

# HISTORIC CONSERVATION BOARD AGENDA

Monday, May 8, 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](http://www.cincinnati-oh.gov/boards) to learn more about attendance and participation in virtual hearings.

## CALL TO ORDER

## DISCUSSION ITEMS

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**Item 1.**      811 DAYTON ST  
                  COA2023022

The applicant requests a Certificate of Appropriateness to rehabilitate an existing structure, including the construction of a two-story carriage house at the rear of the property in the Dayton Street Historic District. Additionally, the applicant requests zoning relief related to height, rear and side yard setbacks, and permission for two principal structures.

**Applicant:** DNK ARCHITECTS

**Staff Report:** DOUG OWEN

## LEGISLATIVE ITEMS

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**Item 2.**      3060 DURRELL AVE

The applicant requests a Local Landmark Designation for the former Hoffman School and Site at 3060 Durrell Ave in Evanston.

**Applicant:** CINCINNATI PRESERVATION ASSOCIATION

**Staff Report:** DOUG OWEN

## OTHER BUSINESS

## ADJOURN

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## APPLICATION FOR CERTIFICATE OF APPROPRIATENESS AND ZONING RELIEF HISTORIC CONSERVATION BOARD PUBLIC HEARING STAFF REPORT

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APPLICATION #: ZH20230047/ COA2023022  
APPLICANT: DNK Architects  
OWNER: Crystal Kendrick  
ADDRESS: **811 Dayton Street**  
PARCELS: 132-0002-0061  
ZONING: RM 1.2  
OVERLAYS: Dayton Street Historic District  
COMMUNITY: West End  
REPORT DATE: April 19, 2023

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### **Details of Zoning Relief Required:**

The applicant requires the following Zoning Relief:

1. **Section 1400-23 – Numerical Variance** to allow two (2) principal structures on a lot.
2. **Section 1421-01(e) – Dimensional Variance** of eight (8) feet to allow a height of 23', in excess of the 15' limit.
3. **Section 1421-01(f) – Dimensional Variance** of two (2) feet for a 1' west side yard setback, short of the required three (3) feet, and a **Dimensional Variance** of three (3) feet for a zero rear yard setback, short of the required three (3) feet.

### **Existing Conditions:**

The property at 811 Dayton Street is a ca. 1880 three-story masonry building. The building is currently used as a single-family dwelling. The property includes a parking pad at the rear off Naeher Street, at the location of a former carriage house outbuilding.

### **Proposed Conditions:**

The applicant plans to build a new carriage house outbuilding at the rear of the property at the general location of the original carriage house building which was demolished many years ago. The carriage house will be placed at the rear lot line and will be two-stories in height with garage entries on the ground level and living space above containing a separate dwelling unit. The building will be primarily clad in brick.



Figure 1. Location of subject property. Image from CAGIS.



Figure 2. Image of subject property from Naehher Street ca. July 2014. Image from Google.

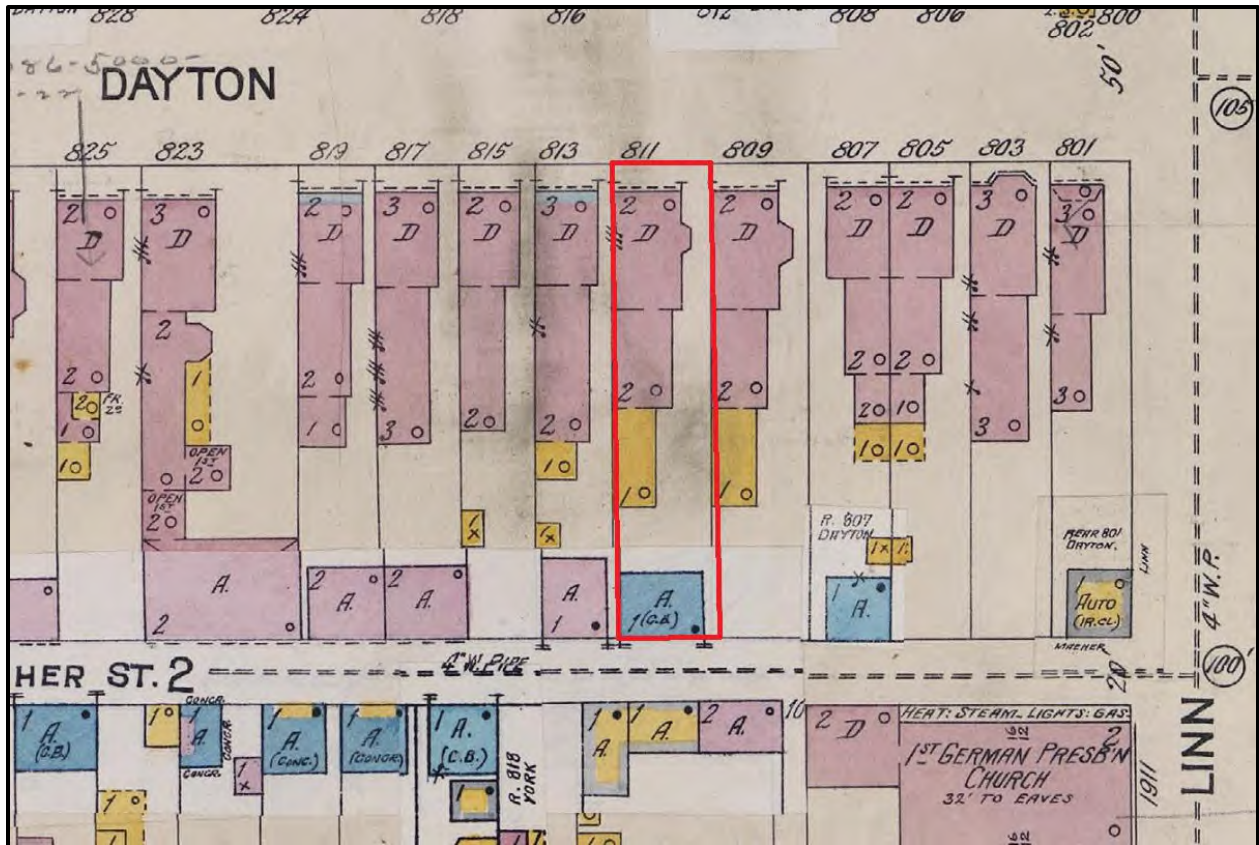


Figure 3. 1904-1930 Sanborn Map, showing property in red.

**Previous Reviews:** N/A

**Applicable Zoning Code Sections:**

- Zoning District: [Section 1405](#) Residential Multi-Family
- Variance Request: [Section 1405-07](#) Development Regulations in RM districts
- Variance Authority: [Section 1445-07](#) HCB authority: [Section 1435-05-4](#)
- Variance Standard: [Section 1445-13](#) General Standards: Public Interest
- Overlays: [Section 1435](#) Standards for Variances
- Historic District/Reg: [Dayton Street Historic District](#) Historic Preservation
- COA Standard: [Section 1435-09-2](#) Certificate of Appropriateness; Standard of Review

**Variance Analysis:**

The proposed carriage house will contain an additional dwelling unit. While the RM-1.2 Zoning District allows the proposed density of 2 units, the Code prohibits multiple principal structures on a single lot. As the additional dwelling unit will be contained in a separate structure, Zoning Relief is required for multiple principal structures on a single lot. The proposed building requires side and rear setbacks of 3'. With 1' proposed on the west and zero on the south (rear), Zoning Relief is required for the proposed building placement.

### **Standards for Variances per Section 1435-05-4**

- (a) *Is necessary and appropriate in the interest of historic conservation so as not to adversely affect the historic architectural or aesthetic integrity of the Historic District of Historic Asset; or*

The proposed zero lot line side and rear yard setbacks and 23' height are appropriate in the interest of historic conservation. The existing building on the site is built to the west side lot line and the former carriage house on the property was also located along the west lot line and abutted the rear lot line along Naeher Street as well. The majority of the existing carriage houses along the alley have similar siting and heights and the proposed placement is contextual with the surroundings.

The request for multiple principal structures is also appropriate, as this is a common condition in the vicinity. Many of the historic carriage houses remaining on the street originally contained separate dwelling units above the ground floor garage space, and many retain this condition.

- (b) *Is necessary where the denial thereof would result in a deprivation of all economically viable uses of the property as viewed in its entirety. In making such a determination, the Historic Conservation Board may consider the factors set forth in Section 1435-09-2 (aa) to (ff).*

A denial of the variances may not result in the deprivation of all economically viable uses but would prevent the proposed carriage house from being built, requiring a detached garage with 3' setbacks on the sides and rear and a 15' maximum height, which are not common features of the existing built environment. As 1435-05-4 only requires either (a) or (b) to be met, the application meets standard (a) as noted above.

### **Standards for Variances per Section 1445-05**

Subject to the other provisions of Chapter 1445-15, Standards for Variances, the [Historic Conservation Board] may grant a variance from the requirements of the Cincinnati Zoning Code, provided the condition giving rise to the request for the variance was not created by the owner or any predecessor in title. In order to grant approval, the examiner has to find that the requested variance is not contrary to the intent and purpose of this Code and the zone district nor detrimental or injurious to the public health, safety and general welfare based on either of the following:

- a. *Owing to special circumstances or conditions pertaining to a specific piece of property, the strict application of the provisions or requirements of this Code are unreasonable and would result in practical difficulties.*

The special circumstances of the subject property primarily relate to the historic nature of the area and the property, where carriage houses with upper-floor residential units were a common feature.

- b. *The variance is necessary for the preservation and enjoyment of a substantial property right of the applicant possessed by owners of other properties in the same district or vicinity.*

Nearby properties have substantial property rights similar to that requested by the current applicant. Carriage houses are present on the majority of the lots along this stretch of Dayton Street, which are in a similar placement and height to the proposed garage. Most carriage houses originally and/or currently have a separate dwelling unit above the ground floor garage space.

The applicant did technically create the conditions giving rise to this request by proposing a rear carriage house; however, this is a common condition in the area and the requested variances will not be detrimental or injurious to the public health, safety and/or general welfare as the conditions will be similar to the surrounding development, which predominantly features rear two-story garages along the Naeher Street frontage.

### **General Standards**

Below is analysis of the consideration factors for the requested zoning actions, utilizing Section 1445-13, General Standards; Public Interest.

- a. **Zoning.** *The proposed work conforms to the underlying zone district regulations and is in harmony with the general purposes and intent of the Cincinnati Zoning Code.*

The underlying zoning is RM-1.2. Zoning Relief is required for the proposed setbacks, height and number of principal structures. The proposal otherwise substantially conforms to the Zoning requirements and is in harmony with the general intent of the Code. While split between two structures, the proposed density meets the Zoning requirement, which allows up to 3 units on the property.

- d. **Traffic.** *Streets or other means of access to the proposed development are suitable and adequate to carry anticipated traffic and will not overload the adjacent streets and the internal circulation system is properly designed.*

Traffic will not be adversely impacted by the establishment of the proposed addition. The rear carriage house will provide covered off-street parking to the residents.

- h. **Neighborhood Compatibility.** *The proposed work is compatible with the predominant or prevailing land use, building and structure patterns of the neighborhood surrounding the proposed development and will not have a material net cumulative adverse impact on the neighborhood.*

The proposed work is compatible with the use and patterns of the neighborhood and will not have an adverse impact on the neighborhood. Rear carriage houses with separate dwelling units are a common feature in the vicinity.

- j. **Adverse Effects.** *Any adverse effect on the access to the property by fire, police, or other public services; access to light and air from adjoining properties; traffic*

*conditions; or the development, usefulness or value of neighboring land and buildings.*

There are no adverse impacts anticipated as the proposed addition will be similar to the conditions of surrounding development.

*p. **Public Benefits.** The public peace, health, safety or general welfare.*

Replacing the former rear parking pad will benefit the public peace, health, safety and general welfare by providing off-street covered parking for the residents.

**Certificate of Appropriateness Review:**

A Certificate of Appropriateness is required for the proposed new rear accessory structure.

**Applicable Guidelines**

**Guidelines for New Construction:**

Composition: *New construction should respond to the traditional composition found in historic properties: a base, middle, and top. Most buildings in the District are built of brick with the principal façade parallel to the street it faces. The most important features of buildings in the District are the arrangement of openings on the building and an overall vertical emphasis of the whole design. Each building has its own variations, but collectively they share many features.*

Base: *New buildings should have a well-defined base. Within the district most buildings have a base that is distinguishable from the rest of the building. This is accomplished through a change in materials, a change of scale, and/or a lintel or other type of horizontal banding. In larger buildings the original base may include more than the first floor. The front entrance should be elevated a top front stairs and a stoop.*

Middle: *Buildings in the District often incorporate architectural details such as changes in plane or changes in materials on the upper floors. Decorative, horizontal bands indicating the floor lines, sill heights, or lintel heights should not overpower the vertical emphasis of the design.*

Top: *New construction shall employ a strong element that terminates the uppermost part of the building. Distinctive elements in the District are elaborate projecting cornices, decorative parapets, or expressive use of materials.*

The proposed carriage house includes a base, middle and top when viewed from Naehar Street to the rear. The base is primarily defined by the two single-car garage openings, with the middle defined by regularly-spaced window openings throughout the four bays. The top is defined by a cast molding cornice along the roof edge.

Height: *Building heights vary across the District. New building heights shall not create a “jagged” effect in the district but rather relate to the surrounding structures and their*

*proportions. Corner buildings tend to be three stories or taller.*

At 2-stories in height, the proposed carriage house will be similar in height to the historic carriage houses remaining along Naher Street.

Accessory Structures: *Carriage Houses, garages, etc. should follow rehabilitation or new construction guidelines and should be detached from the main house.*

The proposed carriage house will be detached from the main house with approximately 40' separating the two structures.

Proportion: *New construction should have a vertical emphasis, because in the District buildings are taller than they are wide, window openings are tall and narrow, and storefronts have slender columns, which emphasize verticality. Commercial and institutional buildings, which may have an overall horizontal emphasis, often incorporate vertical elements, such as pilasters or vertically oriented openings. Most buildings have 2 to 4 window bays.*

The structure will be taller than it is wide at the Naher Street frontage. The vertically oriented double-hung windows help to accentuate the vertical emphasis. This is consistent with the remaining garage structures in this block.

Rhythm: *New construction shall incorporate design features, such as window groupings, articulation of wall surfaces, and decorative elements such as columns or piers in an effort to maintain the rhythm that already exists in the district. New construction shall avoid creating long unrelieved expanses of wall along the street by maintaining the rhythm of bays found in the district. Building facades typically display vertical subdivisions that establish a visual rhythm. In dense areas such as Dayton Street, there are no setbacks, creating a solid wall along the street. This wall is articulated by the individual buildings, which in turn are divided by window groupings, changes in wall planes and decorative elements such as pilasters, columns or piers.*

The carriage house maintains a compatible rhythm along the rear Naher Street frontage. The addition is broken into two bays with single-car garage doors at each bay of the ground level and window openings on the second floor. The windows are regularly spaced along the façade.

Setback: *The setback for new construction should be consistent with the buildings and nearby sites. Some buildings are set back from the street but retain an "edge" at the property line with a fence to provide public space and to add to their monumentality. In most cases new construction in the District should be built up near the property line parallel to the street, or both street property lines if on a corner site.*

The proposed setback is consistent. The carriage house will be built on the approximate footprint of the original carriage house, built to the west and south lot lines. Other carriage houses in the vicinity match the proposed building placement,

especially in regards to the zero rear yard setback along Naeher Street.

Materials: *Materials used for exterior treatment of walls including exterior paint, shall be harmonious with the contributing buildings in the District. Clearly the dominant material in the District is brick, but other materials such as limestone, sandstone, cast-iron, slate, wood and are important as well. Materials such as stucco, synthetic stucco and plastic are not encouraged and shall not be considered as exposed finish materials for new construction in this district.*

The addition is proposed with a brick cladding material and a cast molding cornice. Windows will be double-hung aluminum clad wood windows. Garage doors will be simple contemporary flat paneled doors. The proposed materials are appropriate for the district.

**Other Considerations:**

N/A

**Prehearing Results:** A Prehearing was held on April 19, 2023. The applicant and owner were in attendance. No members of the public attended.

**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 submitted by DNK Architects dated 3.2.23:

**I. Zoning Relief**

1. Section 1400-23 – **APPROVE – Numerical Variance** to allow two (2) principal structures on a lot.
2. Section 1421-01(e) – **APPROVE – Dimensional Variance** of eight (8) feet to allow a height of 23’, in excess of the 15’ limit.
3. Section 1421-01(f) – **APPROVE – Dimensional Variance** of two (2) feet for a 1’ west side yard setback, short of the required three (3) feet, and a **Dimensional Variance** of three (3) feet for a zero rear yard setback, short of the required three (3) feet.
4. **FINDING:** The Board makes this determination that per Section 1435-05-4:
  - a. Such relief from literal implication of the Zoning Code will not be materially detrimental to the public health, safety and welfare or injurious to property within the district or vicinity where property is located; and
  - b. Is necessary and appropriate in the interest of historic conservation so as not to adversely affect the historic architectural or aesthetic integrity of the district.

## II. Certificate of Appropriateness

1. **APPROVE** a Certificate of Appropriateness for 811 Dayton Street including any revisions submitted for permit subject to staff review and approval with the following condition:
  - a. The building permits must be issued within two years of the decision date, or the Certificate of Appropriateness shall expire.
  
2. **FINDING:** The Board makes this determination per Section 1435-09-2:
  - a. Such relief from literal implication of the Zoning Code will not be materially detrimental to the public health, safety and welfare or injurious to property within the district or vicinity where property is located; and
  - b. Is necessary and appropriate in the interest of historic conservation so as not to adversely affect the historic architectural or aesthetic integrity of the district.

# 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.)

NEW CARRIAGE HOUSE BUILT IN THE REAR YARD OF 811 DAYTON ST. NEW BUILDING WILL INCLUDE A TWO CAR

### 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.)

We are requesting; A Dimensional Variance of 8' is required for a proposed height of approximately 23', A Dimensional Variance of 2' is required for the proposed 1' west side yard setback, and a Dimensional Variance of 3' for the proposed zero rear yard setback are required, and A Numerical Variance is required for two (2) principal structures.

### 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, <b>AND</b> 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 <b>AND</b> 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 <b>existing and proposed</b> 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 <b>existing and proposed</b> project, including parking and access, exterior lighting, landscaping, signs, roof and floor plans involved in the application. Provide labeled photographs of <b>existing</b> 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: March 7, 2023

Location: 811 Dayton Street

Request: COA/ Zoning Relief

Zoning District: RM-1.2/ Dayton Street 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 and Zoning Relief from the Historic Conservation Board, as it is within a local historic district and involves exterior alterations to the building, specifically, a new detached accessory structure.

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%202.22%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.**

Your request also does not comply with the City of Cincinnati Zoning Code for the following reason(s):

1. 1400-23: Principal Structures. One (1) principal structure is permitted per lot. A **Numerical Variance** is required for two (2) principal structures.
2. 1421-01(e): Accessory Residential Structures: Accessory structures have a maximum height allowance of 15'. A **Dimensional Variance** of 8' is required for a proposed height of approximately 23'.
3. 1421-01(f): Accessory Residential Structures: A minimum three-foot rear yard setback and three-foot side yard setback is required. A **Dimensional Variance** of 2' is required for the proposed 1' west side yard setback, and a **Dimensional Variance** of 3' for the proposed zero rear yard setback are required.

The applications and documents required will be turned into the *Law Department- Office of Administrative Boards*. Their office is located on the 5<sup>th</sup> 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](mailto: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](mailto:douglas.owen@cincinnati-oh.gov)

## Checklist for Historic Conservation Board Hearing Application

*The Historic Conservation Office will provide this list with the required items*

**checked off when an Adjudication letter is issued. All items checked must be submitted to the Law Department with submission or the application will not be accepted.**

- 8 business days before the hearing date 10 hard copies and a digital copy in one pdf for the final board packet. Hard copies must be formatted and retain the proper scale on sheets no larger than 11x17 or 12x18.
- Non-Refundable Application Fee. Checks made payable to the City of Cincinnati. \$631.25

### All Drawings and Plans must include the following

- ✓ A graphic scale required on all drawings
- ✓ North arrows on all site, context and floor plans
- ✓ Elevations labeled with North, South, East West, front, side and rear labels
- ✓ Street names labeled
- ✓ Date and/or revision dates

### Architectural Drawings and Plans

- An index of drawings located on the first sheet
- Context Map showing the building within at least a block of context
- Existing site plans
- Proposed site plans
  - All site plans must have*
  - ✓ *Parcel/boundary lines*
  - ✓ *Building footprints and dimensions labeled*
  - ✓ *Setback dimensions from all property lines labeled*
  - ✓ *Existing and proposed principal and accessory buildings, including location, dimensions, and height labeled;*
  - ✓ *All properties and their structures immediately adjacent to the site*
  - ✓ *Location and placement of exterior utilities and vents*
- Existing elevation drawings (At minimum must provide photographs of existing conditions of all elevations)
- Proposed elevation drawings
  - All elevations (existing and proposed) must have*
  - ✓ *Total Height from grade to top of the building*
  - ✓ *Total height- ASL (Above Sea Level)*
  - ✓ *Materials labeled*
  - ✓ *Location and placement of exterior utilities and vents*
- Existing floor plans and roof plans (with chimney locations)
- Proposed floor plans and roof plans (with chimney locations)
  - All floor(existing and proposed) plans must have*
  - ✓ *Residential and Commercial Spaces labeled. Residential Spaces must be numbered.*
  - ✓ *Square feet of commercial spaces listed*
  - ✓ *Location of trash storage and Utilities*
  - ✓ *Location and placement of exterior utilities and vents*

- Site section and/or Site elevations including any adjacent properties
- Driveways, sidewalks, walkways, terraces, and other paved surfaces
- Existing and proposed accessory structures, including walls, fences, porches, lighting, signs, and other site improvements;
- Existing and proposed landscape areas and materials, if proposed to be altered;
- Proposed materials, textures, and colors. Include make, model and series for proposed materials
- Labeled photos of all sides of the building
- Labeled photos of 1 block streetscape context in all directions
- Site line drawings for any roof additions, roof decks, utilities.
- A color rendering, axonometric drawings and/or perspective of the proposed construction (required on infill projects)

**Required if applicable to the project**

- Historic Sanborn Maps of the site
- Window brochures and cut sheet
- Roof product information (brochure)
- Garage door brochures (if known)
- Sample materials or color samples. \_\_\_\_\_
- Fence drawings of style, fence brochures or photo of a sample fence
- Signs; drawings, photo showing the sign on the building, mounting info, materials, colors and illumination
- Mature tree removal requires a letter from an arborist stating its poor health
- All written correspondence submitted by the applicant and other affected persons
- Tentative project schedule
- Egress Plan/Route to Building Code Compliance (roof decks, multi-family developments)
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_

**Demolition (full or partial) for Historic Conservation Districts and Landmarks**

- Demolition Case Sheet and all required information listed on the sheet unless otherwise not required by the Urban Conservator in writing and provided with application.
- Statement of plans for the property after demolition.

**Hillside Overlay Zone (CZC § 1433)**

- A development plan, accompanied by a property survey, showing existing vegetation and proposed development, and where applicable, streets, drives, parking areas, walkways, heights of structure(s), location of structures, elevation and setback of proposed buildings, drainage, existing contours and proposed grading and new landscaping plans, proposed uses and square footage of uses and recreational facilities;
- A preliminary geotechnical evaluation;
- A determination of the maximum building envelope;
- Average slope/grade of the property; and
- Graphic illustrations demonstrating that the proposed improvement or new structure has not exceeded the maximum building envelope

**For additional questions about this checklist contact Urban Conservator at 513-352-4848 or [urban.conservator@cincinnati-oh.gov](mailto:urban.conservator@cincinnati-oh.gov)**

*Note: The aforementioned information is general in nature. Additional information may be required by the Urban Conservator once the application is submitted. Please use this list to plan for the potential documents that could be required for a submission.*



August 27, 2021

Mr. Douglas Owens  
Urban Conservator  
Building and Zoning Department  
City of Cincinnati  
805 Central Ave., Suite 500  
Cincinnati, Ohio 45202

Subject: New Carriage House @ 811 Dayton St.

Dear Mr. Owens:

DNK Architects on the behalf of Crystal Kendrick, Property Owner, proposes to develop architectural documents for a carriage house at the rear of the property at 811 Dayton Street. The site is currently the main residence of Crystal Kendrick. The residence is a town home with a rear parking pad. The pad has room for two cars and is connected to the main home by a walkway, back yard, and set of stairs. The new structure will replace this parking pad with a carriage house. The new carriage house will contain garage parking for two vehicles and living space above with a small kitchen, two bedrooms, and one bathroom.

The new carriage house will be located at the rear of the property on Naeher Street at the rear property line. The new structure will extend 27 feet away from the rear property line leaving around 40 feet between the main home and the new carriage house.

When considering the new carriage house structure The Design Team considered the Dayton Street Historic District guidelines. The Design Team took into factor the surrounding carriage homes at neighboring residences including, 819, 829 and 837 Dayton St.

The composition of the carriage home will be typical for this building type, brick walls with a low angle roof. The building is 23' tall. Taller than the allowed zoning but similar to the surrounding carriage houses on Naeher St.

