 1895. The Sisters of St. Francis of Oldenburg, Indiana taught classed through the eighth grade level here.

44. Description of Environment and Outbuildings

St. Leo Church stands at the southwest corner of St. Leo Place (formerly Trade Street) and Baltimore Avenue. The rectory is located directly southwest and adjacent to the church (the two buildings are not connected but almost touch) while the school is located southwest of the rectory.

45. Sources of Information

Sanborn Fire Insurance Map 1922; Greater Cincinnati Memory Project (<http://memory.gclc-lib.org>). Personal observation (Fred Mitchell, Historic Preservation Associates, 2003).



Church, view SW



Church detail, view SW



School, view NW



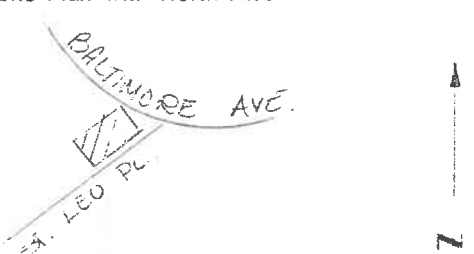
Rectory, view NW



Street scene, view NW



OHIO HISTORIC INVENTORY

| | | | |
|---|--|---|--|
| 1. No. <u>HAM-1378-24</u> | | 4. Present Name(s) <u>St. Leo Church</u> | |
| 2. County <u>Hamilton</u> | | 5. Other Name(s) | |
| 3. Location of Negatives <u>Miami Purchase Association</u> | | | |
| 6. Specific Location <u>1835 Baltimore</u> | | 16. Thematic Category <u>D - N</u> | |
| 7. City or Town If Rural, Township & Vicinity <u>Cincinnati</u> | | 17. Date(s) or Period <u>1911</u> | |
| 8. Site Plan with North Arrow  | | 18. Style or Design <u>Romanesque</u> | |
| 9. Coordinates Lat. _____ Long. _____ U.T.M. Reference <u>16 71 11 40 4 3 3 4 3 9 0</u> | | 19. Architect or Engineer | |
| Zone <u>10</u> Easting _____ Northing _____ Site <input type="checkbox"/> Building <input checked="" type="checkbox"/> Structure <input type="checkbox"/> Object <input type="checkbox"/> | | 20. Contractor or Builder | |
| 11. On National Register? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> | | 21. Original Use, if apparent <u>church</u> | |
| 12. Is It Eligible? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> | | 22. Present Use <u>church</u> | |
| 13. Part of Estab. Hist. Dist.? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> | | 23. Ownership Public <input type="checkbox"/> Private <input checked="" type="checkbox"/> | |
| 14. District Potent'l? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> | | 24. Owner's Name & Address, if known <u>Archbishop of Cincinnati</u> | |
| 15. Name of Established District | | 25. Open to Public? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> | |
| 42. Further Description of Important Features <u>Large Romanesque window in facade flanked by smaller Romanesque windows, Romanesque arched stonework beneath facade windows, ornate Romanesque arcaded entrance, arcaded machicolations along cornice, high bell tower with pilasters and 8 sided domed tile capp topped by cross has 3 bells, gable wall dormer vents on roof.</u> | | 26. Local Contact Person or Organization <u>Miami Purchase Association</u> | |
| 43. History and Significance <u>Organized in 1886, the congregation began worshipping in a frame building near the site of the present church. The Rev. B.J. Kolb led the congregation at this time and most of the North Fairmount region was still wooded territory. Within a few years, a 2-story brick building (the parsonage today) was built and utilized for worship services until the present structure was conceived (OVER)</u> | | 27. Other Surveys in Which Included <u>WPA Church Records Survey</u> <i>J. Owen</i> | |
| 44. Description of Environment and Outbuildings <u>Mixed residential, limited commercial neighborhood at the base of a hill. St. Leo's rectory and school lie southwest of the church.</u> | | 28. No. of Stories <u>2 1/2</u> | |
| 45. Sources of Information <u>Hamilton County Court House; Personal observation WPA Survey of State and Historical Records: Hamilton County Church Records, c.1936-40.</u> | | 29. Basement? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> | |
| | | 30. Foundation Material <u>rockfaced plain ashlar</u> | |
| | | 31. Wall Construction <u>brick</u> | |
| | | 32. Roof Type & Material <u>hip - tile</u> | |
| | | 33. No. of Bays Front <u>2</u> Side <u>7</u> | |
| | | 34. Wall Treatment <u>modified common bond</u> | |
| | | 35. Plan Shape <u>apsidal</u> | |
| | | 36. Changes (Explain in #42) Addition <input type="checkbox"/> Altered <input type="checkbox"/> Moved <input type="checkbox"/> | |
| | | 37. Condition Interior _____ Exterior <u>excellent</u> | |
| | | 38. Preservation Underway? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> | |
| | | 39. Endangered? By What? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> | |
| | | 40. Visible from Public Road? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> | |
| | | 41. Distance from and Frontage on Road <u>12'</u> | |
| | | 46. Prepared by <u>D. Owens</u> | |
| | | 47. Organization <u>Miami Purchase Assoc.</u> | |
| | | 48. Date _____ 49. Revision Date(s) | |