AR C H I T E C T U R E • I N T E R I O R D E S I G N • P L A N N I N G • L A N D S C A P E A R C H I T E C T U R E  
C I N C I N N A T I , O H I O • L E X I N G T O N , K E N T U C K Y  
t e l 5 1 3 . 9 4 8 . 4 1 4 6 t o l l f r e e 8 8 8 . 7 7 1 . 2 1 9 5 f a x 5 1 3 . 6 7 9 . 4 7 1 2 w w w . d n k a r c h i t e  
c t s . c o m

The building design began with the underlying concept that the structure should be well-designed but should not replicate the existing buildings. The façades of the building follow the historic guidelines by composing a **base, middle, and top**.

**BASE:** The base of the new building will be garage space . Set by two garage doors that make up the primary elements of the buildings base. there is a brick soldier course that separates the base of the building from the second floor. Included in the first floor are a number of lighting fixtures and doors. These fixtures were chosen to look contemporary to separate the new carriage house from its existing historic neighbors.

**MIDDLE:** The middle of the building has a rhythm of three windows similar to the existing home on the property. The materials used, brick and aluminum clad windows inset in the brick face of the building, are brick selected to mirror the historic context . Aluminum is selected for its contemporary look. The chosen window size is consistent with the historic recommendation of a 2:1 ratio.

**TOP:** A strong distinctive cast cornice terminates the uppermost part of the carriage house. The parapets suggest the low slope roof that is beyond.

The **Setback** for this building is not in compliance w/ zoning guidelines for the RM-1.2 zone, but we are asking for a variance to be consistent with the surrounding carriage homes on Naeher St which have a zero foot setback.

The buildings **Rhythm** is consistent with the existing principal structure's and surrounding carriage home's three windowed facade.

The **Height** of the carriage house is similar to the other carriage houses on Naeher St. We are asking for a since accessory structures have a maximum height allowance of 15'. A Dimensional Variance of 8' is required for a proposed height of approximately 23'.

**Material** as mentioned earlier in this letter consist of brick, stone, and metal clad windows.

In closing, we thank you for considering this project for review and approval. If you have any questions I can be reached at 513-948-4146 ext. 104 or by email at [dkirk@dnkarchitects.com](mailto:dkirk@dnkarchitects.com).

Respectfully submitted,



David Kirk, RA  
Principal Architect

cc:  
enclosure:

# 811 DAYTON STREET HISTORIC APPLICATION

811 DAYTON STREET

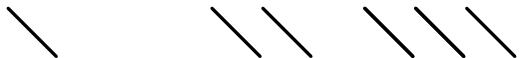
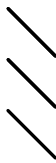
03/03/23

NO.	SHEET DESCRIPTION
1	COVER SHEET
2	CONTEXT MAP
3	SITE PLAN
4	NEW ELEVATIONS
5	PLANS
6	ROOF PLAN
7	SITE ELEVATION
8	SITE IMPROVMENTS
9	PHOTO KEY PLAN
10	DAYTON STREETScape - DAYTON ST.
11	DAYTON STREETScape - NAEHER ST.
12	BUILDING IMAGES
13	MATERIAL
14	AUDITORS RECORD
15	WRITTEN STATMENT
16	APPLICATION
16	ADJUDICATION LETTER



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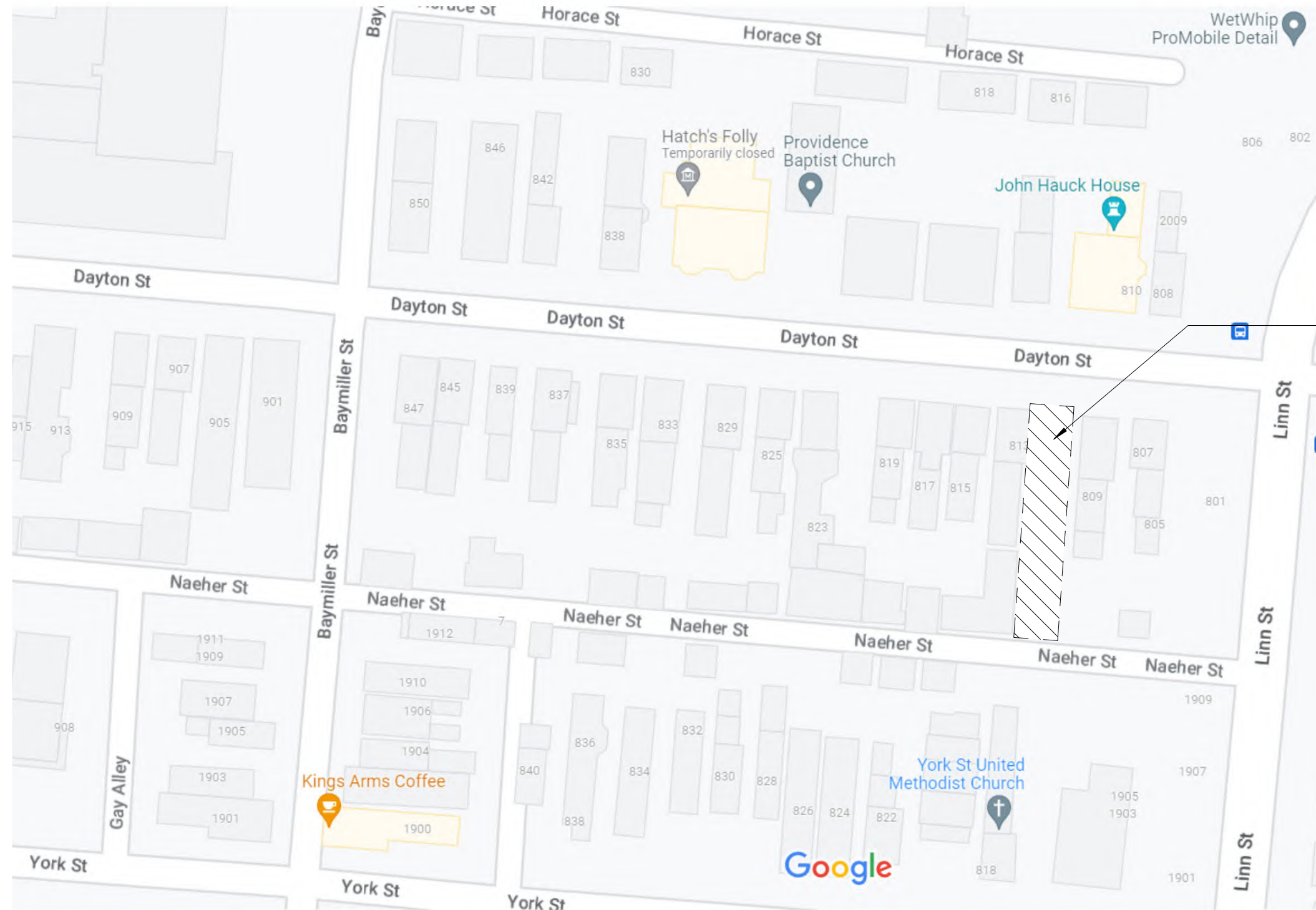
513.948.4146



# CONTEXT MAP

811 DAYTON STREET

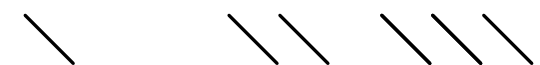
03/10/23



PROJECT SITE  
811 DAYTON ST.

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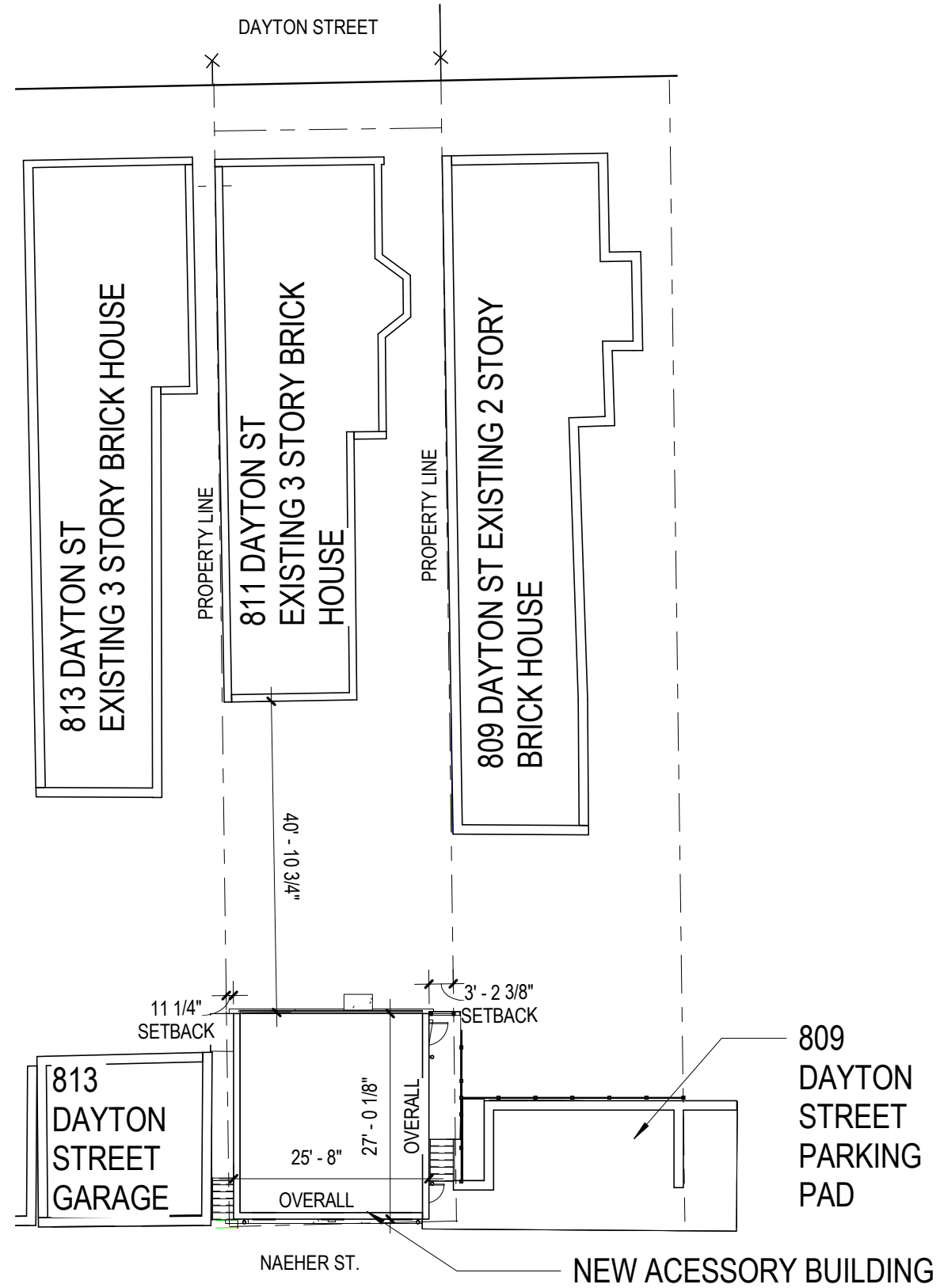
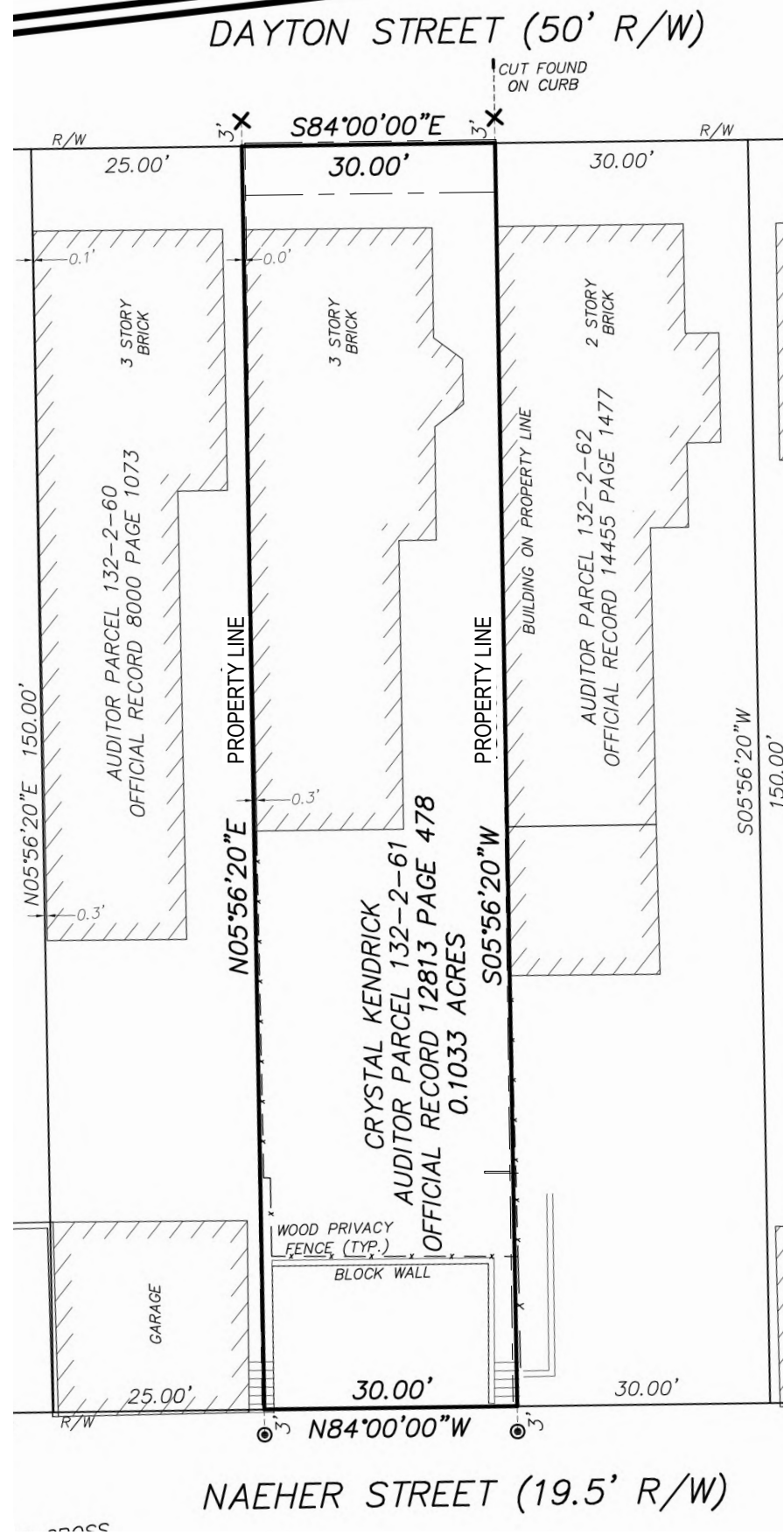
513.948.4146



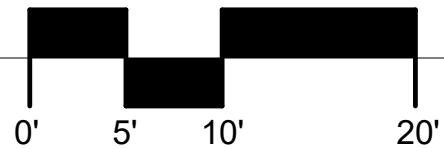
# SITE PLAN

811 DAYTON STREET

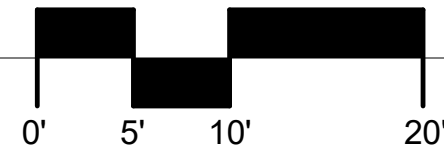
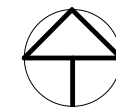
03/10/23



① EXISTING SITE PLAN  
1" = 20'-0"



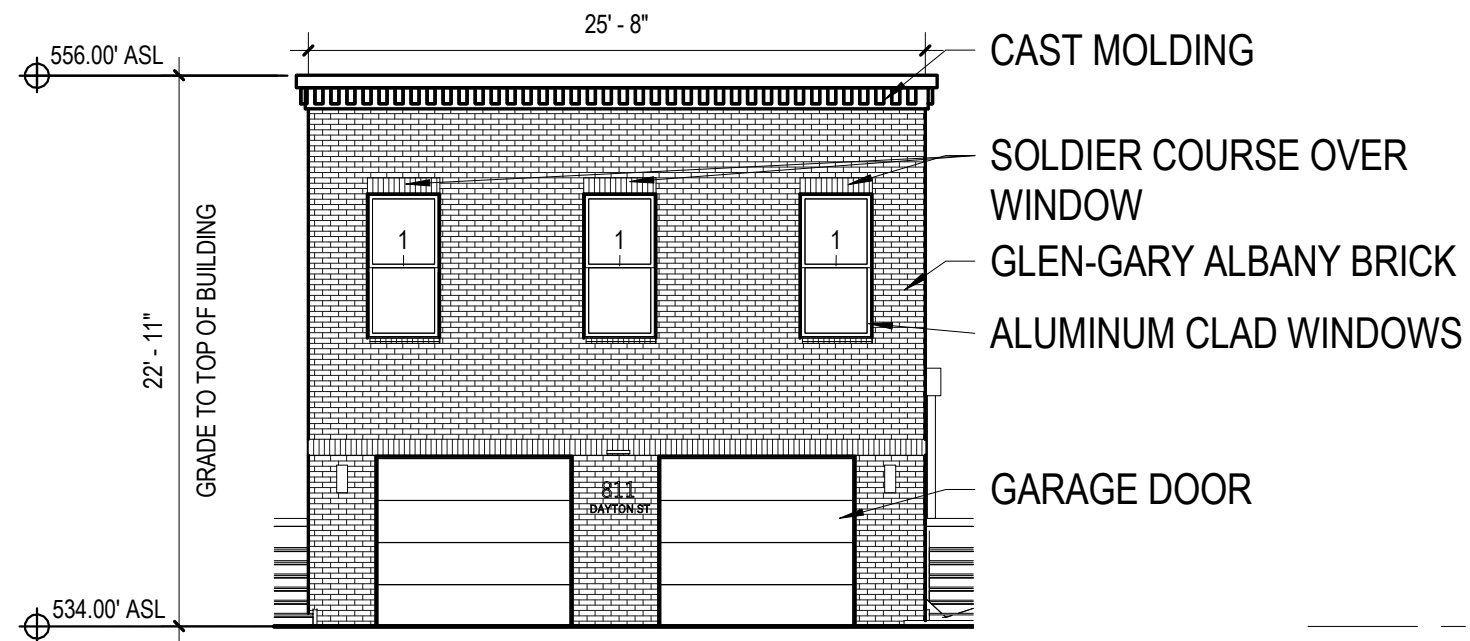
② SITE PLAN  
1" = 20'-0"



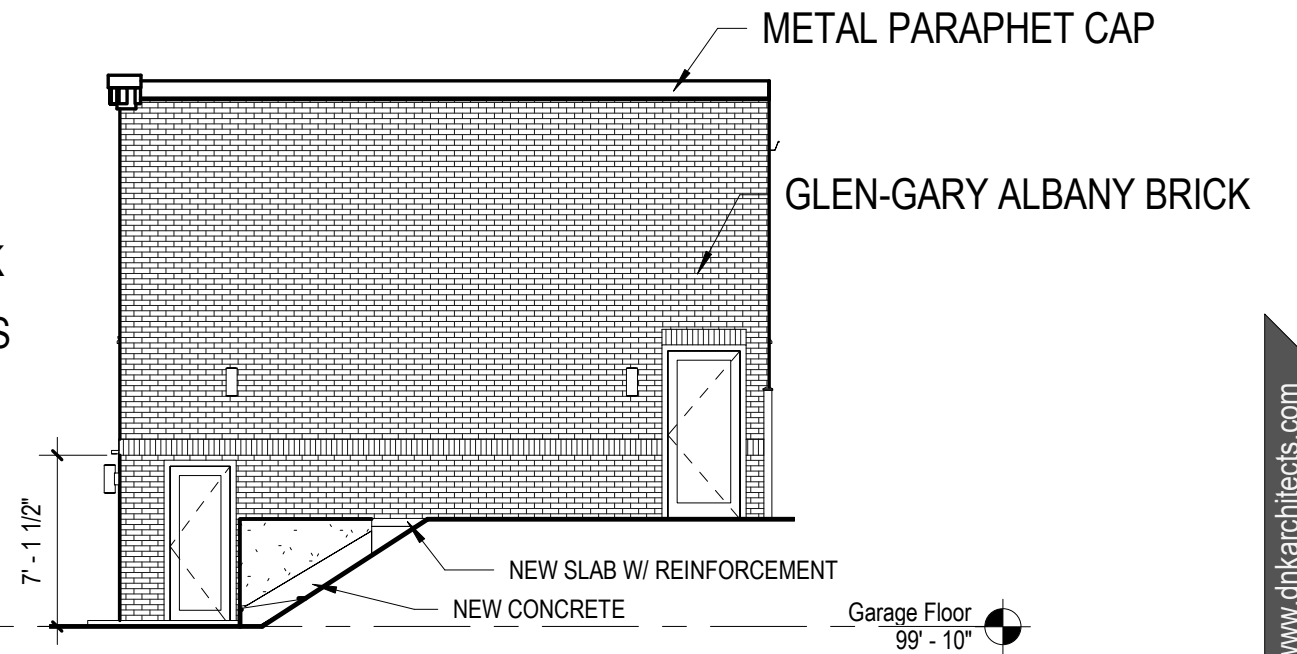
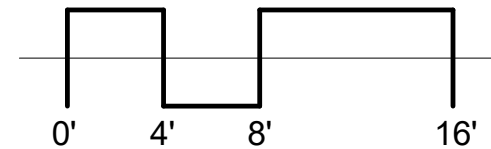
# NEW ELEVATIONS

811 DAYTON STREET

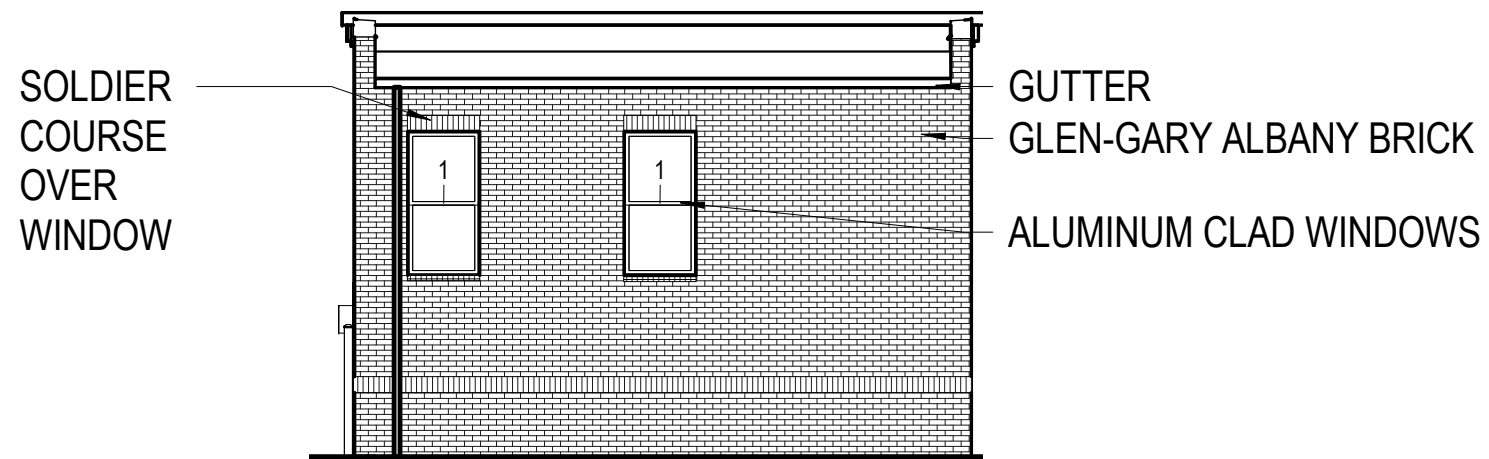
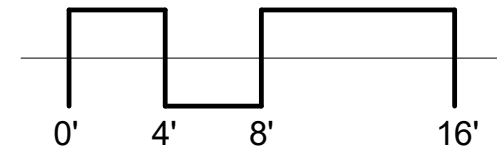
03/02/23



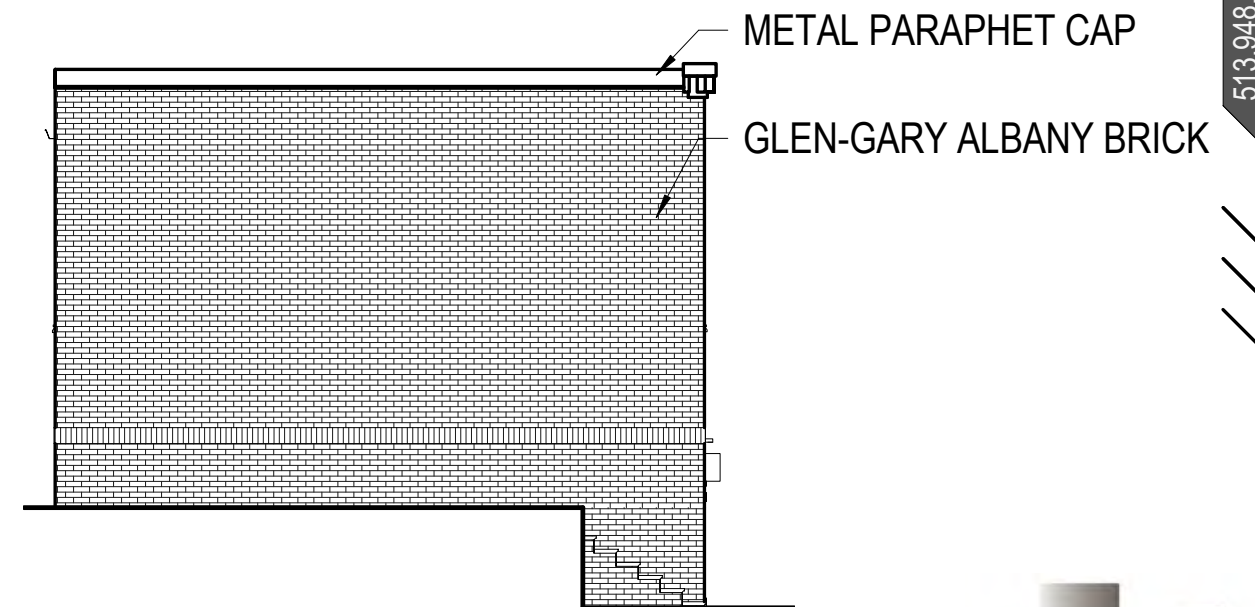
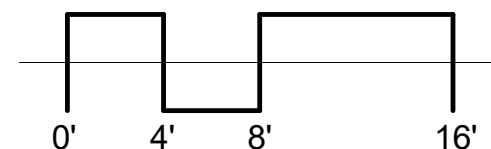
① SOUTH ELEVATION  
1/8" = 1'-0"



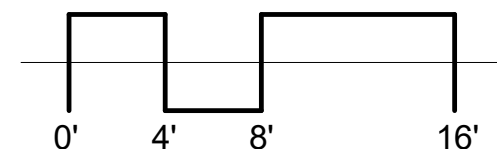
② EAST ELEVATION  
1/8" = 1'-0"



③ NORTH ELEVATION  
1/8" = 1'-0"



④ WEST ELEVATION  
1/8" = 1'-0"



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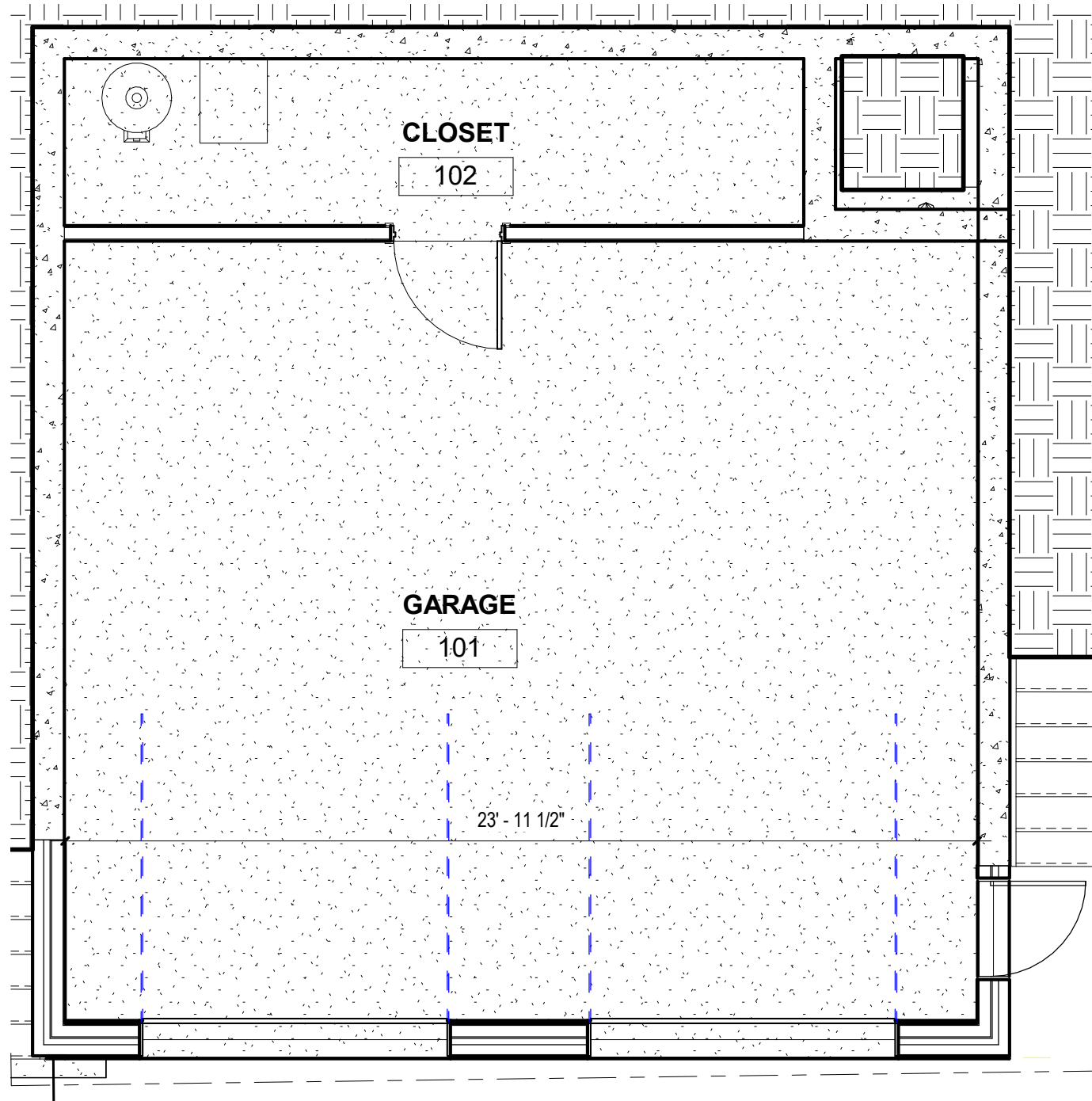
513.948.4146



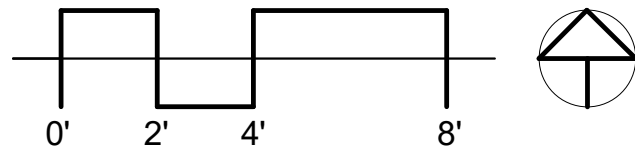
# PLANS

811 DAYTON STREET

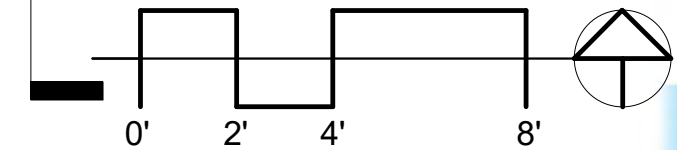
03/02/23



1 GARAGE FLOOR  
SCALE: 1/4" = 1'-0"



2 FLOOR PLAN  
SCALE: 1/4" = 1'-0"



2  
A101 A908

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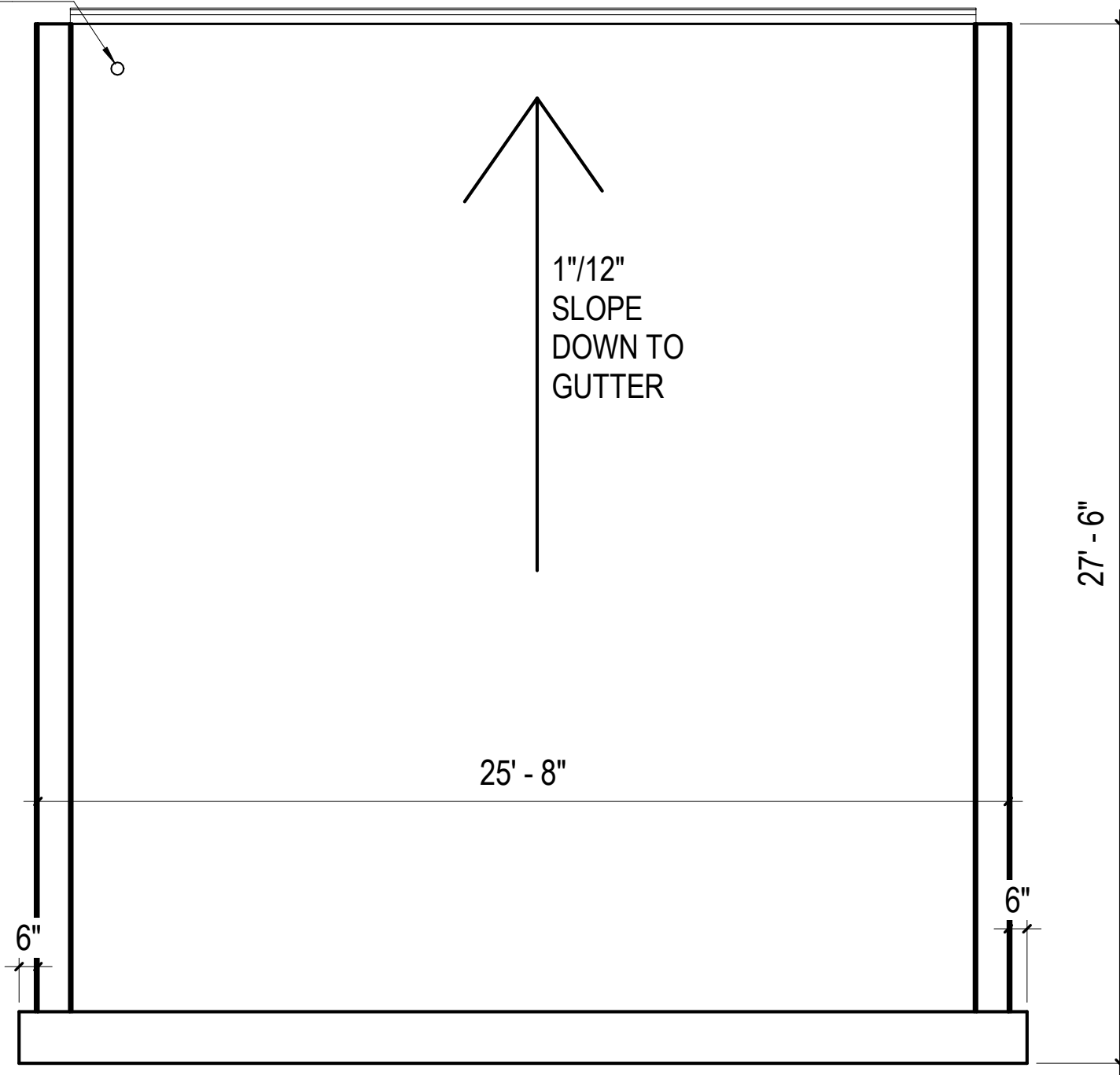


# ROOF PLAN

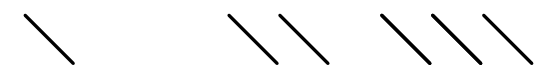
811 DAYTON STREET

03/10/23

PLUMBING VENT



1 ROOF PLAN  
A310 A907A SCALE: 1/4" = 1'-0"



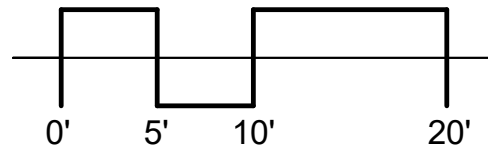
# SITE ELEVATION

811 DAYTON STREET

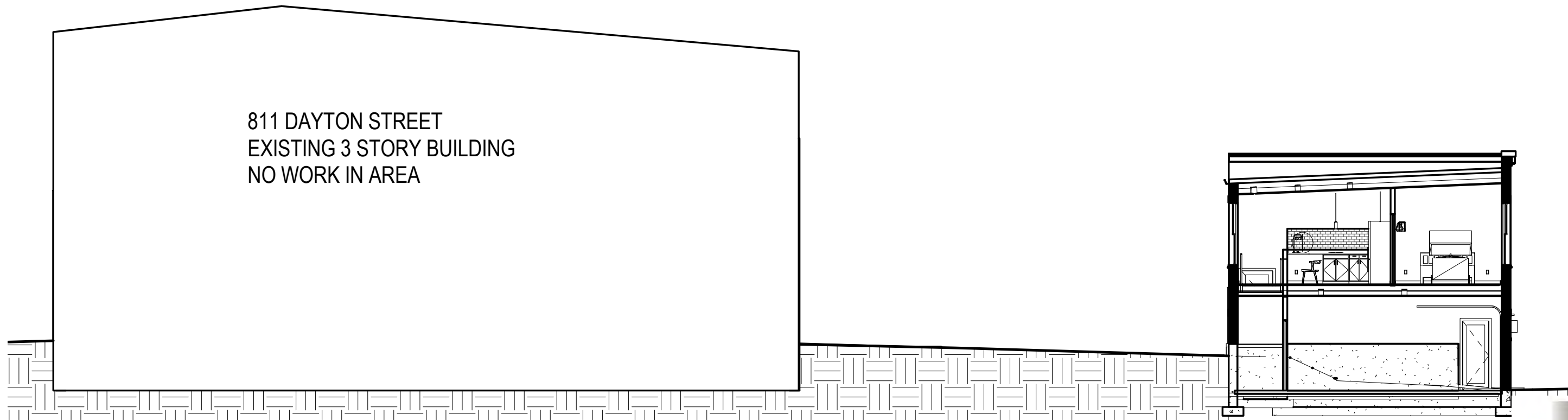
03/02/23



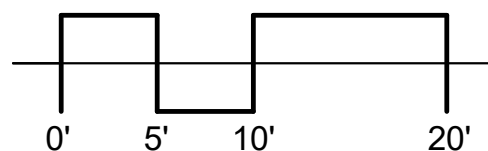
① SITE ELEVATION  
1" = 10'-0"



811 DAYTON STREET  
EXISTING 3 STORY BUILDING  
NO WORK IN AREA



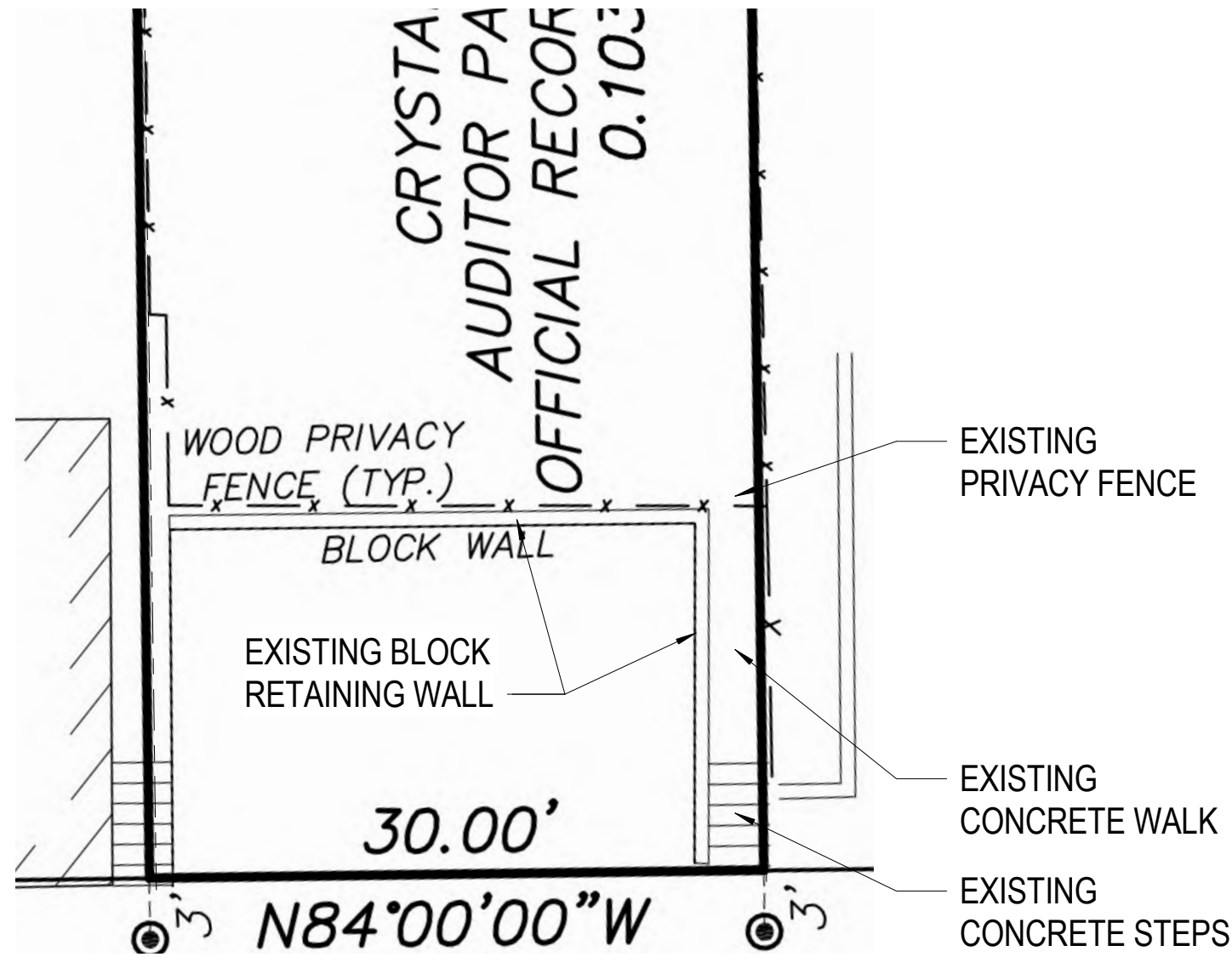
② SITE SECTION  
1" = 10'-0"



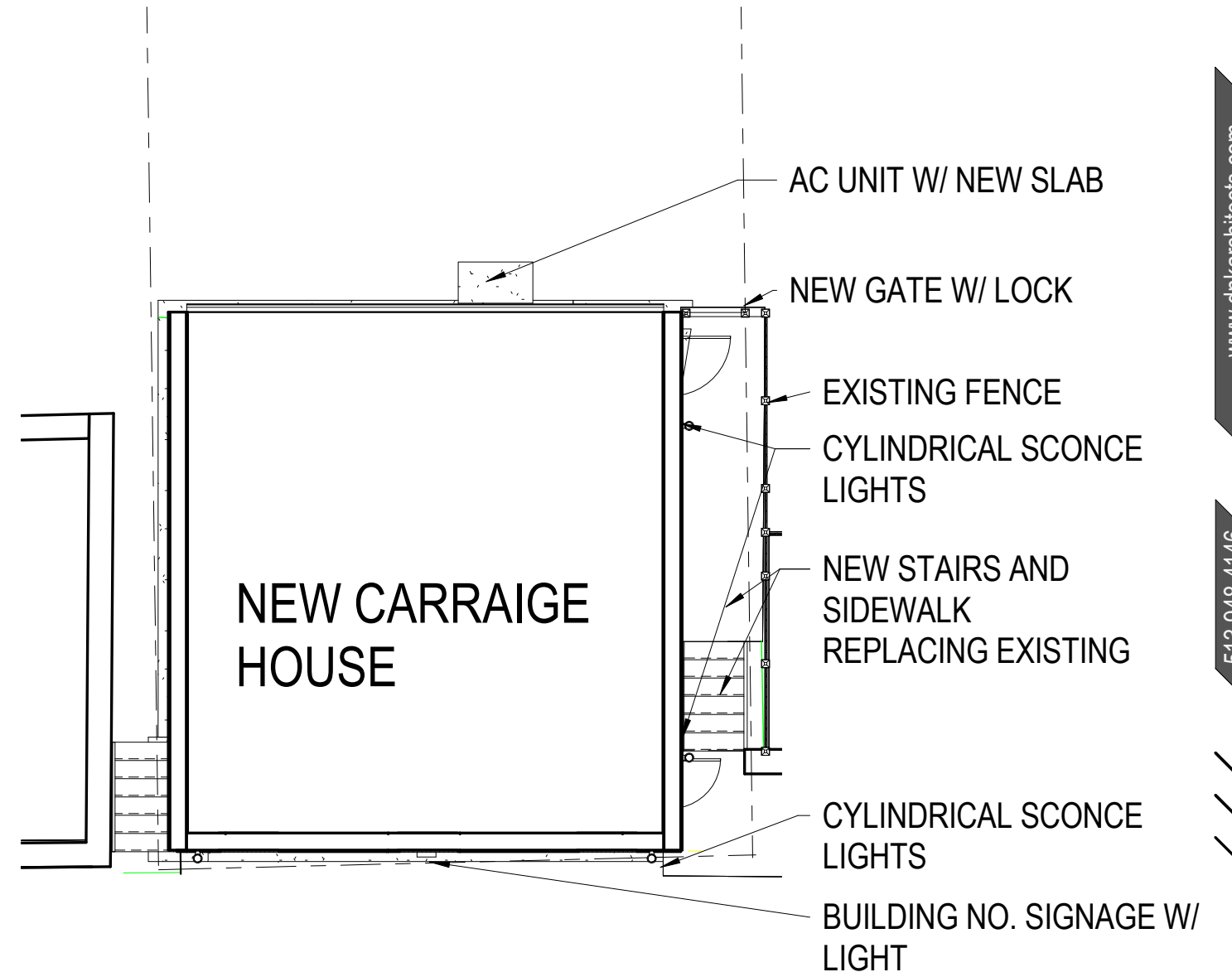
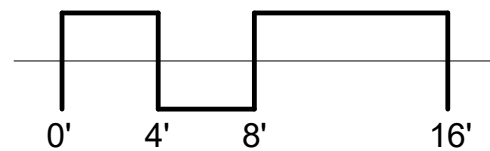
# SITE IMPROVEMENTS

811 DAYTON STREET

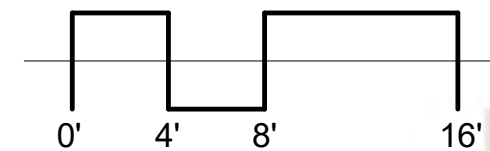
03/03/23



1 EXISTING SITE ACCESSORIES  
A310 A909 SCALE: 1/8" = 1'-0"



2 NEW SITE ACCESSORIES  
A310 A909 SCALE: 1/8" = 1'-0"



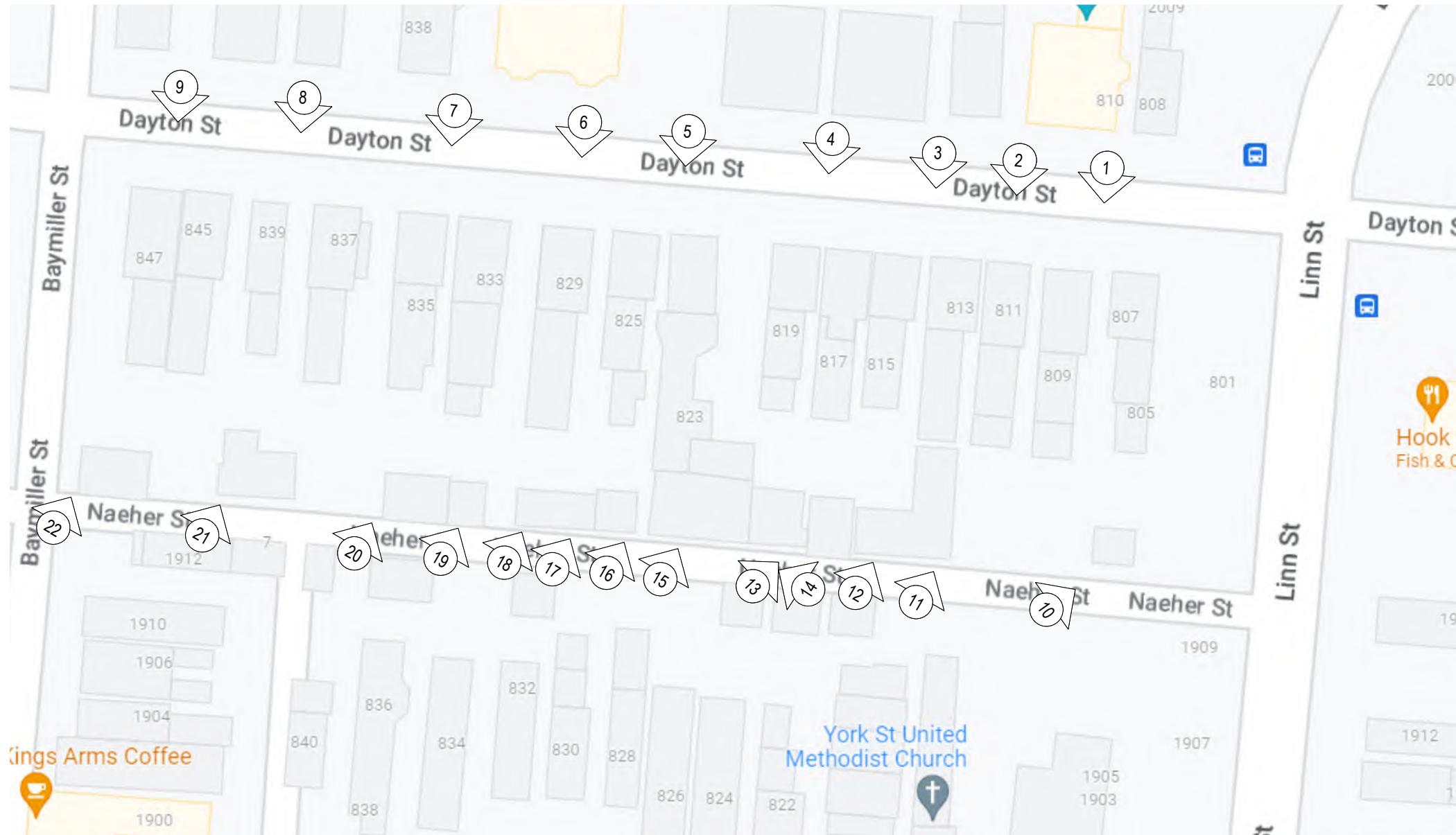
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# PHOTO KEY PLAN

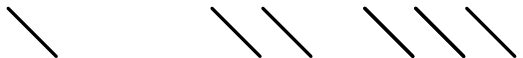
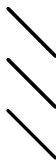
811 DAYTON STREET

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# DAYTON STREETScape - DAYTON ST.