HAM-1378-24

Hamilton County

St. Leo Church

5. Other Name(s)

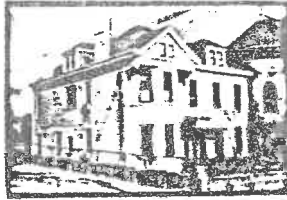


43. History:

and later completed in 1911. Among the organizations at the church for which records are available were the Married Ladies Society (1886-?), young Ladies Society (1886-?), and the Holy Name Society (1886-?). The Sisters of St. Francis of Oldenburg, Indiana, taught classes through the eighth grade for children at St. Leo's school.

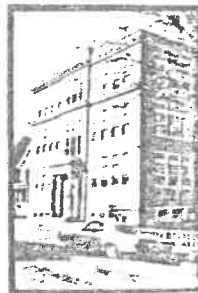
Parsonage (once used as church)

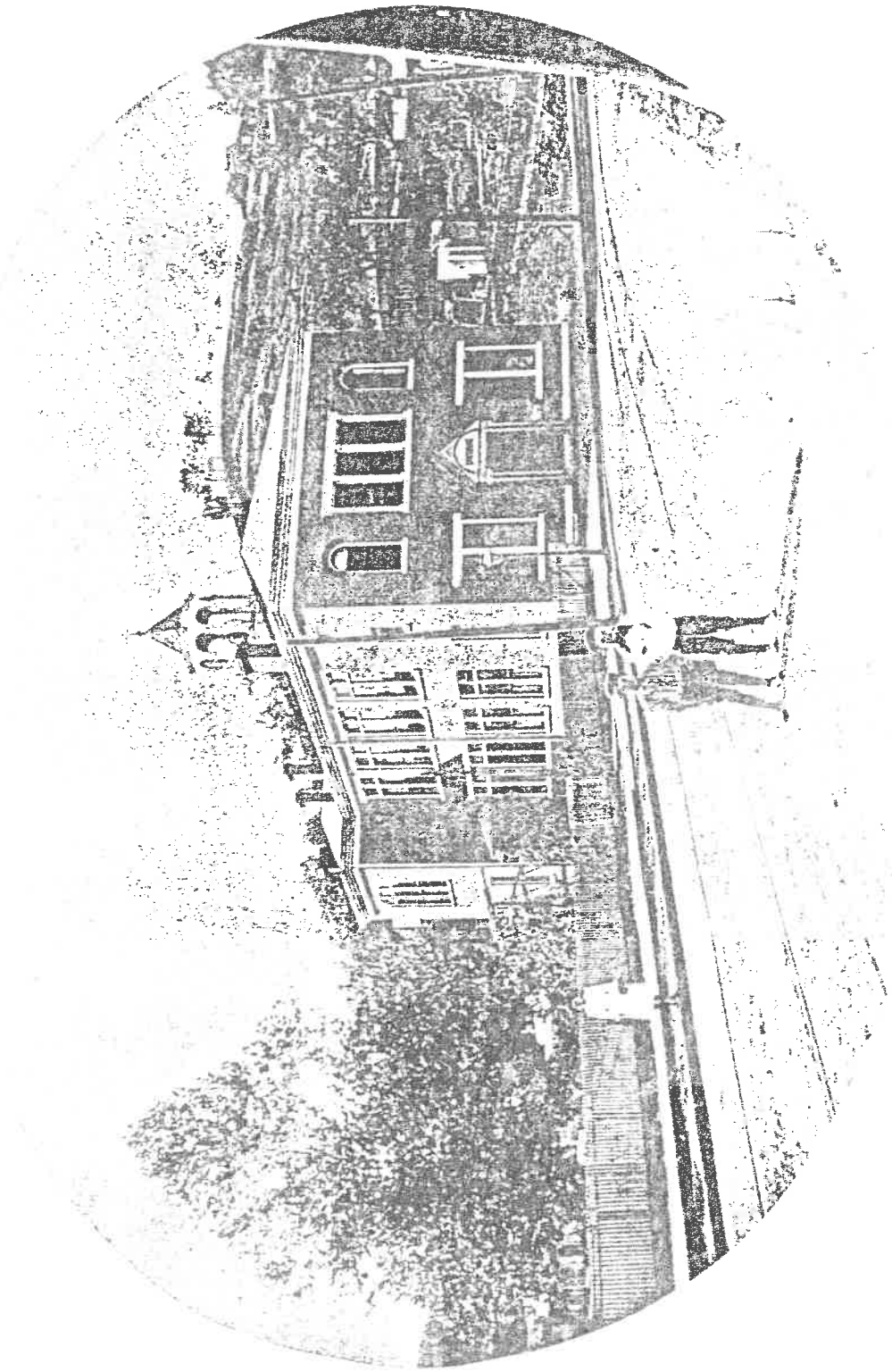
16 E 7 11 120
N 43 34 260



School

16 E 7 11 100
N 43 34 250





ST. LEO'S CHURCH, North Fairmount.—Corner-stone laid August 21, 1887. Dedicated April 22, 1888. Built of brick, 71 x 37 feet, and contains church, school and presbytery. Cost \$12,000. The first pastor was the Rev. F. Varchman, succeeded August 10, 1883, by the present pastor, Rev. F. Keasing. The congregation numbers 150 families.



United States Department of the Interior

NATIONAL PARK SERVICE
WASHINGTON, D.C. 20240

IN REPLY REFER TO: 710

JUN 26 1981

Ms. Genevieve Ray
Urban Conservator
City Planning Commission
Room 222, City Hall
Cincinnati, Ohio 45202

Dear Ms. Ray:

Thank you for your letter requesting a determination of eligibility for inclusion in the National Register pursuant to Executive Order 11593 or the National Historic Preservation Act of 1966, as amended. Our determination appears on the enclosed material.