811 DAYTON STREET

03/03/23



1. 807 & 809 DAYTON ST



2. 811 DAYTON ST



3. 813 & 815 DAYTON ST



4. 817 & 819 DAYTON ST



5. 823 & 825 DAYTON ST



6. 829 DAYTON STREET



7. 837 & 835 DAYTON ST



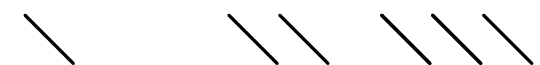
8. 837 & 839 DAYTON ST



9. 845 & 847 DAYTON ST

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# DAYTON STREETScape - NAEHER ST. (REAR OF DAYTON STREET)

811 DAYTON STREET

03/10/23



10. 809 & 807 DAYTON ST



11. 813 DAYTON ST



12. 815 DAYTON ST



13. 817 DAYTON ST



14. 819 DAYTON ST



15. 823 DAYTON ST



16. 825 DAYTON ST



17. 829 DAYTON ST



18. 833 DAYTON ST



19. 835 DAYTON ST



20. 847 DAYTON ST



21. 839 DAYTON STREET



22. 837 DAYTON ST

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ARCHITECTURE INTERIOR DESIGN PLANNING LANDSCAPE ARCHITECTURE



# BUILDING IMAGES

811 DAYTON STREET

03/10/23



PHOTO OF 811 DAYTON ST  
FROM DAYTON ST



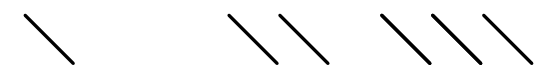
PHOTO OF SIDE OF 811  
DAYTON ST



REAR PHOTO OF 811 DAYTON ST FROM NAEHER ST

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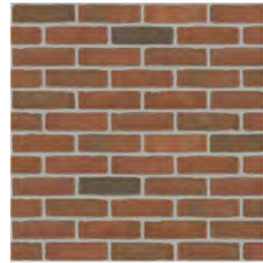
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# MATERIALS

811 Dayton Street

03/03/23



MATERIAL

MANUFACTUER MAKE  
MODEL SERIES

BRICK

GLEN GARY, MOLDED, MODULAR,  
HOMETOWN, ALBANY COLOR



DOOR AND WINDOW FINISH

IRON ORE EXTERIOR WINDOW OR  
DOOR CLADDDING ON PELLA DOORS  
AND WINDOWS



NEW LIGHTS

Alcon 12306 Silo Architectural LED 6 Inch  
Ceramic Cylinder



STONE

READING ROCK ARCHITECTURAL STONE



GARAGE DOOR

LUSTRA BLACK SMOOTH

ARCHITECTURE INTERIOR DESIGN PLANNING LANDSCAPE ARCHITECTURE

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# MODERN STEEL™

garage doors



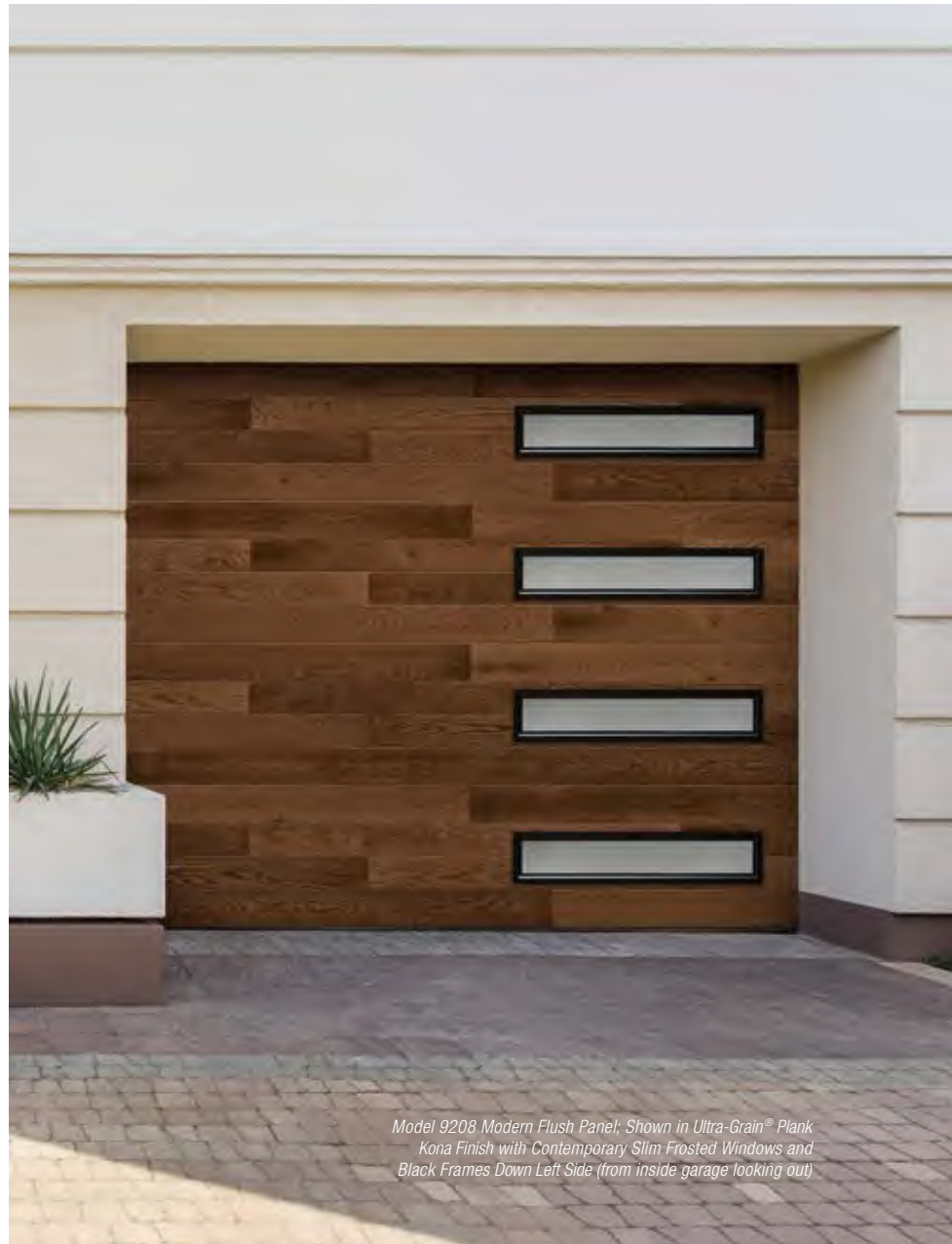
America's Favorite Garage Doors®



*Model 9209 Modern Grooved Panel, Shown in Mocha Brown with Plain Short Windows Down Left Side (from inside garage looking out)*

# MODERN STEEL™ garage doors

Modern Steel™ garage doors complement contemporary and mid-century modern home styles. Doors are available with or without windows and with or without grooves in the panels. All are available in multiple paint, Ultra-Grain® and Lustra™ finishes to create the perfect look for your home.



*Model 9208 Modern Flush Panel; Shown in Ultra-Grain® Plank Kona Finish with Contemporary Slim Frosted Windows and Black Frames Down Left Side (from inside garage looking out)*

AVAILABLE WITH

**intellipcore**®  
insulation technology



**WARMER**

Energy efficiency provides year-round comfort



**QUIETER**

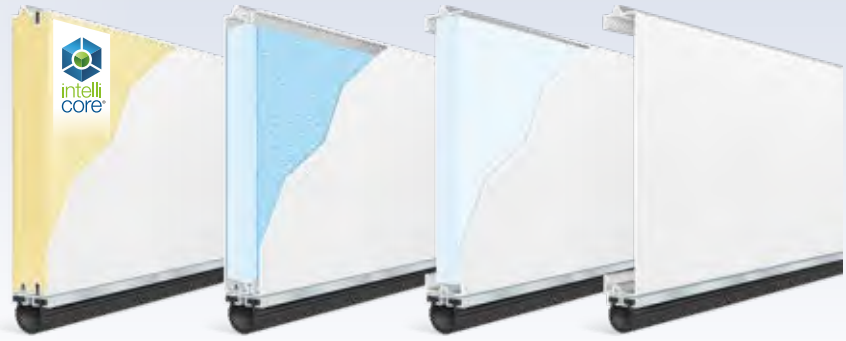
Dense insulation reduces noise by up to 16 decibels



**STRONGER**

Enhanced strength resists everyday wear and tear

# MODEL AVAILABILITY



## DOOR DESIGNS

Door design examples shown at 9' wide x 8' high  
Available window options listed below model number  
(See back cover for examples of window options)

TEXTURE

	3-LAYER				2-LAYER	1-LAYER
	2" Polyurethane	1-3/8" Polyurethane	2" Bonded Polystyrene	1-3/8" Bonded Polystyrene	1-5/16" Polystyrene	Non-Insulated
	18.4 R-value	12.9 R-value	9.0 R-value	6.5 R-value	6.3 R-value	

### MODERN FLUSH Door constructed using 24", 21" and 18" section heights

Texture	9202	9132	4302	4132		
Woodgrain	Contemporary Windows	Contemporary Windows	Contemporary Windows	Contemporary Windows		

### MODERN FLUSH Door constructed using 21" and 18" section heights

Texture	9201	9131	4301	4051	T42F (24 Gauge Steel)	T40F 4F (24 Gauge Steel)
Woodgrain	Contemporary and Decorative Windows	Contemporary and Decorative Windows	Contemporary and Decorative Windows	Decorative Windows	Decorative Windows	Decorative Windows

### MODERN FLUSH Door constructed using 24", 21" and 18" section heights

Texture	9208	9138	4308	4138		
Stucco**	Contemporary and Slim Windows	Contemporary Windows	Contemporary and Slim Windows	Contemporary Windows		

### MODERN GROOVED Door constructed using 24", 21" and 18" section heights

Texture	9205		4305			
Stucco*	Contemporary Windows		Contemporary Windows			

### MODERN GROOVED Door constructed using 24" and 21" section heights

Texture	9209	9139	4309			
Stucco**	Contemporary and Slim Windows	Contemporary Windows	Contemporary and Slim Windows			

COLOR AVAILABILITY	Standard White	Almond	Desert Tan	Sandtone	Bronze	Chocolate	Mocha Brown	Hunter Green	Gray	Charcoal	Black	Lustra™ Black	Lustra™ Charcoal	Lustra™ Silver	Ultra-Grain® Cypress Medium	Ultra-Grain® Cypress Cherry	Ultra-Grain® Cypress Walnut	Ultra-Grain® Cypress Slate	Ultra-Grain® Plank Kona	Ultra-Grain® Plank Coastal Gray
9202, 9205	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■
9208	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■
9209	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■
9201	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■
9132, 9138, 9139	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■
9131	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■
4302, 4305, 4308, 4309	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■
4301	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■
4132	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■
4051	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■
4138	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■
T42F, T40F	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■
4F	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■

Calculated door section R-value is in accordance with DASMA TDS-163. For more information about color options see page 4.

\* Exterior steel surface on Ultra-Grain® Cypress finish doors has a woodgrain texture on Modern Steel™ garage doors.

† Exterior steel surface on a Lustra™ finish door has a smooth texture on Modern Steel™ garage doors.

## STANDARD COLORS

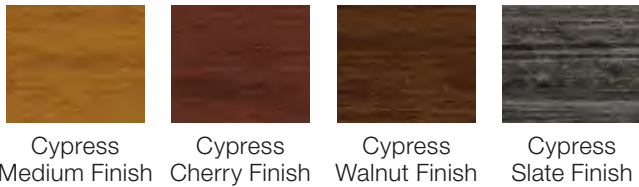


- Exterior steel on standard color doors will have either a stucco or woodgrain texture depending upon model chosen (see chart on page 3 for details).
- Doors can be painted to match the home's exterior using a high-quality latex exterior paint. Do not use oil-based paint.

*\*Additional charges apply.*

*Due to the printing process, colors may vary. See your Clopay Dealer for color samples. Not all colors available on all models. See previous page for complete color availability.*

## ULTRA-GRAIN® FINISH



- Painted steel surface simulates a stained door without the need of staining and the ongoing maintenance of wood.
- Woodgrain runs horizontal for an authentic, natural look.
- Available in Cypress Medium, Cherry, Walnut or Slate finishes that complement Clopay Entry Doors, shutters and other exterior stained wood products.
- Exterior steel surface on all Modern Steel™ Ultra-Grain® finish doors have a woodgrain texture to create a more natural appearance.
- Window frames, grilles and inserts are a solid color to coordinate with Ultra-Grain® finishes.

*Due to the printing process, colors may vary.*

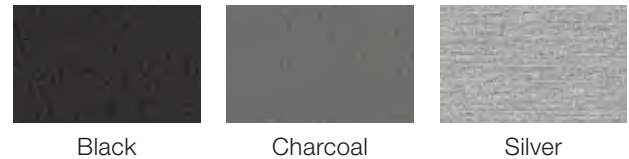
*Not all colors available on all models. See previous page for complete color availability. Additional charges apply.*

## CUSTOM PAINT OPTION



Color Blast® finish offers more than 1,500 Sherwin-Williams® color options to complement your home. This durable two-part paint system has been thoroughly tested and is backed by a five-year warranty.

## LUSTRA™ FINISH



Lustra™ finished garage doors feature a Black or Charcoal matte look, while Silver has a brushed metallic look. Door exterior has a smooth textured steel surface.

- These modern doors feature thick 24 gauge surface steel.
- Lustra™ doors were designed to be paired with narrow modern windows for a truly modern look.
- Lustra™ finished doors cannot be painted.

*Due to the printing process, colors may vary.*

*Not all colors available on all models. See previous page for complete color availability. Additional charges apply.*

## ULTRA-GRAIN® PLANK



- Available in Kona or Coastal Gray finishes that complement mid-century, farmhouse, coastal cottage and transitional home styles.
- Exterior steel surface has a wood-look plank design that runs horizontal, with clear and simple lines.
- Optional windows available in color matched frames or as a standout in Silver and Black accent colors.

*Due to the printing process, colors may vary.*

*Not all colors available on all models. See previous page for complete color availability. Additional charges apply.*



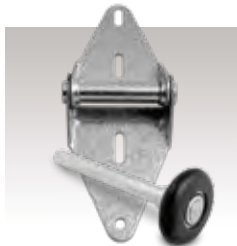
*Model 9138 Modern Flush Panel; Shown in Black with Plain Long Windows In all Panel Locations*

## ADDITIONAL FEATURES

- Tongue-and-groove section joints help seal out wind, rain and snow.
- Replaceable vinyl bottom weatherseal in a corrosion-resistant retainer helps seal out the elements.
- Clopay's Safe-T-Bracket® helps prevent serious injury that could occur if the bottom bracket were removed with the garage door closed and under tension.
- Color-matched exterior step plate/lift handles are durable and allow for safe opening and closing of your door.
- 2" thick polystyrene doors and all Intellicore® insulation doors comply with 2015 IECC air infiltration requirement of 0.40 cfm/ft<sup>2</sup> or less (IECC, Section C402.5.2).
- See your Clopay Dealer for WINDCODE® door availability.

*For additional information about how to care for and maintain your door, visit: [www.clopaydoor.com/residential/support](http://www.clopaydoor.com/residential/support)*

## HEAVY-DUTY HARDWARE



2" thick polystyrene doors and all Intellicore® insulation doors come standard with 10-ball nylon rollers and heavy-duty 14 gauge steel hinges.

## WARRANTIES

PAINT SYSTEM	WINDOW	HARDWARE
LIMITED LIFE WARRANTY	LIMITED 10YR WARRANTY	LIMITED 3YR WARRANTY

## RUST-PREVENTION SYSTEM



Steel skins are protected through a tough, layered coating system, including a hot-dipped galvanized layer, a protective metal oxide pretreatment and a baked-on primer and top coat.

## GREATER ENERGY EFFICIENCY



Thermal break\* separates the interior from the exterior skin to improve energy efficiency and comfort.

*\*Thermal break is not present on 4051, 2-layer and 1-layer models.*

## ENVIRONMENTAL ASSURANCE

Clopay doors are compliant with environmental laws and regulations. Clopay doors do not contain HFCs. All Clopay doors are compliant with:

- California SB 1013
- New Jersey A-5583/S-3919 – Greenhouse Gas Bill
- Washington HB 1112 – Hydrofluorocarbon Greenhouse Gas Emissions
- Canadian regulations amending the ozone-depleting substances and halocarbon alternatives regulations

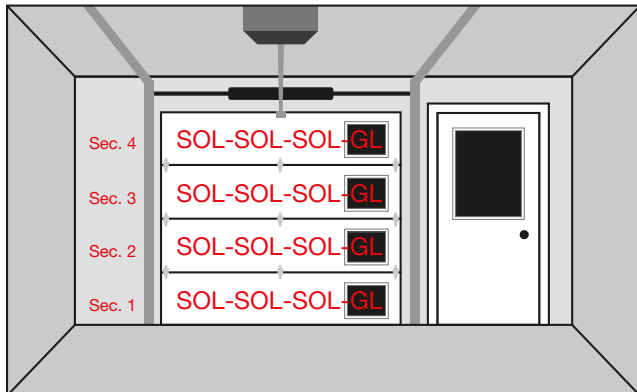


*Model 4309 Modern Grooved Panel; Shown in Bronze with Contemporary Slim Frosted Windows and Black Frames Down Right Side (from inside garage looking out); High-Definition Steel Entry Door Model ST9831; Shown with Frost Glass and Black Frames*

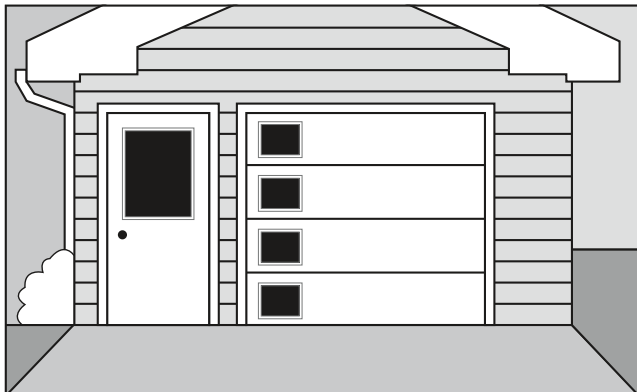
## CONTEMPORARY WINDOW ORIENTATION

When ordering contemporary window configurations please reference the examples provided to describe your desired window positions. **Note: Window configurations are described from inside the garage looking out.**

Example: Windows down right side (from inside garage looking out)



View from Inside Garage



View from Outside Garage

# POPULAR CONTEMPORARY WINDOW CONFIGURATIONS

The windows shown below apply to Models 9208, 9209, 9138, 9139, 4308, 4309 and 4138. These doors utilize 24" and 21" section heights, allowing for the window options shown.

Contemporary window configurations are available in many design options and include short, long or slim windows in each section, down one side or in all sections. For doors with multiple window sections, the window locations must be the same in every section.

**The images below are illustrated from outside the garage.**

**Important Note: The ordering codes listed below are from the inside of the garage looking out, as explained on the previous page. See your Clopay dealer for more details.**

The illustrations shown below show window (glazed) and/or no window (solid) locations.

**SOL**=Solid (no window) location **GL**=Glazed (window) location

*Sections are numbered from the floor up to the top of the door.*

For doors with glazing (windows) in the sections, all glass will be tempered.

Glazing options include:



Clear



Obscure



Narrow Reed



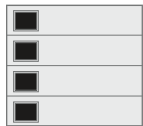
Frosted

*Other glass types and custom glass are available.*

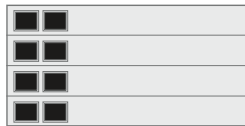
*Slim window designs available only with insulated clear tempered and insulated frosted tempered glazing options.*

*See your Clopay Dealer for details.*

## SHORT WINDOW CONFIGURATIONS (Viewed from outside)



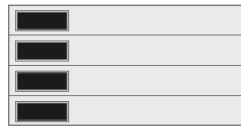
SOL-SOL-SOL-GL  
Sections: 1, 2, 3, 4



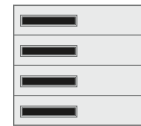
SOL-SOL-SOL-SOL-SOL-SOL-GL-GL  
Sections: 1, 2, 3, 4



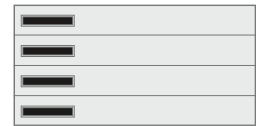
SOL-GL  
Sections: 1, 2, 3, 4



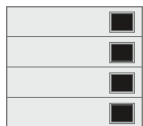
SOL-SOL-SOL-GL  
Sections: 1, 2, 3, 4



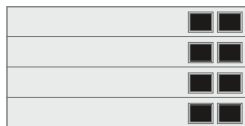
SOL-GL  
Sections: 1, 2, 3, 4



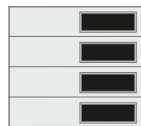
SOL-SOL-SOL-GL  
Sections: 1, 2, 3, 4



GL-SOL-SOL-SOL  
Sections: 1, 2, 3, 4



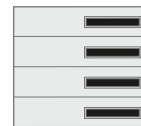
GL-GL-SOL-SOL-SOL-SOL-SOL-SOL  
Sections: 1, 2, 3, 4



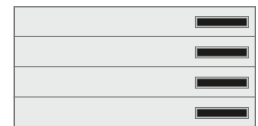
GL-SOL  
Sections: 1, 2, 3, 4



GL-SOL-SOL-SOL  
Sections: 1, 2, 3, 4



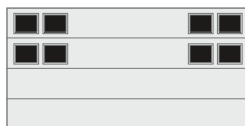
GL-SOL  
Sections: 1, 2, 3, 4



GL-SOL-SOL-SOL  
Sections: 1, 2, 3, 4



GL-SOL-SOL-GL  
Sections: 3, 4



GL-GL-SOL-SOL-SOL-SOL-SOL-GL-GL  
Sections: 3, 4



GL-GL  
Sections: 3, 4



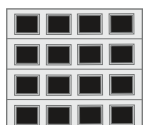
GL-GL-GL-GL  
Sections: 3, 4



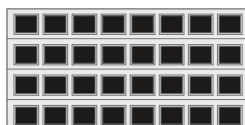
GL-GL  
Sections: 3, 4



GL-GL-GL-GL  
Sections: 3, 4



GL-GL-GL-GL  
Sections: 1, 2, 3, 4



GL-GL-GL-GL-GL-GL-GL-GL-GL-GL  
Sections: 1, 2, 3, 4



GL-GL  
Sections: 1, 2, 3, 4



GL-GL-GL-GL  
Sections: 1, 2, 3, 4



GL-GL  
Sections: 1, 2, 3, 4



GL-GL-GL-GL  
Sections: 1, 2, 3, 4

# WINDOW OPTIONS

Our windows add natural light to your garage while adding curb appeal to your home. All Clopay window frames are UV-protected and are color matched to our prefinished door colors. Window frames screw in from the inside for easy glass replacement or to change designs.

## CONTEMPORARY/ARCHITECTURAL SERIES WINDOWS

These windows are from Clopay's Contemporary/Architectural Series, featuring a larger viewing area and are available on select models and heights. Short windows are 19-1/2" x 16" and long windows are 42" x 16".

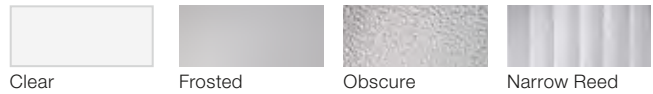
Available on These Models

9202 9139\*  
9201 4302  
9208\*\* 4301  
9205 4308\*  
9209\*\* 4305  
9132 4309\*  
9131 4132  
9138\* 4138\*



\*Models available only with plain, rectangular grille and square grille windows.  
\*\*Ultra-Grain® Plank and Lustra™ finishes available only with plain windows.

Windows are available single pane or insulated in clear, frosted, obscure and narrow reed designs.



## CONTEMPORARY SLIM WINDOWS

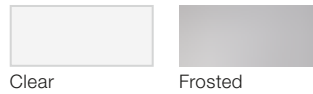
Contemporary Slim windows are designed to further enhance the clean aesthetic common to modern architecture. Contemporary Slim windows are 37" x 8" with aluminum frames available in anodized silver or powder coated black.

Available on These Models

9208 4308  
9209 4309



Windows are available insulated in both clear and frosted tempered glass.



## DECORATIVE INSERT SERIES WINDOWS

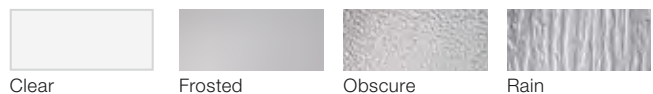
UV-protected cellular plastic insert designs snap into either the inside or outside of the window frame for easy cleaning or to change designs. Windows are offered in single strength, double strength, acrylic, obscure or insulated glass. Short windows are 19-1/2" x 12" and long windows are 40-1/2" x 12".

Available on These Models

9201 T42F  
9131 T40F  
4301 4F  
4051



Windows are available single pane or insulated in clear, frosted, obscure and rain designs. Clear acrylic also available.



† Shown with clear glass.

\*\*Sunset windows not available on Ultra-Grain® finish doors.

Additional charges for optional glass apply.

Acrylic windows require special cleaning. Never use products that contain ammonia or petroleum products to clean acrylic. Please visit [www.clopaydoor.com/acrylic](http://www.clopaydoor.com/acrylic) for complete details.



Visit [clopaydoor.com](http://clopaydoor.com) or call 1-800-2CLOPAY (225-6729) for more information on Clopay, America's Favorite Garage Doors.

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RSDR-MODERNSTEELSS-15\_REV0423

imagine



DESIGN YOUR DOOR  
OPEN CAMERA  
AND POINT!

## Property Report

**Parcel ID**  
132-0002-0061-00

**Address**  
811 DAYTON ST

**Index Order**  
Parcel Number

**Tax Year**  
2022 Payable 2023

### Transfer History

Year	Conveyance #	Selling Price	Transfer Date	Previous Owner	Current Owner
2015	80812	20,000	2/4/2015	REYNOLDS LOGAN	KENDRICK CRYSTAL
2014	73119	13,300	8/12/2014	CHEAP CONNECTIONS LLC	REYNOLDS LOGAN
2011	19384	3,000	4/14/2011	DEUTSCHE BANK NATIONAL TRUST COMPANY TR	CHEAP CONNECTIONS LLC
2009	19151	34,000	2/27/2009	DEESE GLORIA MADDEN	DEUTSCHE BANK NATIONAL TRUST COMPANY TR
2005	49390	60,000	12/16/2005	MADDEN ROBERT	DEESE GLORIA MADDEN
1988	0	0	8/1/1988	<u>SEE OWNERSHIP CARD</u>	MADDEN ROBERT

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## APPLICATION FOR LANDMARK DESIGNATION HISTORIC CONSERVATION BOARD PUBLIC HEARING STAFF REPORT

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APPLICATION #: NA  
APPLICANT: Cincinnati Preservation Association  
OWNER: Christ Temple Baptist Church  
ADDRESS: **3060 Durrell Avenue**  
PARCELS: 055-0002-0039 through 055-0002-0055  
ZONING: RM-1.2  
COMMUNITY: Evanston  
REPORT DATE: May 1, 2023  
STAFF REVIEW: Douglas Owen, Urban Conservator

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### **Nature of Request:**

The applicant, Cincinnati Preservation Association, is requesting a Local Historic Landmark Designation for the property generally located 3060 Durrell Avenue known as the Hoffman School. The landmark designation is sought for the historic parcel boundary on tax consolidated parcel 055-0002-0039. The property is not currently listed on the National Register of Historic Places.

**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 Hoffman School building is a Jacobethan Revival-style school building located at the southeast corner of Durrell Avenue and Merrimac Street in the Evanston neighborhood. The parcel connects through to Woodburn Avenue on the east, with the eastern half of the site occupied by a large open grassy space used for a play area and ball fields. The building, built in 1922, was designed by the local architectural firm of Samuel Hannaford and Sons and is representative of the Progressive Era and City Beautiful movements' influence on architecture and planning. Its design reflects the influence of renaissance revival styles, classicism and progressive era reform philosophy as applied to civic and educational architecture.

The Hoffman School is significant under Criteria 1 and 3. Under Criterion 1, it is significant as a reflection of the Progressive Era and City Beautiful movements on education design and planning. Under Criterion 3, the building is architecturally significant as an excellent example of high-style Jacobethan Revival architecture as applied to school building by the firm of Samuel Hannaford and Sons. The Designation Report submitted with this application details the historic and architectural significance of the building.

**Applicable Zoning Code Sections:**

Zoning District: Section 1405 – Multi-Family Residential Districts  
Landmark Designation: Section 1435-07



Figure 1. Image of subject property from Durrell Avenue ca. July 2022. Image from Google.



Figure 2. Image of subject property from Woodburn Avenue ca. November 2022. Image from Google.

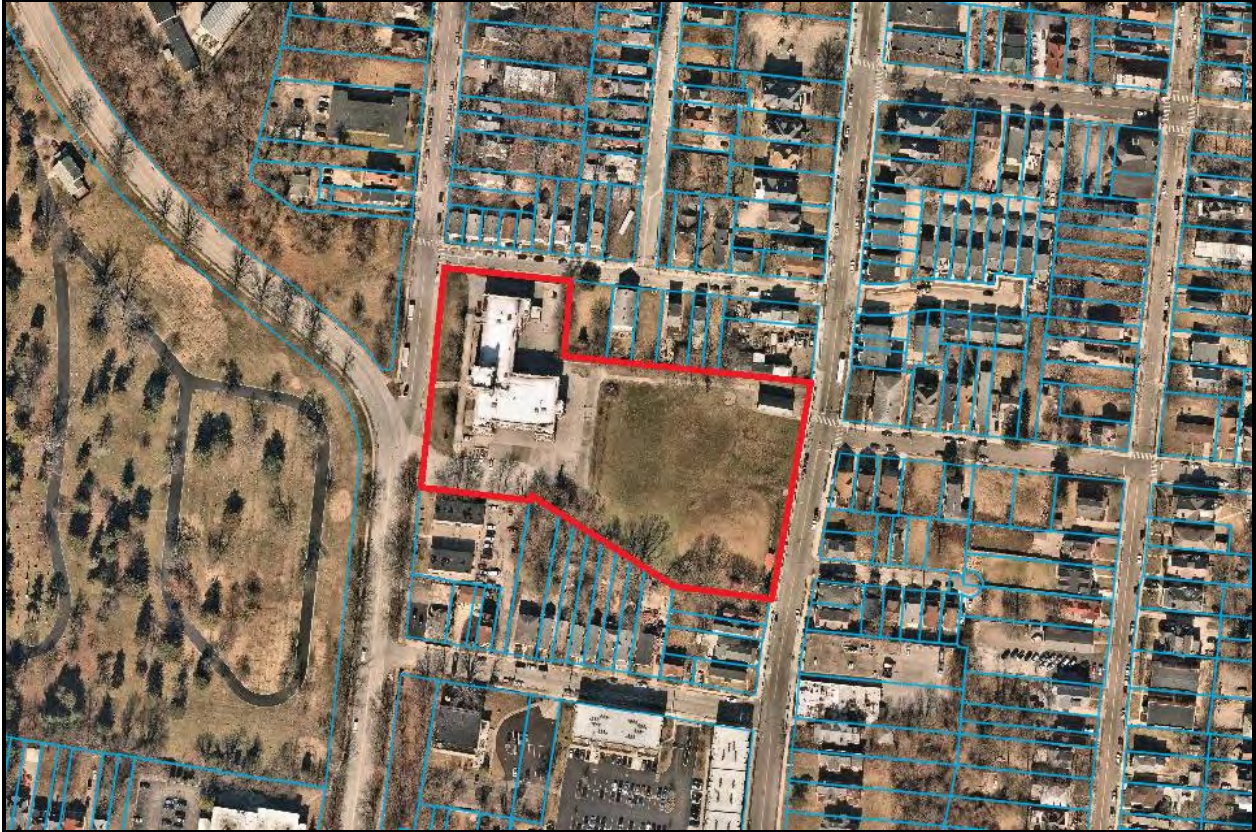


Figure 3. Location of property. Approximate boundary shown in red as proposed by applicant.

**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 for the Hoffman School 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 the Hoffman School 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*.

The building has been evaluated several times in the past, being determined to be an eligible building in the 1978 Ohio Historic Inventory, the 1998 Cincinnati Public Schools Historic Architecture Inventory, and again in a 2019 National Register Questionnaire. The building is also specifically called out in the City-approved *Evanston Neighborhood Work Plan*, which includes the Action Step to “Explore landmark designation for other historic buildings such as Hoffman School and Calvary United Methodist School” (page 76).

In Staff’s review of the designation report and the documentation provided, the building at 3060 Durrell Avenue 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 historic development of schools within Cincinnati, including representing the Progressive Era and City Beautiful movements in educational architectural planning.
- Ideas of the Progressive Era from the turn-of-the-century through the 1920s focused on ways to alleviate the suffering of the working class. A major part of this era was the belief that the government needed to accept greater responsibility for its citizens’ well-being. A part of the movement was the improvement and expansion of education. Progressive Era schools, such as Hoffman, included separate lunchrooms, dedicated rooms for art, music and physical activity, large windows and open-air classroom spaces, and showers, which were often unavailable at home at the time. All of these features remain intact at the Hoffman School.
- The Hoffman School embodies ideas of the City Beautiful Movement, which focused on introducing beatification and monumental architecture into cities. The City Beautiful movement is represented in the Hoffman School by its monumental architecture and its location on a rise in the land above Victory Parkway, which in itself was inspired by the City Beautiful movement.

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 Jacobethan Revival style including a central tower with turrets and battlements, segmental arches, decorative finishes including ornamental stonework and figurines, and original windows and doors.
- The building retains exceptional historic integrity, retaining all its major character-defining features with very few alterations.
- The Hoffman School is the only school identified as being designed by the prominent Cincinnati architectural firm of Hannaford and Sons in the Jacobethan Revival style.

### Boundary Justification

The applicant proposes the boundary to include the entirety of the historic parcel stretching from Durrell Avenue to Woodburn Avenue. While this is the historic boundary of the school property and the grassy field along Woodburn Avenue still functions as a park-like area with ballfields, alterations have occurred, including the installation of fences and backstops for the baseball diamonds, and the 1930s-era outbuilding. While these alterations are a natural evolution of the property over time, the application materials also reference the permissibility for new development along Woodburn Avenue, indicating a desire to allow infill construction within the athletic field area of the proposed boundaries.

While the Conservation Guidelines allow for development along the Woodburn frontage, they are not entirely clear as to how far this development could encroach into the athletic fields, stating only that “an outdoor area should be retained.” While the athletic fields do contribute to the significance of the building, they are not in themselves a highly significant aspect of the site, and would be considerably less significant with new infill development along Woodburn Avenue. As it appears that development is still desired and permissible within the athletic fields, Staff would recommend establishing the boundaries of the landmark to the top of the rear terrace (see Figure 4 below). This boundary would ensure the preservation of the school building itself and the primary frontage landscape features along Victory Parkway and Durrell Avenue. This boundary would still convey the historic significance of the property under Criterion 1 and 3 as discussed above.

This approach to preserve the existing building and its primary street landscaping features, while allowing future development to the rear has been utilized on past nominations, most aptly, the Kirby Road School in Northside, which features a similar boundary to the rear of the school to allow for future redevelopment in the rear open area. Staff feels that this is an appropriate solution to preserve the most significant features of the historic resource, while allowing for future redevelopment and new construction on portions of the site. Future development in the athletic field area would be held to the standards of the existing RMX Zoning, and any deviations would require Zoning Relief or a Zone Change, which would be subject to public comments.



Figure 4. Staff proposed Landmark Boundaries.

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 does have concerns with the wording of the proposed Conservation Guidelines in relation to the allowable new construction along Woodburn Avenue. It is not clear exactly where this development would be permitted and how much of the athletic fields would be permitted for development. The guidelines also reference the neighborhood buildings as a guide for new infill; however, these surrounding residential buildings are not within the boundaries of the proposed Landmark, or any other historic districts.

As the application materials indicate a willingness to allow development within the athletic fields, and the fields themselves are not a highly significant feature of the property, Staff would recommend establishing the boundary of the Landmark at the top of the easternmost terrace.

With the requested revisions removing the athletic fields and new infill construction along Woodburn, Staff finds that the proposed Hoffman School Conservation Guidelines present best practice approaches in seeking to preserve the integrity of the exterior of the Hoffman School building while allowing compatible reuse and redevelopment 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 as revised would also be compatible with the Secretary of the Interior's Standards for Rehabilitation.

### **Other Considerations:**

#### **Prehearing Results:**

- April 12, 2023 – A Joint Public Staff Conference was held with the Department of City Planning. The applicant, owner and City staff were in attendance. Many members of the public attended, most voicing support for the landmark application.

#### **Comments Provided to Staff:**

At the time of the completion of this Staff Report, the Historic Conservation Office had received 43 letters in support of the application. Four (4) letters of opposition were received, including one (1) from the current owner and two (2) from the potential developer of the property and their legal counsel. One letter supporting the sale of the building was also provided by the Evanston Bulldogs; however, it does not explicitly state if they are in opposition to the landmark application.

The applicant provided a copy of the meeting minutes from the February 16, 2023 Evanston Community Council meeting. The meeting included a vote to rezone the property to a Planned Development and demolish the existing school building. The vote failed with 12 voting in favor of the PD and demolition, and 17 against.

#### **Proposed Work:**

A development plan has not been presented to the Historic Conservation Office for this building. Plans for the redevelopment of the property were submitted for Coordinated Site Review, which included the demolition of the school building and new multi-family development on the site.

**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.

The proposed landmark status is also consistent with the 2019 *Evanston Neighborhood Work Plan*, where the Hoffman School was specifically called out, including the Action Step to “Explore landmark designation for other historic buildings such as Hoffman School and Calvary United Methodist School” (page 76).

**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 a portion of Tax Parcels 055-0002-0039 through 055-0002-0041 and 055-0002-0049 through 055-0002-0054 also referred to as 3060 Durrell Avenue and known as the Hoffman School as a Historic Landmark and the adoption of the related Hoffman School Conservation Guidelines subject to the following conditions:
  - a. Prior to appearing before the Cincinnati Planning Commission, the boundary shall be revised to extend to the top of the easternmost terrace as shown in Figure 4 above.
  - b. Prior to appearing before the Cincinnati Planning Commission, the Conservation Guidelines shall be amended to remove references to new construction in the athletic field area along Woodburn Avenue.
  - c. Any construction proposed within the proposed Historic Landmark boundaries shall comply with the proposed Historic Conservation Guidelines.
2. **APPROVE** submission of a letter of support to the Ohio Historic Site Preservation Advisory Board for any potential future National Register nomination.
3. **FINDING:** The Board makes this determination per Section 1435-07-1:
  - (a) That it has been demonstrated that the Hoffman School 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 Hoffman School building has local significance as an excellent example of Jacobethan Revival style architecture in Cincinnati.
  - (c) That it has been demonstrated that the Hoffman School 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) That the proposed Hoffman School 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)**       Landmark     Site     District  
 ADDRESS 3060 Durrell Avenue  
 PARCEL ID(S) 005500020039  
 AREA CONTAINED IN PROPERTY (EXCLUDING STREETS) Parcel 4.513g  
 NAME OF HISTORIC DESIGNATION Hoffman School and Site

**2. APPLICANT**  
 NAME Cincinnati Preservation Association CONTACT PERSON (if legal entity) Beth Johnson  
 ADDRESS 430 Reading Rd, Suite 300 Cincinnati OH 45202 TELEPHONE 513-246-2046  
 EMAIL beth.johnson@cincinnati-preservation.org RELATIONSHIP TO OWNER (if not owner) Community preservation organization  
 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 CHRIST TEMPLE BAPTIST CHURCH CONTACT PERSON (if legal entity) Peterson W Mingo  
 ADDRESS 3060 DURRELL AVE Cincinnati OH 45207 TELEPHONE (513) 861-9563  
 EMAIL christtemplechurch@fuse.net

**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 Beth Johnson      Signature       Date 3 / 15 / 2023

# **HISTORIC DESIGNATION REPORT**

**Hoffman School and Site  
3060 Durrell Avenue  
Cincinnati, Ohio 45207**

**Submitted to:  
Cincinnati Historic Conservation Office**

**By:  
Cincinnati Preservation Association  
430 Reading Road #300  
Cincinnati, Ohio 45202**



March 15, 2023

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This report represents the finding and recommendation for local historic landmark designation of the former Hoffman School in Evanston. The Cincinnati Preservation Association prepared this report.

## **Background**

The Evanston and East Walnut Hills Communities have an interest in the preservation of the Hoffman School Building. Cincinnati Public Schools closed the location as a facility in 2012 and sold the building. It was used by various community groups and organizations including a church. The building was identified within the Evanston Work Plan adopted in 2019 as a building that should be explored for landmark designation.

## **Summary Statement of Significance**

Hoffman School is a significant example of the Jacobethan Revival educational architecture designed by Samuel Hannaford and Sons in 1922 and the school is also reflective of the Progressive Era and City Beautiful movements influence on architecture and planning. Its design reflects the influence of renaissance revival styles, classicism, and progressive era reform philosophy as applied to civic and educational architecture. The school is largely unaltered on the exterior, looking much as it did as when constructed in 1922. The building retains its original windows and doors and decorative finishes, including ornamental stonework with owl figurines. Samuel Hannaford & Sons, the architect of the building, is considered one of Cincinnati's premier architecture firms. Hoffman School was listed in the 1978 Historic Inventory with a ranking of Excellent and as a property which contributes greatly to the historic and/or architectural quality of the city. In the 1998 Cincinnati Public Schools Historic Architecture Inventory, Hoffman School was listed as eligible for listing in the National Register of Historic Places. In 2019 a National Register Questionnaire response determined that the property was eligible for listing on the National Register of Historic Places.

## Boundary

This property consists of consolidated tax Parcel 055-0002-0039-90 which consists of The property described as Durrell Avenue 4.513 Acres Parcels 39 through 55. The parcel is generally bounded on the north by Merrimac Street, on the east by Woodburn Avenue, on the south by adjacent parcels, and on the west by Durrell Avenue.

## Justification of Boundary

The above-described boundary constitutes the entire parcel including the building and associated outdoor activity areas and the historic parcel as show in the 1935 plat of existing schools sites.

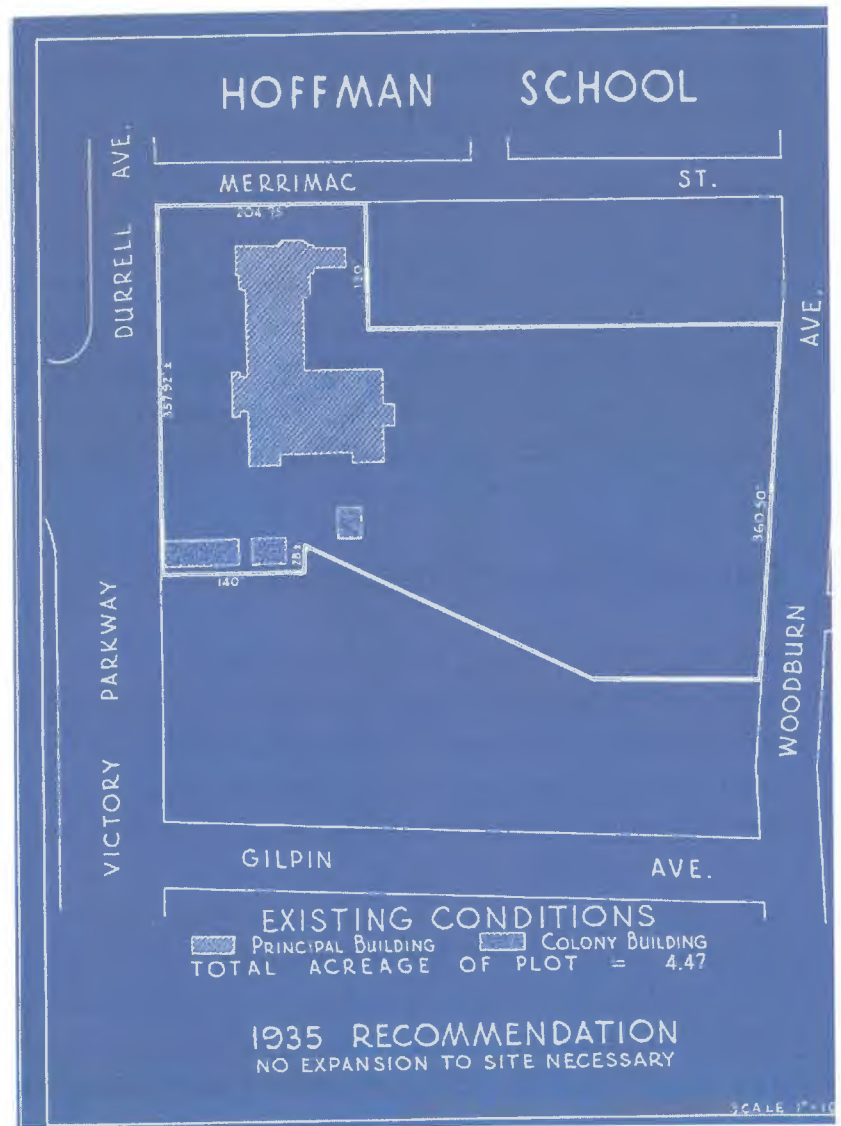


Figure 1: Page from *Plats of Existing School Sites and Recommended New Sites & Expansions from the City of Cincinnati, 1935*.



Figure 2: Cagis Map showing the parcel boundary,

## **Statement of Significance**

Hoffman School is significant because it is a locally outstanding example of Jacobethan Revival Architecture and the only school designed by the prominent Cincinnati architecture firm of Hannaford and Sons in this style. This meets criteria 3 as set forth in Cincinnati Zoning Code Chapter 1435 which states that Historic significance means that that the attributes of a district, site, or structure that possess integrity of location, design, setting, materials, workmanship, feeling and association, and that embody the distinctive characteristics of a type, period or method of construction.

### *Jacobethan Revival Architecture*

The Jacobethan Revival style derives from the architecture of the reigns of Elizabeth I and James I of Great Britain in the 16th century. Unlike other Revival styles, it is in fact a combination of elements from Elizabethan and Jacobean buildings. The Jacobethan Style was coined in 1933 by Sir John Betjeman to describe the mixed of this revival styled which was unique from the contemporaneous Tudor Revival for its emphasis on adornment. This style was popular with residential buildings after the turn of the century, but it had its major impact on educational architecture.”

Identifiable features of Jacobethan Revival Style Architecture include

1. Brick Walls
2. Stone Trim
3. Tudor arches
4. Leaded windows
5. Decorative and ornamental stonework
6. Towers and Turrets
7. Battlement forms are common

### *Hannaford and Sons*

The building is also associated with Hannaford & Sons architecture firm. Hannaford & Sons Architecture firm has its roots with Cincinnati’s most prominent architect Samuel Hannaford who designed many of Cincinnati’s most prominent landmarks, including City Hall, Music Hall, The Phoenix Building, The Cincinnati Hotel, and Nast Trinity Church. While he retired in 1904 and passed in 1911, the firm he started carried on as Hannaford & Sons. They continued as one of the prominent firms of first half of the 20<sup>th</sup> century until they dissolved in the 1960s. Their designs included significant additions to the Post Times Star building, Memorial Hall, The Cincinnati Club, and the Emery Building.

Hannaford and Sons Cincinnati Public School designs

Hannaford and Sons designed several other Cincinnati Public School buildings, however, this was the only school they designed in the Jacobethan Revival Style.

*Winton Place Elementary.* Located at 4750 Winton Rd, designed in Beaux Arts and built in 1888.

*Oyler School.* Located at 2121 Hatmaker Street, designed in the Art Deco/Eclectic Style in 1930.

*Hays School.* Located at 1035 Mound Street, designed in the Modern Style in 1953.  
**Demolished**

*Cheviot School.* Located at 4040 Harrison Avenue, designed in the Colonial Revival Style in 1926.

*Carson Montessori School.* Located at 4323 Glenway Avenue, designed in the Collegiate Tudor/Modern style in 1916. **Demolished**

Jacobethan Revival Style and Cincinnati Public School designs

There were a four other schools within the Cincinnati School system that were also designed in the Jacobethan Revival Style.

*Schiel School.* Designed in 1911 by J. Gilmore and located at 2821 Vine Street.  
**Demolished**

*Roosevelt School.* Designed in 1925 by Fechheimer & Ihorst located at 1559 Tremont Street.

*McKinley School Addition.* Designed in 1919 by Bausmith & Drainie located at 3905 Eastern Avenue

*Central Fairmount School.* Designed in 1906 by E.H. Dornette and located at 2475 White Street.

*Avondale Elementary School/Samuel Ach Junior High.* Designed in 1907 by E.H. Dornette and located at corner of Rockdale and Forest Roads. **Demolished**

### Progressive Era School Design

Spanning from the turn of the 20th Century to the 1920s, the Progressive Era was defined by an increase in reforms meant to alleviate the suffering of the working class. In order to accomplish this goal, Progressives believed the government needed to accept greater responsibility for its citizens' well-being. School and education reform were part of this greater movement and the design of schools reflected the noted responsibility for well-being. The expansion of education as a democratic and egalitarian means of quelling class differences began with the mass construction of schools during this period to provide schools for the mass majority of children. Elementary education became widespread creating a highly literate population and Kindergarten became a standard in schools as a way to bring children into schools at a younger age where they could transition into school life. The Progressive Era was notable for a dramatic expansion in the number of schools and students served, especially in the fast-growing metropolitan cities. After 1910, smaller cities began building high schools. By 1940, 50% of young adults had earned a high school diploma. While providing easier and comprehensive education of the population was part of the education reform programming, the improvements in social services for students was largely reflected in the design and architecture of schools as well.