As you understand, your request for our professional judgment constitutes a part of the Federal planning process. We urge that this information be integrated into the National Environmental Policy Act analysis in order to bring about the best possible program decisions. This determination does not serve in any manner as a veto to uses of property, with or without Federal participation or assistance. Any decision on the property in question and the responsibility for program planning concerning such properties lie with the agency or block grant recipient after the Advisory Council on Historic Preservation has had an opportunity to comment.

We are pleased to be of assistance in the consideration of historic resources in the planning process.

Sincerely yours,

Jerry L. Rogers
Acting Keeper of the
National Register

Enclosure

E.O. 11593

**DETERMINATION OF ELIGIBILITY NOTIFICATION
National Register of Historic Places
Heritage Conservation and Recreation Service**

Name of property: St. Leo's Church Complex

Location: Cincinnati, Hamilton County

State: OH

Request submitted by: HUD/CD Genevieve Ray

Date received: 5/18/81

Additional information received: 6/12/81

Opinion of the State Historic Preservation Officer:

Eligible

Not Eligible

No Response

Comments:

The Secretary of the Interior has determined that this property is:

Eligible

Applicable criteria:

Not Eligible

Comments:

36 CFR Part 63.2
Determination

Documentation insufficient

(Please see accompanying sheet explaining additional materials required)

for Susan Menzies
Keeper of the National Register
Determined Eligible

Date: June 26, 1981