School designs started to include lunchrooms rather than a mid-day break where students would return home. In an effort to mitigate conditions of crowded tenements and living conditions, schools were also built to include shower facilities to help with student hygiene and often gymnasiums and sometimes pools for physical fitness. Access to natural light and air was also another feature incorporated to support hygiene and overall health of the students.

Within Cincinnati Public Schools, the large boom of school construction between the turn of the century and the 1920's reflects the aligning with the expansion of educational access throughout the city. Hoffman School was part of the Progressive Era Expansion for the elementary school age.

Some of the features that Hoffman included that are reflective of the Progressive Era School are:

- Dedicated Lunchroom and cafeteria
- Gymnasium and Shower Facilities
- Outdoor athletic fields and playgrounds
- Access to light and air with large classroom windows and a hallway with windows

### City Beautiful Movement

Contemporaneous with the Progressive Era was a period in American architecture and Urban Planning called the City Beautiful Movement. This was a period where urban reform was sought through introducing beatification and monumental grandeur into cities as a way to create moral and civic population among an urban population that suffered from poor living and working conditions. The first large scale expression of this philosophy was the 1893 World's Columbian Exposition in Chicago, known as the White City. With Fredrick Law Olmstead and Daniel Burnham as the producers and directors behind the exhibition, the adoption of large-scale Beaux- Arts monuments ushered in an era that of architecture and urban planning that focused on large grand civic architecture and monuments along grand boulevards, parkways and other efficient transportation routes.

In Cincinnati, the City Beautiful Movement influence can be seen throughout the City, especially in the work of Samuel Hannaford and his architecture firm. Hannaford was a believer and an advocate of the City Beautiful Movement and used his work in both architecture and urban landscapes to provide recognizable civic architecture throughout Cincinnati. Works such as Memorial Hall (1903) used the Beaux-Arts monumentality established at the White City to be a direct link to the City Beautiful Movement. Through other works, such as Hoffman School, the firm used different styles but still provided grandiose ornamentation to provide a monumental presence in the community. Hoffman's placement as an architectural apex on the newly constructed City Beautiful inspired Victory Parkway further defined the influence of the movement onto the design of Hoffman School.

### Statement of Integrity

Hoffman School exhibits all seven aspects of integrity. It is in its original location with its original context and setting of surrounding uses of residential and civic uses remaining largely the same from when it was constructed. The design of the building has high integrity as it remains in the same layout, and design as originally constructed. The exterior and interior materials are largely intact. There have been minor interior intrusions on the original design with updated flooring, lights and other minor fixtures. As the majority of the materials remain, including locally made Rookwood tile, the integrity of the workmanship and details of the building is high. As the building remained a school through 2012 and retains the material, design, setting location and workmanship the feeling and association of the building as a school is recognizable.

## **Architectural Overview**

### *Period of Significance*

The period of significance for the building is the design and build completion date of 1922. The school was consistently used through 2012, but the main design and architectural integrity of the building remains with the 1922 construction and design of the building. On the site there are 2 buildings, the historic school building and an auxiliary building in the northeast corner of the parcel. This building is a non-contributing building.

### *Architectural Description*

*Structure:* Hoffman School and grounds occupies an L shaped 4.513 acre site on Durrell Avenue just northeast of the intersection of Victory parkway and Durrell Avenue. The school sits to the west side of the property and a ball field and school grounds sits on the east portion of the property fronting Woodburn Avenue. It is a large two-story, with partially elevated basement, L shaped red brick building with decorative ornamental stonework and multi-pane double hung windows with transoms on the top 2 floors and double hung multi-pane windows on the basement level. The roofline is crenulated with pilasters topped with grey stone. Entablature is grey stone with decorative dentils and ornamental stonework all over the building including the figures of owls. The off-center tower is three-stories with arched windows and diagonal mullions topped with decorative brick designs and carved stone details. The corners of the tower are rounded smaller towers topped with an oval cap. The doorways on the building are semi elliptical arches with projected entries.

Inside the lobby, there are decorative Rookwood panels and tilework, four-centered/Tudor arches, and wood trim. Across the main hall from the Lobby is an auditorium with a stage at the far end. This has a vaulted ceiling that continues the decorative treatments found in the lobby and hallways.

There are 8 classrooms on the first floor on a double stacked hallway with the classrooms on one side and either a porch or auditorium on the other side. The second floor has 9 classrooms. The partially elevated basement has the gymnasium and additional classrooms. The classrooms are largely in their original configuration with some updated finishes. The original chalkboard and trim work remains in the classrooms. There are stairwells at either end of the school and one central stair. The stairwells have decorative metal railings.

There is a two story porch area on the rear of the school facing the grounds to the east. The doors to the porch line the hallway and provide natural light into the hallway.

*Site:* Hoffman School is located on the east side of Durrell Avenue between Victory Parkway and Merrimac St. The school is situated parallel to the road with a small grassy lawn and is elevated from the street on a hill and is accessed from the sidewalk by a stairwell. Behind the school to the east is a ball field which was an original part of the ground for the school.

*Setting:* Hoffman School is located in Evanston, a former suburb later absorbed by Cincinnati. Across Victory Parkway is the neighborhood of Walnut Hills and the Walnut Hills Cemetery. 2 blocks to the south is the East Walnut Hills neighborhood. Directly to the north and east of the property are older residential buildings typically 2 stories and they are a range of brick and frame buildings.

## **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 in danger of destruction. It will further allow for state historic rehabilitation tax incentives to be used to renovate the school building, thereby preserving this true Cincinnati landmark for future generations to appreciate and enjoy.

Historic Schools create unique opportunities for a reuse into residential. The classrooms sizes provide an easy conversion into apartments. There have been several successful school conversions in Cincinnati and the region into residential uses. These include

#### *Cincinnati*

Kirby Road School built in 1910 at 1710 Bruce Avenue

Woodward School (Alumni Lofts) built in 1908 at 1310 Sycamore Street

George F Sands School built 1912 at 909 Popular Street

Walnut Hills Highschool (Schoolhouse Lofts) built in 1895 at 2700 Ashland Avenue

### *Region*

Lincoln-Grant School built in 1930s at 824 Green-up Street, Covington Ky

Thomas Edison School built in 1939 at 1516 Scott Street, Covington Ky

5<sup>th</sup> District School built in 1901 at 1735 Holman Avenue, Covington Ky

St. Anthony's School (The School Haus) built in 1905 at 330 Center Street, Bellevue Ky

Dayton High School (Schoolhouse Flats) built in 1924 at 208 8th Ave, Dayton, Ky

*Compatibility With Evanston Neighborhood Work Plan:* Goal page 76: "Evanston Builds upon its rich history through the preservation of buildings and the stories from residents past and present who shaped the neighborhood." Strategy/Action Step "Explore landmark designation for other historic building such as Hoffman School and Calvary United Methodist School. Landmark designation will follow the goals and action steps of the 2019 Evanston Neighborhood Work Plan.

### *Consistency with CZC Chapter 1435*

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 that the attributes of a district, site, or structure that 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 – pre-history.'

Hoffman School has historic significance according to Chapter 1435 of the Cincinnati municipal code. Hoffman School meets Criterion 1 for its association with the Progressive Era and City Beautiful movements and their influence on education design and planning. Hoffman school also meets Criterion 3 for architectural significance as a significant and well-preserved example of the Jacobethan Revival style designed by the prominent local architecture firm of Hannaford and Sons.

## **Research Methodology**

Research was conducted using the resources of the Cincinnati Preservation Association. Resources include various newspaper articles, Cincinnati Public Schools Historic Architecture Survey, the Cincinnati Historic Inventory, and Sanborn Fire Insurance Maps of Cincinnati.

## **References**

*Plats of Existing School Sites and Recommend New Sites & Expansions:* (Cincinnati, Ohio: The City of Cincinnati) 1935.

*Cincinnati Public Schools Historic Architecture Inventory*, Cincinnati Preservation Association, May 1998

*Samuel Hannaford: The Man Who Built Cincinnati.*

<https://www.cincinnatihistory.org/post/samuel-hannaford-the-man-who-built-cincinnati>

Evanston Neighborhood Work Plan, The City of Cincinnati, 2019.

Cincinnati Historic Inventories, 1978 and 2003.

Ohio History Inventory Form and National Register Questionnaire, 1977, 1998 and 2019

**PHOTOGRAPHS**



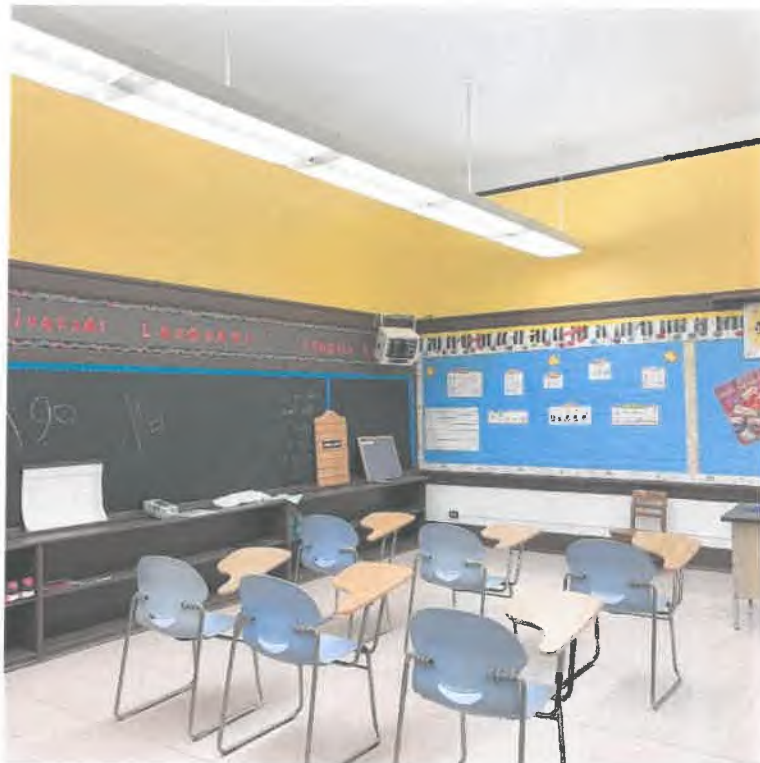
*Interior Shot of Lobby with Rookwood Panel*



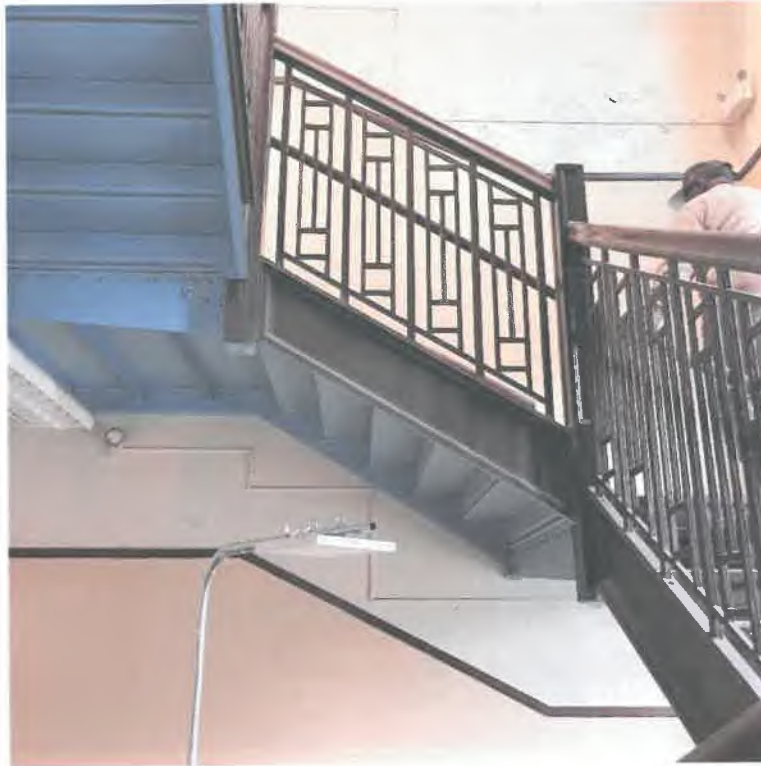
*Interior shot of Lobby*



*Interior shot of Auditorium*



*Interior shot of a typical classroom*



*Decorative Ironwork on the stairs*



*Hallway with doors to the porch*



*Exterior Porch*



*Lunch room*



*Gymnasium*



*Front of the School looking southeast*



*Front Entrance of the school and tower*



*Front of the School looking north east*



*South elevation of the school*



*South side and rear of the school*



*South elevation of the school*



*South elevation of the school*



*South elevation of the school*



*Rear elevations of the school*



*North and rear elevations of the school*



*East elevation of the school*



*Owl details on the school face*



# HOFFMAN SCHOOL AND SITE

3060 Durrell Avenue

## ALTERATION AND REHABILITATION REVIEW CRITERIA:

### GENERAL GUIDELINES

1. Avoid removing or altering historic material or distinctive architectural features; If it's original and in fairly good condition, try to keep it and repair it.
2. Don't try to make the building look older than it really is. This also applied to any future additions to the building. Do not try and make new additions look like they are original to the building.
3. A later addition to an old building may have gained significance on its own. Don't assume it's worthless just because it's not part of the original building.
4. Repair rather than replace whenever possible. If replacing, replicate the original
5. Be sensitive to distinct features and examples of skilled craftsmanship.
6. Surface cleaning should be done by the gentlest means possible. Don't sandblast or use other abrasive methods. Cleaning may not be necessary at all.
7. New additions should look new. They should be compatible with the existing structure but should not try to copy the old building.
8. Uncover original design features that may be buried under layers of improvements.

### 1. MATERIALS: REPAIR OR MATCH THE ORIGINAL AS CLOSELY AS POSSIBLE.

Original materials should be repaired, restored and reused whenever possible. Original materials should not be removed or covered. Where necessary, missing or deteriorated material should be replaced with appropriate recycled or new materials that match the original as closely as possible to:

type of material	size of unit	color
shape	configuration	texture
type of joint	placement	detailing
location.		

### 2. WINDOWS: SHOULD REMAIN OPEN

The original pattern of window openings and their shape and configuration should not be altered. Window openings should not be reduced, enlarged or filled in on street facades. Replacement windows should match the original in size, shape, design and material. Vinyl replacement windows shall not be permitted.

Building code and egress requirements are different from what they were when the buildings were constructed. Conversion of window openings to door openings is allowed in order to meet egress and life and safety requirements.

3. **ORNAMENTATION: KEEP ORIGINAL ORNAMENTATION**

The existing architectural features that give buildings their character such as decorative piers, columns, brackets, decorative brickwork and terra cotta should be preserved. The addition of inappropriate and out-of-character features should be avoided.

4. **MASONRY CLEANING: NEVER SANDBLAST OR DON'T CLEAN**

Cleaning of masonry is generally discouraged. If cleaning is necessary, it should be done by the least damaging method available, ranging from washing with a mild detergent and soft bristle brushes to chemical cleaning. Sandblasting is not an acceptable method for cleaning: it destroys brick and lessens the life of buildings. Sandblasting brick severely damages the surface.

5. **SILICONE: AVOID WATER REPELLENT COATINGS**

Water repellent coatings (silicone) should never be used unless there is actual water penetration through the masonry units themselves, and if the problem is not caused by faulty or missing mortar, poorly functioning gutters and downspouts, or rising ground water.

If water is penetrating through the masonry to interior surfaces, then only the affected area should be treated, and only after the masonry has been allowed to dry. Painting is more permanent and provides a good measure of waterproofing to masonry walls.

6. **PAINTING: IF IT WAS PAINTED, PAINT IT AGAIN**

Painted brick buildings should be repainted rather than stripped or cleaned to reveal the natural brick color. The color of trim and decorative detailing on a building should contrast with the wall paint color.

7. **REPOINTING: USE THE RIGHT CEMENT AND MATCH MORTAR JOINTS.**

Remember that older, softer bricks require a softer mortar. In general, the mortar joint should be concave, as this gives the greatest bond of mortar to brick. Have a test sample analyzed and match the composition and color.

8. **APPURTENANCES/AWNINGS: DO NOT COVER IMPORTANT FEATURES**

All appurtenances, such as light fixtures and signs, should be compatible with the building upon which they are to be installed. The installation of canvas canopies and awnings is permissible but should not obscure or require the removal of significant architectural features. Canopies and awnings made of material other than canvas are discouraged unless there is precedence for the building or architectural style.

9. **UTILITY/SYSTEM INSTALLATION: PLACE THEM INCONSOICUOUSLY**  
The installation of utility and mechanical systems such as water or gas meters, and central air conditioning units, should be inconspicuously placed and screening should be provided; the installation of such systems should be avoided on the street façade.
10. **WALLS AND FENCES: RETAIN THE ORIGINAL**  
Existing retaining walls, gates and fences should be repaired and retained whenever possible. The installation of chain link fence shall be prohibited on the property.
11. **PARKING: LOTS SHOULD BE SCREENED AND LANDSCAPED.**  
Parking should be designed so as not to detract from the visual quality of the building.  
Screening should be sufficient to minimize the view or parked vehicles from other properties, from the street, and other public areas. Screening may employ masonry walls, landscaping and fencing. The design of this screening should be compatible with the district.  
Within the interior of parking lots, there should be adequate landscaping, including planting islands containing trees to provide shade and to break up large areas of paving.
12. **DEMOLITION: PERMITTED ONLY UNDER CERTAIN CIRCUMSTANCES**  
Demolition of existing buildings shall not be permitted unless one of the following conditions exist:
- a. Demolition has been ordered by the Director of Buildings & Inspections for reasons of public health and safety;
  - b. 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. This review will be governed by Section 1435-09: Alterations and Demolitions: Certificate of Appropriateness; Minimum Maintenance, of the Cincinnati Zoning Code, ordained by Ordinance No. 217-2012, 1, effective July 20, 2012. Any updates, modifications, or amendments to this section of the Cincinnati Zoning Code or legislation that supersedes Chapter 1435 of the Cincinnati Zoning Code which is established as the "Historic Preservation Code," shall be considered the governing law.
  - c. The demolition request is for an inappropriate addition, or a building of a later period, and the demolition of said structure will not adversely affect the streetscape as determined by the Historic Conservation Board.

## NEW CONSTRUCTION/ADDITIONS: COMPATIBLE BUT NOT REPLICAS

The designation is for the entire site of the Hoffman School and related outdoor activity areas. An outdoor area should be retained however development along Woodburn Avenue is not prohibited. New construction and additions on the site should not try to imitate the old, but should be compatible with respect to the following:

**MATERIALS:** The type of materials and their color, texture, scale and detailing should be compatible with the original building. Predominant materials are brick and stone. For additions brick or stone would be the most appropriate treatment, for new construction on the site along Woodburn Avenue. contextual materials such as frame and lap-siding materials would also be appropriate.

**SCALE:** The scale of additions and its constituent parts should be compatible with the original building and the scale of its parts but should not overpower the original building. Any new construction along Woodburn Avenue should be in scale with the neighborhood residential context of 2-3 stories.

**FORM:** the shape, massing and proportions of additions should be compatible with the original building. If new construction is set on the western portion of the site along Woodburn, the form should be compatible with the adjacent properties.

**DETAILING:** the detailing including, but not limited to, the following features and their placement on additions and new construction should be compatible with the building and adjacent context:

Walls	roofs	windows
Eaves	cornices	chimneys
Doors	appurtenances	

**HEIGHT:** The height of an addition should not exceed the height of the original building.

**SETBACK:** The setback of new buildings should be comparable to the siting of the original building.

**HISTORIC INTEGRITY:** Compatibility of new work to original work is required, but imitation of old work in new construction should be avoided.

If original openings are filled in on the side or rear elevations, the outline of the original opening should remain apparent by setting new infill material back from the surface and leaving original sills and lintels in place.

**THESE GUIDELINES ARE NOT CAST IN CONCRETE.**

They do not force you to do work on your property. They do not force you to “take the property back to the way it was.” They can be waived or adjusted if the owner shows that sticking to the guidelines would cost more than he/she could afford. Ordinary repair and maintenance does not require review by the Historic Conservation Board.

Applicants are encouraged with consult with Historic Conservation Board staff before they finalize their plans and formally apply for a building permit.

# HOFFMAN SCHOOL

DURRELL AVE.

Harold  
IT Franchising INC  
Arnold  
Kayler  
Turner  
Wilson  
Red Door  
Development  
KRS LLC  
Findlay  
Humble  
Estates

MERRIMAC ST.

ST.



VICTORY PARKWAY


AVE

WOODBURN

GILPIN

AVE.

## EXISTING CONDITIONS

 PRINCIPAL BUILDING

 Historic Designation

1935 RECOMMENDATION  
NO EXPANSION TO SITE NECESSARY



SCALE 1-100

CITY PLANNING DEPARTMENT



P.O. Box 12128 • Cincinnati, Ohio 45212 • (513) 281-2775 voice •

### **General body Meeting Minutes on: February 16th 2023**

**Start time : 6:34 p.m**

**End time: 8:22 p.m**

**Total minutes: 108 mins**

**Guest: Kingsley Property - Chan**

**Meeting minutes was approved**

**Delayed: voting on 3060 Darrell avenue will be delayed until further notice.**

**Issues Discuss:**

- **Misunderstanding of what a PUD includes.**
- **Kingsley company did not explain that the "PUD" included tearing down the building and zoning change**
- **Sharon Moon amended her motion for the letter of attempt without demo**

**Decisions : There was a vote-**

- **21 agreed to rezoning only**
- **8 agreed to zoning and demo**

**Actions- Brian (community neighbor) amended the motion for the letter of support with demo PUD, there was a new vote held 12 said yes, 17 said no.**

**Final decision to the vote was NO letter of support regarding rezoning and teardown.**

**Takeaways: Evanston In Person Developer Forums for Neyer is on Monday March 6 at 10am at the Evanston Employment Resource Center 3301 Montgomery Road, Cincinnati, Ohio 45207 in person. Monday March 6 at 6pm via zoom only. Tuesday March 7 at the Evanston Recreation Center 3204 Woodburn Ave Cincinnati, Ohio 45207 in person.**

**Housing committee is working on a benefit agreement and letter for rezoning only.**

Thanks

Shakeita Moore (secretary)

**“Evanston Community Council is dedicated to the well-being of all residents and to the development of the community through education, business and spirituality.”**

Letters of Support Received by the Historic  
Conservation Office

**From:** [Kenneth Pizzuco](#)  
**Sent:** Friday, March 24, 2023 1:44 PM  
**To:** [Conservator, Urban](#)  
**Subject:** [External Email] Hoffman School

---

You don't often get email from kpizzuco@gmail.com. [Learn why this is important](#)

**External Email Communication**

Hello

I'm writing to express significant concern regarding the potential demolition of the Hoffman school in Evanston to make way for generic apartments. We must not allow this to happen! The school represents a rare and irreplaceable piece of architectural history. Hannaford and Sons was a premier architectural firm which also designed Music Hall, City Hall, and the Observatory building. Destroying a building designed by this firm would be a tragic mistake. There is no reason that this building can't be retrofit for the same purpose and become an award-winning project and an incredible place for people to live. It contains significant character and detail that simply can't be replicated in today's dollars. Cities across the country are adaptively reusing their historic structures while Cincinnati always seems to favor wiping historic treasures off the map.

Please don't allow this gem to face the wrecking ball.

Regards,

Ken Pizzuco

--

Thanks,

Ken Pizzuco

**From:** [jim.grawe](#)  
**Sent:** Saturday, March 25, 2023 12:47 PM  
**To:** [Conservator, Urban](#); [Caroline.Kellan@cincinnati-oh.gov](mailto:Caroline.Kellan@cincinnati-oh.gov); [#COUNCIL](#)  
**Subject:** [External Email] Hoffman School

---

Some people who received this message don't often get email from jim.grawe@gmail.com. [Learn why this is important](#)

**External Email Communication**

To those who are assigned to oversee the welfare of our region's future,

Please use your influence to repurpose the iconic Hoffman School and sight for residential purposes. Certainly, this is a viable, profitable option, as it has happened with almost a dozen other schools in the region. With foresight and creativity a win-win is again possible. Please work in concert with the Cincinnati Preservation Association toward this end, and keep me updated on your progress.

Sincerely,  
Jim Grawe  
513-482-1157



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**From:** [Andrew Campbell](#)  
**Sent:** Saturday, March 25, 2023 2:00 PM  
**To:** [Caroline.Kellan@cincinnati-oh.gov](mailto:Caroline.Kellan@cincinnati-oh.gov); [#COUNCIL](#); [Conservator](#), [Urban](#)  
**Subject:** [External Email] Hoffman School in Evanston

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Some people who received this message don't often get email from [campbellandrewscott@gmail.com](mailto:campbellandrewscott@gmail.com).  
[Learn why this is important](#)

**External Email Communication**

Distinguished city officials and council members,

I am emailing you to express my support for historic designation of the Hoffman School in the Evanston neighborhood.

The building is clearly eligible for historic designation under the National Park Service's criteria for National Registration—specifically criterion C, which states that a building is eligible for designation if it “[embodies] the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master.”

The building shares so many features with other historic and beloved Jacobethan architecture: the beautiful Flemish brick patterning and reliefs; stunning stone caps, turrets, and details; and immaculate interior details in wrought iron and wood. These, among other features, clearly embody distinctive characteristics of the Jacobean style.

The building was designed by Hannaford and Sons, local prominent architects of other historic landmarks such as: Music Hall; Memorial Hall; The Emery Theater—another Jacobethan structure contributing to the OTR historic district; and the building you may be sitting in right now, City Hall. This clearly demonstrates the work of a master architect.

Both of these distinctions—that the building clearly exhibits characteristics of the historic Jacobean style and that it is the work of the master architect Samuel Hannaford—convey the building's eligibility for historic designation under criterion C.

If you applaud the restoration of buildings like Music Hall and the Emery Theater and think maintaining these structures is important in protecting our cultural heritage, then you should be appalled at the prospect of the Hoffman School being considered for demolition.

Listing on the National Register is an important first step in opening up funding opportunities for a considerate developer who might put the building to good adaptive use. And listing on our local register is the only tool that will keep it from the wrecking ball in perpetuity. I must insist you give both listing options proper consideration for these reasons.

I am wholly in support of historic designation of the Hoffman School in Evanston.

Thank you for your consideration.

--

**Andrew Scott Campbell**

Architectural Designer

[andrewscottcampbell.com](http://andrewscottcampbell.com) | 937-475-3669

**From:** [Clayton Adams](#)  
**Sent:** Saturday, March 25, 2023 3:37 PM  
**To:** Conservator, Urban  
**Cc:** [#COUNCIL](#)  
**Subject:** [External Email] Hoffman School

---

[You don't often get email from [adamscw3@miamioh.edu](mailto:adamscw3@miamioh.edu). Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification> ]

External Email Communication

Hello,

My name is Clayton Adams and I served previously as the Vice President of the West Price Hill Community Council. I saw first hand during my time on the WPHCC the unfortunate realities of tearing down historic buildings. I am emailing you to voice my concerns about plans to demolish the Hoffman School located in Evanston. Preserving this incredible building is something that our city should be prioritizing instead of tearing down our city's history and structures that have architectural significance. I am asking you to please work to save this historic structure and work with the appropriate entities to find the appropriate buyer that will utilize this building instead of tearing it down.

Thank you,

Clayton Adams

Sent from my iPhone

**From:** [Melissa Holland](#)  
**Sent:** Saturday, March 25, 2023 8:01 PM  
**To:** [Conservator, Urban](#)  
**Subject:** [External Email] Hoffman school support

---

[You don't often get email from melish3@gmail.com. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification> ]

External Email Communication

Hello,

I want to support the decision to not demolish the Hoffman school. It is an iconic part of Cincinnati history, its potential uses are endless and architecture is not made this way anymore. This is a opportunity to preserve the genius of the architecture. It is a special building that should be desired by everyone to be repurposed instead of demolished for a new building.

Thank you,  
Melissa Holland

**From:** [Carrie Rhodus](#)  
**Sent:** Saturday, March 25, 2023 10:41 PM  
**To:** [Conservator, Urban](#)  
**Subject:** [External Email] Hoffman School

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External Email Communication

*Dear Historic Conservation Board*

*I operate a business in the Evanston neighborhood and I live in Amelia, OH.*

*I support the Historic Landmark Designation of the Hoffman School and site. This building and site has been a landmark and center of the Evanston Community since it was built and opened in 1922. The building is significant because of its high quality architecture and design that was from Samuel Hannaford and Sons. It is also an example of Progressive Era school design. Saving this building and preventing its demolition is part of our neighborhood plan adopted in 2019 and if it was removed it would negatively impact our community.*

*The building and site are also important to the community because it is where our children went to school and it represents the history of Evanston.*

*When serving as a Community Surveyor in the Ohio History Service Corps, I first became familiar with the Hoffman School. It was immediately obvious that the school was significant, both architecturally and to the community. The school was included as an important site for preservation in the Evanston Community Plan. In my role, I immediately began working with Pastor Mingo and his congregants to complete a full nomination to the National Register of Historic Places. Unfortunately, this nomination was never completed, as Pastor Mingo told the congregant working on it to stand down. Up until the current sale, Pastor Mingo was 100% supportive of the nomination and leading the charge himself. Now, it will interfere with his profit. However, this property would be a prime candidate for adaptive reuse. Until recently, the property was occupied by various artist studios, many of which I have visited. Members of the community need this studio space. Additionally, when I drive past the site every day on my way to and from my office, I have NEVER seen the site empty. Many community members take advantage of the park space to the east of the school, a much needed green space in the community.*

*Please do not allow one of our last neighborhood treasures to be torn down for naught.*

*Carrie Rhodus*

--

Carrie Rhodus

Historic Preservation Specialist

Phone: (513) 967-3727

Email: [carrierhodus@gmail.com](mailto:carrierhodus@gmail.com)

**From:** [Mandy Stephens](#)  
**Sent:** Sunday, March 26, 2023 5:32 AM  
**To:** [Conservator, Urban](#); [Caroline.Kellan@cincinnati-oh.gov](mailto:Caroline.Kellan@cincinnati-oh.gov); [#COUNCIL](#)  
**Subject:** [External Email] Hoffman School Demolition

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Some people who received this message don't often get email from [stephens7458@gmail.com](mailto:stephens7458@gmail.com). [Learn why this is important](#)

**External Email Communication**

Distinguished city officials and council members,

I am emailing you to express my support for historic designation of the Hoffman School in the Evanston neighborhood.

The building is clearly eligible for historic designation under the National Park Service's criteria for National Registration—specifically criterion C, which states that a building is eligible for designation if it “[embodies] the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master.”

The building shares so many features with other historic and beloved Jacobethan architecture: the beautiful Flemish brick patterning and reliefs; stunning stone caps, turrets, and details; and immaculate interior details in wrought iron and wood. These, among other features, clearly embody distinctive characteristics of the Jacobean style.

The building was designed by Hannaford and Sons, local prominent architects of other historic landmarks such as: Music Hall; Memorial Hall; The Emery Theater—another Jacobethan structure contributing to the OTR historic district; and the building you may be sitting in right now, City Hall. This clearly demonstrates the work of a master architect.

Both of these distinctions—that the building clearly exhibits characteristics of the historic Jacobean style and that it is the work of the master architect Samuel Hannaford—convey the building's eligibility for historic designation under criterion C.

If you applaud the restoration of buildings like Music Hall and the Emery Theater and think maintaining these structures is important in protecting our cultural heritage, then you should be appalled at the prospect of the Hoffman School being considered for demolition.

Listing on the National Register is an important first step in opening up funding opportunities for a considerate developer who might put the building to good adaptive use. And listing on our local register is the only tool that will keep it from the wrecking ball in perpetuity. I must insist you give both listing options proper consideration for these reasons.

I am wholly in support of historic designation of the Hoffman School in Evanston.

Thank you,

Mandy Stephens

**From:** [Kate Lash](#)  
**Sent:** Sunday, March 26, 2023 7:51 AM  
**To:** [Conservator, Urban](#)  
**Subject:** [External Email] Save Hoffman School threatened with demolition

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[You don't often get email from katelash06@gmail.com. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification> ]

External Email Communication

Please save Hoffman School in Evanston. This is a beautiful, historic building in a neighborhood that has already seen so many of its culturally important buildings and houses destroyed to make way for inferior, lackluster, "white box" style new construction. If we do not protect these landmarks, we fail to protect these vulnerable communities from being erased. How sad would it be to see this beauty of a building fall only to be remembered by photographs at the museum? I really don't know "who" is in favor of destroying this spectacular building but I'm confident those in favor of destruction are chasing the almighty dollar. Tearing down Hoffman School would be penny wise, pound foolish. I'll go a step further - Hoffman is pure gold; please treasure it accordingly.

Thank you,

Kate Motiani

Sent from my iPhone

**From:** [Kellam, Caroline](#)  
**Sent:** Tuesday, April 4, 2023 10:42 AM  
**To:** [Owen, Douglas](#)  
**Subject:** FW: [External Email] Please save Hoffman School

---

Caroline Hardy Kellam  
Senior City Planner  
City of Cincinnati  
Department of City Planning and Engagement  
Two Centennial Plaza  
805 Central Avenue, Suite 720  
Cincinnati, OH 45202  
(513) 352-4842  
(513) 352-4853 fax  
caroline.kellam@cincinnati-oh.gov

-----Original Message-----

From: Kate Lash <katelash06@gmail.com>  
Sent: Sunday, March 26, 2023 7:53 AM  
To: Kellam, Caroline <Caroline.Kellam@cincinnati-oh.gov>  
Subject: [External Email] Please save Hoffman School

[You don't often get email from katelash06@gmail.com. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification> ]

External Email Communication

Please save Hoffman School in Evanston. This is a beautiful, historic building in a neighborhood that has already seen so many of its culturally important buildings and houses destroyed to make way for inferior, lackluster, "white box" style new construction. If we do not protect these landmarks, we fail to protect these vulnerable communities from being erased. How sad would it be to see this beauty of a building fall only to be remembered by photographs at the museum? I really don't know "who" is in favor of destroying this spectacular building but I'm confident those in favor of destruction are chasing the almighty dollar. Tearing down Hoffman School would be penny wise, pound foolish. I'll go a step further - Hoffman is pure gold; please treasure it accordingly.

Thank you,

Kate Motiani

Sent from my iPhone

**From:** [LS](#)  
**Sent:** Sunday, March 26, 2023 11:15 AM  
**Subject:** [External Email] A Request from a Professional Genealogist

---

You don't often get email from lauracstolk@gmail.com. [Learn why this is important](#)

**External Email Communication**

Hello,

I am writing to you with a request that you help save the Hoffman School in Evanston.

As an Historian who specializes in writing biographies about past people of Cincinnati, I can assure you that buildings such as this one serve to anchor our communities to their past. Cincinnati has a unique and beautiful architectural style, that will be completely irradiated if left to the whims of outside developers, who care not a whit about Cincinnati's historical preservation.

Please consider using your position to help protect this school, a treasure of our collective past.

Sincerely,  
Laura Stolk  
The Genealogy Biography Writer  
<https://biographywriter.com>

**Subject:** FW: [External Email] Hoffman School demolition

---

**From:** Rob Simpson <[robwrotethis@gmail.com](mailto:robwrotethis@gmail.com)>  
**Sent:** Sunday, March 26, 2023 12:45 PM  
**To:** Kellam, Caroline <[Caroline.Kellam@cincinnati-oh.gov](mailto:Caroline.Kellam@cincinnati-oh.gov)>  
**Subject:** [External Email] Hoffman School demolition

You don't often get email from [robwrotethis@gmail.com](mailto:robwrotethis@gmail.com). [Learn why this is important](#)

**External Email Communication**

I was deeply distressed to read that Hoffman School is being threatened with demolition.

This is an architectural treasure that adds immeasurably to the landscape of the city. Demolishing such a significant and beautiful building would be incredibly short-sighted and foolish. The city was around before you got here and will be here long after you leave. Have some humility, recognize your very small place in the history of this city and its people and reverse course on this action that will rob the citizens of Cincinnati of beauty and history for generations to come.

Rob Simpson

Rob Simpson  
[robwrotethis@gmail.com](mailto:robwrotethis@gmail.com)

**Subject:** RE: [External Email] Local Historic Designation-Hoffman School 3060 Durrell Ave

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**From:** Sharifah Tafari <[queenirifah@gmail.com](mailto:queenirifah@gmail.com)>

**Sent:** Sunday, March 26, 2023 11:10 PM

**To:** Kellam, Caroline <[Caroline.Kellam@cincinnati-oh.gov](mailto:Caroline.Kellam@cincinnati-oh.gov)>

**Subject:** [External Email] Local Historic Designation-Hoffman School 3060 Durrell Ave

**External Email Communication**

Greetings Ms. Kellam,

I am an African American Cincinnati resident. I am well acquainted with the rich history and legacy of the beautiful Hoffman School with its elegant Jacobethan architecture, especially pertaining to our African American community in Cincinnati. I have attended many school activities and community events at Hoffman School over many years.

I am interested in attending the hearing regarding the Hoffman School 3060 Durrell Ave orchestrated by the Historic Conservation Board scheduled for Monday, May 8 at 3pm via Zoom. I tried to register, but it asked for a Full Case Number of Hearing. Can you assist me with this number so that I can complete my registration please?

Thank you,  
Sharifah Tafari  
[queenirifah@gmail.com](mailto:queenirifah@gmail.com)  
(513) 225-2355

**From:** [steve kenat](#)  
**Sent:** Monday, March 27, 2023 1:09 PM  
**To:** [Kellam, Caroline](#); [#COUNCIL](#); [Conservator, Urban](#)  
**Subject:** [External Email] Hoffman School, Evanston

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#### External Email Communication

Dear Ms. Kellam, Mr. Owen, and City of Cincinnati Council;

It's with great concern I became aware of the pending request for demolition of the historic Hoffman School in the Evanston neighborhood of Cincinnati. I've long been a fan of the building, appreciating its prominence from my regular travels along Victory Parkway.

I was surprised that Cincinnati Public Schools had found themselves unable to invest in its preservation about 15yrs ago, but at the time was pleased it would become an extension of the mission of Christ Temple Full Gospel Baptist Church. It's now apparent the church does not have the resources to operate the building, and a developer has a current plan to demolish the building.

I would highly recommend the City take an aggressive approach to encourage preservation of this under-appreciated example of Cincinnati's history designed by Samuel Hannaford, starting by designating the building as a local Landmark. The building is clearly eligible for such a designation, as a superior example of Hannaford's work in the Jacobean style, similar to Hughes High School and the Emery Building & Theater downtown, consistent in its detailing, design and materials. Its significance in the Evanston neighborhood as a public facility in a historically Black neighborhood of Cincinnati is equally significant.

Working in alignment with organizations like the Cincinnati Preservation Association may not ultimately save the building, but the delay of demolition will hopefully provide some time between the developer, the community and other creatives to create a reasonable strategy to preserve the building for adaptive reuse. While these projects are not easy, neither are they impossible, and premature demolition is not recoverable.

As an architect involved during my career in numerous historic preservation and rehabilitation projects in Cincinnati, I have high confidence this building can be preserved and repositioned to contribute the city. Further, the overall property offers a lot of flexibility in additional development that does not necessarily compromise the financial challenges of redevelopment, especially taking into account the potential of using Historic Tax Credits at the Federal and/or State level. I have also personally reached out to Mr. Ndukwe to offer my assistance, should he be willing to consider more creative options.

Thank you for all your work on behalf of the City of Cincinnati.

Steven Kenat, AIA. LEED AP  
Architect

--

Steve Kenat AIA LEED AP

[steventkenat@gmail.com](mailto:steventkenat@gmail.com) | 513.675.4796

**From:** [lesley.bailey](#)  
**Sent:** Tuesday, March 28, 2023 7:56 AM  
**To:** [Conservator, Urban](#)  
**Subject:** [External Email] Hoffman School Preservation

---

You don't often get email from lesley.bailey16@gmail.com. [Learn why this is important](#)

**External Email Communication**

Please save the Hoffman School from demolition! These are the architectural gems that make our city so beautiful and unique! It's also what brings many film producers to our area to find what cannot be recreated. There are many ways to not only preserve the structure that exists but also to repurpose it for a new era. Please do not demolish! I live in E. Walnut Hills and am among many Cincinnati residents who deeply value our old architecture. Please give thoughtful consideration to preserving that which reflects our history.

**From:** [Kathy Kremch](#)  
**Sent:** Wednesday, March 29, 2023 10:54 AM  
**To:** [Conservator, Urban](#)  
**Subject:** [External Email] A letter of support to save Hoffman school

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**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

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External Email Communication

To whom it may concern,

Hands Down, Save the School

If Hoffman School was originally built with a holistic approach in mind, representing the welfare of the students, then allow its historic value and breathtaking beauty to still thrive today.

The Historic Conservation Board and the neighborhood of Evanston and the developer should all come to a mutual agreement full-filling the wishes of all parties involved.

I propose housing for adults with developmental disabilities. This is an extreme necessity among the special needs community.

Because The Hoffman School was intended for children then so it shall remain.

Children become adults, chronologically, yet many never outgrow these child-like needs. They are "preserved" themselves as children. They have child-like minds and child-like behaviors. They need protection and safety.

To speak to the naysayers who would rather convert the school into a multi-unit residential complex, then surprisingly, I agree with you too.

I can't imagine a better means to honor the past history of the former school's childhood students than to house our child-like adults. And I challenge you to find a more meaningful purpose than to honor the past history of a church utilizing the school's space than through serving those who are unable to advocate for themselves.

I raise up my voice-not so that I can shout, but so that those without a voice can be heard- ..Malala Yousafzai.

Set aside the demolition and destruction, The Hoffman School would be able to carry on the community of Evanston's tradition of serving, not only its own demographics, but widen it to many more possibilities. It will be able to open its doors to all creeds and cultures and races and sexes. Numerous families, whether black or white or a shade in between, as well as rich or poor or male or female, all share the need to find safe housing for a loved one with special needs.

While many classrooms can be converted to residential bedroom living units (thus hopefully pleasing the developer) the same meaningful spaces such as the bathrooms, the cafeteria, the gymnasium, the nurses office, reception desk and playground areas can all remain the same (thus hopefully pleasing both the Evanston residents and the Cincinnati Preservation Association).

The art rooms can still display pictures and drawings and the music rooms can still sing. Hoffman School can be re-purposed while still serving what it was intentionally built for back in 1922.

Full disclosure, I propose this living facility highly motivated through my own personal struggles to secure a safe future for my 11 year old son, whom we adopted out of the foster care system.

My hopes are that The Hoffman School might become The Hoffman House, comparable to the highly popular Twin Lakes or The Kenwood Senior Star. The proposed Hoffman House can focus solely on those individuals living with special needs, such as, for examples Twin Lakes and The Kenwood Senior Star have focused solely on senior living.

Profit versus non profit remains to be determined. But I do believe by keeping the existing structure and not tearing down such an iconic beautiful piece of history is a win win.

Hands down. Save Hoffman. Hands up to vote yes.

Best regards,  
Kathy Kremchek

**From:** [Wendi Wilson](#)  
**Sent:** Wednesday, March 29, 2023 7:45 PM  
**To:** [Conservator, Urban](#); [Kellam, Caroline](#)  
**Subject:** [External Email] Hoffman School Historic Landmark Designation

---

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

You don't often get email from wendiwilson@fuse.net. [Learn why this is important](#)

#### External Email Communication

Please find below my statements of support for Evanston's Hoffman School to be confirmed with a Cincinnati Historic Landmark Designation.

The Hoffman School was built in 1922 and is a Jacobethan Revival design by the city's most prominent architectural legacy, Hannaford and Sons. This firm designed Music Hall, City Hall, and the Cincinnati Observatory. This firm changed the landscape of Cincinnati. The building, while breathtakingly beautiful, is not just significant for its architecture, it is also representative of the Progressive Era Design for schools: with schools taking on a more holistic approach to the welfare of the students through physical education, access to light and air, and providing school lunches.

Additionally and notably, the building has been a central and important place for the larger community for over 100 years. This is the building where the neighborhood children went to a Cincinnati public school until it closed in 2012. Since then, it has continued to operate in various community capacities, most recently as a non-profit school and church. The Evanston community is a diverse neighborhood with a rich history, especially associated with Black people and culture. Hoffman School's population, over its life, has reflected the demographics of the community.

For context, not only am I a committed preservationist: I am a former East Walnut Hills resident, current North Avondale resident, and 15 year volunteer tutor at CPS Evanston Academy. I initially began tutoring 4th graders at Hoffman Parham School in this delightful and engaging building before the CPS new build and move to Fairfax Avenue. In my experience, interactions with students and staff were enhanced by the glorious structure including use of the auditorium, gymnasium, cafeteria, and classrooms.

Thank you for your consideration and appropriate determination of Hoffman School as a Local / Cincinnati Historic Landmark.

Regards,

Wendi Wilson  
513-675-3421

**From:** [Wendi Wilson](#)  
**Sent:** Tuesday, April 25, 2023 11:01 AM  
**To:** [Conservator, Urban](#); [Kellam, Caroline](#)  
**Subject:** [External Email] Hoffman School Historic Landmark Designation  
(Amendment)

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You don't often get email from wendiwilson@fuse.net. [Learn why this is important](#)

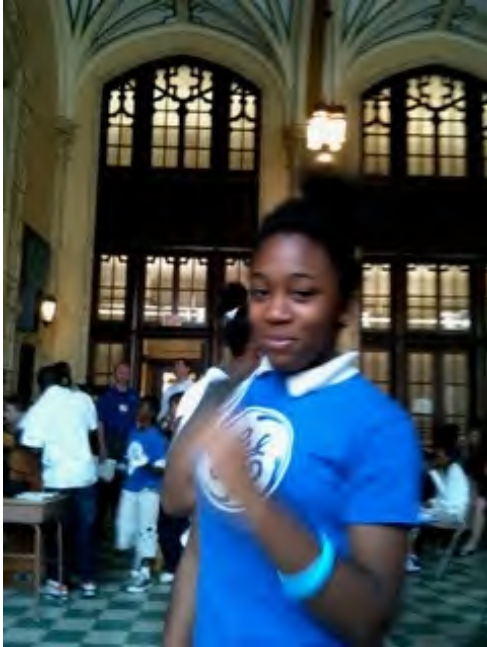
**External Email Communication**

This is an addendum to my original statements of support for the Cincinnati local historic designation of Hoffman School. I want to supplement my comments regarding the historic significance of the interior as someone who spent time volunteering inside the building. The attributes of the interior are notable and possess integrity of design, materials, workmanship, setting, and feeling.

I found a few photographs I took of students during my tutoring days at (then) Hoffman Parham School in 2011. While the happy students are the primary focus of each image, in the background one can see the incredible characteristics of this type and period of construction.

To name a few:

- soaring vaulted ceilings with alfresco details
- vast and exceptional leaded glass and carved wood frame windows
- highly detailed light fixtures
- thematic decorative glazed terra-cotta



Other distinctive and significant features include stained glass windows, marble stairs, brass railings, and a stunning loggia at the rear of the structure which overlooks the expansive green space with views of St. Francis de Sales church and more neighborhood architecture. Being inside this building was inspirational for the students I tutored and I am certain must have been for the majority of children over the many decades of educational use.

Thank you again for your positive determination of the application,

Wendi Wilson  
513-675-3421

On Mar 29, 2023, at 7:45 PM, Wendi Wilson <[wendiwilson@fuse.net](mailto:wendiwilson@fuse.net)> wrote:

Please find below my statements of support for Evanston's Hoffman School to be confirmed with a Cincinnati Historic Landmark Designation.

The Hoffman School was built in 1922 and is a Jacobethan Revival design by the city's most prominent architectural legacy, Hannaford and Sons. This firm designed Music Hall, City Hall, and the Cincinnati Observatory. This firm changed the landscape of Cincinnati. The building, while breathtakingly beautiful, is not just significant for its architecture, it is also representative of the Progressive Era Design for schools: with schools taking on a more holistic approach to the welfare of the students through physical education, access to light and air, and providing school lunches.

Additionally and notably, the building has been a central and important place for the larger community for over 100 years. This is the building where the neighborhood children went to a Cincinnati public school until it closed in 2012. Since then, it has continued to operate in various community capacities, most recently as a non-profit school and church. The Evanston community is a diverse neighborhood with a rich history, especially associated with Black people and culture. Hoffman School's population, over its life, has reflected the demographics of the community.

For context, not only am I a committed preservationist: I am a former East Walnut Hills resident, current North Avondale resident, and 15 year volunteer tutor at CPS Evanston Academy. I initially began tutoring 4th graders at Hoffman Parham School in this delightful and engaging building before the CPS new build and move to Fairfax Avenue. In my experience, interactions with students and staff were enhanced by the glorious structure including use of the auditorium, gymnasium, cafeteria, and classrooms.

Thank you for your consideration and appropriate determination of Hoffman School as a Local / Cincinnati Historic Landmark.

Regards,

Wendi Wilson  
513-675-3421

Historic Conservation Board, City Planning Commission, City Council:

Hoffman School contributes to the immediate surrounding area. As I look out the rear window of my house the tower of Hoffman gives me pleasure every day. My property is only 200 feet from Hoffman School. I have lived at this house for 48 years. During that time, I have restored 9 buildings within 800 feet of Hoffman, all of them older and in worse condition when I bought them than Hoffman is today. All are now occupied by hard working taxpayers contributing to the neighborhood.

No one can travel down Victory Parkway and not get joy from the tower and edifice of Hoffman. Those walking can derive more pleasure from enjoying the owls, lions and other ornamentation on Hoffman.

Preserved schools such as Hoffman also contribute to the larger area. This is an area of the city known for saving numerous old primary schools from demolition including Mt. Adams (1895), Burdette/old Walnut Hills (1895), Cummins (1891), Windsor (1888) and Hyde Park (1902). All of these are within a radius of 2 miles from Hoffman. Most were in very bad condition. Most were not in as good a condition as Hoffman is today. All of these are currently well functioning buildings mostly residential.

Other larger school buildings within the 2-mile radius include Walnut Hills High School (1931), St Ursula Academy (pre 1910), Purcell High School (1928), Summit Country Day (1890), and Withrow High School (1919). Built to last in a similar time period as Hoffman, they contribute architecturally and academically on an extremely high level to Cincinnati as a whole. Consistently honored in the best 100 in the nation.

As shown above, a school building of such significance and in such condition as Hoffman in this neighborhood not only can be done but has been done over and over, becoming long term successful economic contributors. There is no doubt that a restored Hoffman will long outlast any building that would be built today on that site.

Finally, as presented at the fall meeting of Cincinnati Preservation, the best way to make a contribution to the solution to climate change is to preserve buildings such as Hoffman School. If Cincinnati allows a significant Hannaford building like Hoffman to be demolished because an old boiler needs to be replaced, we will be left with no historic protection for anything.

Thank you for your consideration of my arguments.

Sincerely,

Edwin A. Pfetzing

3119 Woodburn Ave. (45207)

**Subject:**

RE: [External Email] Historic Conservation Mtg - 3060 Durrell

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**From:** Angie Lipscomb <[lipscomb78@gmail.com](mailto:lipscomb78@gmail.com)>

**Sent:** Monday, April 3, 2023 4:56 PM

**To:** Kellam, Caroline <[Caroline.Kellam@cincinnati-oh.gov](mailto:Caroline.Kellam@cincinnati-oh.gov)>

**Subject:** [External Email] Historic Conservation Mtg - 3060 Durrell

You don't often get email from [lipscomb78@gmail.com](mailto:lipscomb78@gmail.com). [Learn why this is important](#)

**External Email Communication**

Hi Caroline,

I will be on the road May 8, but I'm hoping to be able to join the meeting. Could you please send the zoom link?

If possible, I'd like to submit the following:

**I was a tenant at 3060 Durrell until September 2022 (for a total of 2 years). In the two years I spent growing my business in a third floor classroom, I experienced a situation where a landlord was not able to truly keep and maintain a building of that magnitude. There are absolutely issues that have arisen over the years that were not addressed (roof leaks, heating issues, electrical issues). Pastor Mingo hired individuals who were not equipped or skilled enough to handle building maintenance, and he was not willing or able to pay professionals. After multiple issues with his violations of my lease agreement, arbitrary building rules, and generally a bad fit for hosting professional clients, I was forced to relocate my business elsewhere.**

**My assessment of the building, having been on all floors and in many different spaces, is that it is far from blighted. While there are issues associated with HVAC and electric, as well as masonry/roof maintenance, the general structure is intact. The building interior is stunningly almost unaltered from its days as a school, with beautiful woodwork and archways, tile work, stained glass, and sculpture. Reports of it being dangerous or uninhabitable are only the strategy of the current owner and the prospective developer. It is ripe for the right developer to rescue and renovate.**

**The replacement of Hoffman and the adjacent field with dozens of apartments will not only erase community history and a well-loved and used park, but it will also create an unsustainable burden on this part of Evanston with new traffic, additional rainwater runoff in an overloaded sewer system, and even more unsightly cheap buildings along the Woodburn Ave corridor. Where will all of these new residents purchase food and other goods? We currently have to drive or bus miles to buy groceries, as Evanston/E Walnut Hills is a food desert. I am an 8-year resident living two blocks away, and I cannot imagine remaining in my beloved neighborhood after so many new units are built in such a congested area. It will cause irreversible damage to the quality of life here.**

**Of late, Evanston has been the target of developers who see obscene profits in building and flipping units in bulk, cheaply. Short-term, it has sent housing costs through the roof. BUT, this means devaluing the community assets long-term. And I have little faith that Kingsley will ultimately include affordable units in their final plans. We are not against development, but we want SMART development. Not all development is smart. The school must be protected and repurposed for the benefit of the neighborhood and its residents.**

Thanks!

Angie Lipscomb

Owner, Angie Lipscomb Photography

“As for me, I see both beauty and the dark side of the things; the loveliness of cornfields and full sails, but the ruin as the well. And I see them at the same time, and chary of that ecstasy. The Japanese have a phrase for this dual perception: mono no aware. It means "beauty tinged with sadness," for there cannot be any real beauty without the indolic whiff of decay. For me, living is the same thing as dying, and loving is the same thing as losing, and this does not make me a madwoman; I believe it can make me better at living, and better at loving, and, just possibly, better at seeing.”

**Sally Mann**

**From:** [Thea Tjepkema](#)  
**Sent:** Thursday, April 6, 2023 10:09 AM  
**To:** [Conservator, Urban](#); [Owen, Douglas](#)  
**Subject:** [External Email] SAVE THE HOFFMAN SCHOOL

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**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Some people who received this message don't often get email from [tjepruss@gmail.com](mailto:tjepruss@gmail.com). [Learn why this is important](#)

**External Email Communication**

Attention: Douglas Owen, Urban Conservator, City of Cincinnati,

Please do not allow the 1922 Hoffman School in Evanston to be torn down and replaced by unaesthetic new construction. It is an architecturally stunning and significant structure worthy of being listed on the National Register. The Evanston Community Council voted to keep the building because of its historical importance to their community through the Black history it represents and its contribution to the area's beauty and needed green space. Interested and wise developers know adaptive reuse is always the most financially successful. In the long term, this changes the landscape of our entire city.

Please let the Hoffman School become a beacon in the Evanston community and demonstrate our city's commitment to historic preservation.

Thank you,  
Thea Tjepkema  
Historic Preservationist

**From:** [Benjamin Zelinkas](#)  
**Sent:** Thursday, April 6, 2023 10:57 AM  
**To:** [Conservator, Urban](#)  
**Subject:** [External Email] Support for the historic designation of Hoffman School

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You don't often get email from zelinkas.3@gmail.com. [Learn why this is important](#)

**External Email Communication**

Hello, I'm writing to you as a concerned neighbor and supporter for the historic designation of Hoffman School.

I think it's terrific that there is interest in optimizing the large space where Hoffman stands, however, I don't believe demolition and building of 300 new units brings utility to the community. We are being closed in by new builds and modern architecture - 3 blocks of commercial units that shadow Woodburn Ave. (Residences at DeSales Plaza and DeSales Flats), Merrimac Square, and the soon to come "Everly on Woodburn". Everywhere around the city we're seeing single family lots being collapsed into multi-unit domiciles (just around the block from this site at 3125 Hackberry street, a single family lot is being transitioned into 3 new townhomes).

I understand the need to keep up with demand and the monetary incentive for builders. However, **I believe maintaining historic architecture is important to celebrate the roots of Evanston. More importantly, I think maintaining greenspace is an imperative - something we can't lose.** There are many families in the surrounding area that frequent the field behind Hoffman School - it gives kids, dogs, and families a space to sprawl out and enjoy. The baseball field brings little league competition. There is even a small community garden that plays host to seasonal crops (something I think should be expanded).

I don't think the school and field should sit in their current state. I think they should be optimized to celebrate Hoffman School and to make the greenspace more inviting. Our community has already grown tremendously and is continuing to do so on the neighboring streets.

Rather than demolition, can we draw inspiration from other historic sites around our eclectic city:

- **The Williams Apartments** on East McMillan, used to be a large YMCA ([https://www.citycenterproperties.com/apartments/Ohio/Cincinnati/the-williams?gclid=Cj0KCQjw27mhBhC9ARIsAIFsETFvomx0S9FE0djwpmSvBHaPzD3ZXpFmIWdV800-s91JDF8otv-yZ8aArXgEALw\\_wcB](https://www.citycenterproperties.com/apartments/Ohio/Cincinnati/the-williams?gclid=Cj0KCQjw27mhBhC9ARIsAIFsETFvomx0S9FE0djwpmSvBHaPzD3ZXpFmIWdV800-s91JDF8otv-yZ8aArXgEALw_wcB))
- **School House Lofts** on Ashland/Burdette, Original Walnut Hills High School built in 1895
- **Alumni Lofts** in OTR; former school of the creative and performing arts (<https://www.coreredevelopment.com/alumni-lofts>)

**Please work with the property as it sits today and consider the greater context effects that large-scale apartments and elimination of greenspace will have on the neighboring taxpayers.**  
Thank you,

--

Ben Zelinskas  
859.445.8396

**From:** [Karen Frye](#)  
**Sent:** Thursday, April 6, 2023 2:10 PM  
**To:** [Owen, Douglas](#); [Kellam, Caroline](#)  
**Subject:** [External Email] Hoffman School

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**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

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**External Email Communication**

Hello,

Just wanted to let you know that one of the reasons my husband and I moved here from Arizona was to rehab an old, abandoned building in Walnut Hills. We are firm believers in preserving, not tearing down the majestic, old buildings that are such an important part of this beautiful city.

Please help to keep the Hoffman School intact.

Thanks,  
Karen

--

Karen Frye  
(520) 400-7156

**From:** [jones.sara1@yahoo.com](mailto:jones.sara1@yahoo.com)  
**Sent:** Saturday, April 8, 2023 3:16 PM  
**To:** [Conservator, Urban](#)  
**Subject:** [External Email] Hoffman School 3060 Durrell Avenue

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You don't often get email from [jones.sara1@yahoo.com](mailto:jones.sara1@yahoo.com). [Learn why this is important](#)

External Email Communication

Dear Sir or Madam:

I am writing this letter in support of Hoffman School and am asking that you too **support the historic designation and vote against the demolition of Hoffman School.**

This is a property that greatly contributes to the historic and architectural quality of the City of Cincinnati. The Hoffman School was built in 1922 and is a Jacobethan Revival design by the city's most prominent architectural legacy, Hannaford and Sons. Further, the building has been a central nexus for the larger community for over 100 years.

Richard Moe, a former president of the National Trust for Historic Preservation put it like this, "When you strip away the rhetoric, preservation is simply having the good sense to hold on to things that are well designed, that link us with our past in a meaningful way, and that have plenty of good use left in them."

**Please reuse our historic buildings!**

Thank you,  
Sara A. Jones  
3026 Springer Avenue  
Cincinnati, Ohio 45208  
[jones.sara1@yahoo.com](mailto:jones.sara1@yahoo.com)

To the City of Cincinnati  
From Lee Crooks of East Walnut Hills  
April 9, 2023

Re: Local Historic Landmark Designation for Hoffman School in Evanston

Hoffman School represents the important Progressive Era and City Beautiful Movement of Cincinnati. It also represents Cincinnati's history of outstanding architecture, architects and craftsmen. Hoffman is an ideal complement to our wonderful Walnut Hills High School whose stellar reputation has traveled far beyond Evanston, Cincinnati and Ohio.

We are fortunate that the beautiful exterior of this 1922 Hannaford building is largely unaltered with windows, doors, and outstanding stonework still intact. Moreover the school is already listed in the 1978 Historic Inventory with an Excellent ranking, and it is eligible for listing in the National Register of Historic Places. The time is ripe to protect and preserve this important building.

The recent plans for the Hoffman property include dense housing resulting in a loss of already-sparse green space, increased traffic, and inadequate parking on streets designed for single family homes with one or no cars. We do not want to lose this beloved historic architecture poised on its elevated site for all to admire.

Please preserve Hoffman School.



# East Walnut Hills

The East Walnut Hills Assembly, Inc.  
PO Box 68050  
Cincinnati, OH 45206

CINCINNATI, OHIO  
[www.eastwalnuthills.org](http://www.eastwalnuthills.org)

April 10, 2023

**By electronic mail**

Caroline Kellam  
Senior City Planner  
[caroline.kellam@cincinnati-oh.gov](mailto:caroline.kellam@cincinnati-oh.gov)

Douglas Owen  
Urban Conservator  
[douglas.owen@cincinnati-oh.gov](mailto:douglas.owen@cincinnati-oh.gov)

RE: Proposed Local Historic Landmark Designation for  
3060 Durrell Avenue – Hoffman School

Dear Ms. Kellam and Mr. Owen:

I am writing as the President of The East Walnut Hills Assembly, Inc., the community council for East Walnut Hills. Our board strongly supports the application for Local Historic Landmark Designation for Hoffman School submitted by the Cincinnati Preservation Association. Hoffman School is located on the border between East Walnut Hills and Evanston. East Walnut Hills views Hoffman School as an important landmark that makes a significant impact on the historic fabric of the community.

Since 1922, it has been an iconic structure that visually ties Evanston and East Walnut Hills together. Its tower can be seen from multiple places in both communities. It is a prominent master work in our communities of the city's most famous architectural firm, Hannaford and Sons.

The use of the building has also helped to tie our communities together. The school and playground have served children from both communities. It has been the site of community meetings and events. Its uses have reflected the diverse demographics of the two communities.

The playfield to the east of the building is also important to our communities. East Walnut Hills lacks green space and the loss of the playfield would further reduce the green space available to residents in East Walnut Hills and Evanston.

We understand that the Evanston Community Council recently voted to not support the demolition of Hoffman School. The 2019 Evanston Work Plan (their neighborhood plan) listed the Hoffman School as an important site where Historic Landmark Status should be considered.

Further, a number of developers have shown interest in purchasing the property and using it in a manner that would preserve the building and the green space. Sensitive reuse of

Caroline Kellam, Senior City Planner  
Douglas Owen, Urban Conservator  
April 10, 2023  
Page Two

former public school buildings has occurred throughout Cincinnati, Covington, and Newport. The Schoolhouse Lofts in East Walnut Hills is one such site. Before being converted to condos, the 1890's building located at the corner of Ashland Avenue and Victory Parkway was the original Walnut Hills High School. Prior to conversion, that structure was in far worse condition than the Hoffman School and is less of an architectural showpiece.

Our community council has seen broad public support for the preservation of this historic building and green space. Our social media posts related to the threat of demolition have garnered over 17,000 views and hundreds of comments opposing demolition. This activity is about 10 times more than our similar in-depth monthly social media posts that describe noteworthy historic structures in East Walnut Hills.

For all of these reasons, we strongly urge designating Hoffman School as a Local Historic Landmark and helping to preserve it for future generations.

Thank you for your consideration.

Sincerely yours,



M. Freeman Durham  
President

Cc: Mayor Aftab Pureval [mayor.aftab@cincinnati-oh.gov](mailto:mayor.aftab@cincinnati-oh.gov)  
Vice Mayor Jan-Michele Lemon Kearney [jan-michele.kearney@cincinnati-oh.gov](mailto:jan-michele.kearney@cincinnati-oh.gov)  
President Pro Tem Victoria Parks [victoria.parks@cincinnati-oh.gov](mailto:victoria.parks@cincinnati-oh.gov)  
Council Member Jeff Cramerding [jeff.cramerding@cincinnati-oh.gov](mailto:jeff.cramerding@cincinnati-oh.gov)  
Council Member Reggie Harris [reggie.harris@cincinnati-oh.gov](mailto:reggie.harris@cincinnati-oh.gov)  
Council Member Mark Jeffreys [mark.jeffreys@cincinnati-oh.gov](mailto:mark.jeffreys@cincinnati-oh.gov)  
Council Member Scotty Johnson [scotty.johnson@cincinnati-oh.gov](mailto:scotty.johnson@cincinnati-oh.gov)  
Council Member Liz Keating [iz.keating@cincinnati-oh.gov](mailto:iz.keating@cincinnati-oh.gov)  
Council Member Meeka Owens [meeka.owens@cincinnati-oh.gov](mailto:meeka.owens@cincinnati-oh.gov)  
Council Member Seth Walsh [seth.walsh@cincinnati-oh.gov](mailto:seth.walsh@cincinnati-oh.gov)

**From:** [Mark Nelson](#)  
**Sent:** Monday, April 10, 2023 4:01 PM  
**To:** [Conservator, Urban](#); [Kellam, Caroline](#); [#COUNCIL](#)  
**Subject:** [External Email] Save Hoffman School

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Some people who received this message don't often get email from xcru@hotmail.com. [Learn why this is important](#)

**External Email Communication**

Hello,

The historic Hoffman School is a land mark in my neighborhood and if at all possible, it needs to stay. Please support my neighborhood and save this majestic structure from being demolished.

Thanks,  
Mark Nelson, 1614 William Howard Taft Rd, East Walnut Hills, 513-375-0367

**H. Drewry Gores**  
**3125 Wold Avenue**  
**Cincinnati, Ohio 45207**  
**dgores@outlook.com**  
**(513) 484-6171**

April 11, 2023

Caroline Kellam  
Senior City Planner,  
[carolinekellam@cincinnati-oh.gov](mailto:carolinekellam@cincinnati-oh.gov)

Douglas Owen  
Urban Conservator  
[douglasowen@cincinnati-oh.gov](mailto:douglasowen@cincinnati-oh.gov)

Dear Ms. Kellam & Mr. Owen:

The former Hoffman School building at 3060 Durrell Avenue is an iconic historic building sited where the communities of Evanston and East Walnut Hills merge. I live in a similar area where the two communities merge: the City recognizes me as a resident of Evanston and I live in the East Walnut Hills Historic District. I strongly support Cincinnati Preservation Association's Local Landmark Designation application recently submitted for the former Hoffman School building.

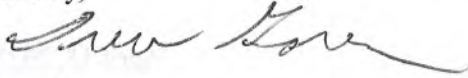
As many have, no doubt, already noted, the Hoffman School, built in the Jacobean Revival style, was designed by the famous Hannaford and Sons architectural firm, which also designed City Hall and Music Hall. The Hoffman School, built in 1922, served the communities of Evanston and East Walnut Hills as a school and a place for after-hours athletics, community meetings and gatherings. In 2012, when the Cincinnati Public Schools auctioned off the building, the former Hoffman School continued to be used for non-profit purposes, first as a school and more recently and currently as a church. Both Evanston and East Walnut Hills residents have continued to use the green space on the east side of the school building. Green space in East Walnut Hills is in short supply, and many community members have voiced their worries about the loss of both the building and the green space.

The Hoffman School building can be seen from many vantage points in both communities. It's been a way-finder and a place maker for nearly a century. It's a living monument to the history of the rich diverse demographics of Evanston and East Walnut Hills. Throughout Cincinnati, Newport and Covington, historic former school buildings have been saved, renovated, and repurposed. In the heart of East Walnut Hills, a former school building at the corner of Ashland Avenue and Victory Parkway, that once housed Walnut Hills High School, was successfully renovated into the Schoolhouse Lofts condominiums. I understand that a number of developers have shown interest in saving the Hoffman School building and renovating it, while sensitively addressing the green space. I hope that the current Hoffman property owner will consider selling the property to one of these developers (instead of Kinglsey & Company) to receive the funds that I understand are needed to finance a new church on a new property site.

I understand that the Evanston Community Council recently voted to NOT permit the demolition of the Hoffman School building. I also know that this building was flagged in the Evanston Master Plan as a

building worthy of being saved. The East Walnut Hills Assembly has recently submitted a letter in support of CPA's application. Along with many other community members in Evanston and East Walnut Hills, I add my voice: do not allow this grand, historic building that weaves the history of two communities together and means so much to everyone (far beyond Evanston and East Walnut Hills) to be demolished.

Sincerely,



Drew Gores

**From:** [Garland Waleko](#)  
**Sent:** Tuesday, April 11, 2023 11:21 AM  
**To:** [Kellam, Caroline](#); [Conservator, Urban](#); [Owen, Douglas](#)  
**Cc:** [Jacob Knight](#)  
**Subject:** [External Email] Save the Hoffman School - Comments to the Cincinnati HCB and CPC

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**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

#### External Email Communication

Dear Ms. Kellam and Mr. Owen,

We, Garland Waleko and Jacob Knight, are writing in support of historic designation for the Hoffman School property at 3060 Durrell Avenue. As residents of rapidly developing Evanston-Walnut Hills, we would like to see the Hoffman School preserved and repurposed.

We moved here during the height of the pandemic to be closer to family, and we chose Cincinnati in part because of its character—the distinct architectural quality of the cityscape that makes Cincinnati unique among its midwestern peers. As newcomers to the city, we offer the perspective that these treasures should not be taken for granted, because they are not found in other places.

It was in that spirit that we decided to buy an old Italianate house in Evanston to restore and live in and maintain the high standard for old buildings that the city seems to promote. We agree with the sentiment that when a person comes to “own” a historic building, they are really just a steward, a custodian, for the building until it can pass on to the next generation. Buildings like the Hoffman School were built to last, and even with the minimal upkeep it has seen in the past few decades, it is still in remarkable condition. We are surprised that demolition is even being considered.

There are myriad examples of other historic school and public-use buildings in Cincinnati that have been updated and converted into housing and multi-use spaces. In our neighborhood alone there are several rehabilitated properties of this kind, though none are as grand as the Hoffman School: old Walnut Hills High School on Burdette Avenue, Windsor Flats on Windsor, the old YMCA on McMillan, and the Christian Science Church on Park, to name a few. In the city as a whole, there are even more examples: Alumni Lofts on Sycamore and the Kirby School in Northside and others. It can be done.

As soon-to-be residents of 1535 Merrimac Street, we have come to enjoy the Hoffman School building directly adjacent to our house while we have worked on our own building; not only is it an impressive architectural feature of the community, it symbolizes an investment in the place associated with the Progressive Era of school construction. When we learned the same firm designed Cincinnati landmarks like City Hall and Music Hall, we thought it would immediately

qualify for preservation; but once it was threatened with demolition, we realized that it was in imminent danger, and we are working to oppose its destruction.

Demolition of a building like this is irreversible and short-sighted. Developers' quest for profit turns cities into generic landscapes, and it would be a shame to see what has happened to other cities also happen here. We are writing to you to take action to preserve the property for generations to come, to uphold the architectural and civic legacy of this fair city we now call home, and to continue to attract newcomers like us who find it beautiful, interesting, and authentic.

Thank you for considering our perspective.

Sincerely,

Garland Waleko and Jacob Knight  
1535 Merrimac Street

To: Julie Doepke; Conservator, Urban  
Subject: RE: [External Email] Hoffman School

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From: Julie Doepke <jrdoepke@yahoo.com>  
Sent: Wednesday, April 12, 2023 9:17 AM  
To: Conservator, Urban <urban.conservator@cincinnati-oh.gov>  
Subject: [External Email] Hoffman School

You don't often get email from [jrdoepke@yahoo.com](mailto:jrdoepke@yahoo.com). [Learn why this is important](#)  
External Email Communication



Greetings,

I am writing as a community member of East Walnut Hills in support of saving Hoffman School from demolition at the hands of a developer. I was able to tour this building several years ago as part of a day of touring repurposed schools, and was pleased to see it was being utilized, although it was clear at that time that the owners were not keeping up with maintenance.

Hoffman School is an architecturally significant building for the neighborhoods of Evanston and East Walnut Hills, as well as for the city of Cincinnati. It's iconic tower is a neighborhood landmark. If this building is torn down to be replaced by apartments or other housing, it would be a travesty. The current state of development in Cincinnati is very sad - apartment buildings that look generic and bland and have no architectural significance are popping up all over. Everything is about cost instead of creative design. When you tear down a building that was designed with flare, care and purpose and replace it with soul-less blandness, you lose what makes neighborhoods special and interesting places to live. My husband and I chose East Walnut Hills to live in and raise

our family because of its beautiful, historical houses and other buildings. We choose to live in the city because of its diversity of population and that it doesn't look like the suburbs. Buildings like Hoffman School are part of what makes living in the city special. If I wanted to live in a place where everything looks the same, I would move to the suburbs. And we have already lost a significant number of beautiful old houses all along Woodburn Avenue.

So many other old school buildings have been able to be repurposed into amazing housing. I hope Hoffman School will be one of those buildings that is saved. I've included a picture I took last week of the sun setting behind the tower as viewed from Dexter Avenue on one of my evening walks. The sunlight is like fire through the windows in the tower. How can you replace something like this?

Kind regards,  
Julie Doepke  
2924 Cleinview Avenue  
Cincinnati, Ohio 45206

**From:** [Carl Samson](#)  
**Sent:** Wednesday, April 12, 2023 11:00 AM  
**To:** [Conservator, Urban](#)  
**Subject:** [External Email] Hoffman School

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**External Email Communication**

To Whom it May Concern;

The beautiful, inspiring Hoffman School was built with an esthetic and an attitude in mind that sought to ennoble the human spirit, to raise our sights and those of our young people. The impact of this approach to architectural design is not easily measurable, to be sure. But my strong belief is that it has no doubt permeated the souls of those who attended and taught there. The original supporters, builders and residents of the area understood its importance. Today and through time the school says to us "we are here to contribute and inspire." The uninspired, impoverished box construction that would no doubt supplant this historic structure too often communicates its supporters desire to maximize profits and build as cheaply as possible. This is not a legacy we want to leave future Cincinnatians.

Sincerely Yours,

Carl Samson

**CARL J. SAMSON**  
**EXQUISITE PORTRAITS - EXCEPTIONAL ART**  
2152 Alpine Place  
Cincinnati, OH 45206 USA  
513-751-9953  
[carlsamson.com](http://carlsamson.com)



## NEIGHBORHOOD ASSOCIATION

representing Clifton Heights | University Heights | Fairview

13 April 2023

Caroline Kellam  
Department of City Planning and Community Engagement  
Two Centennial Plaza, 805 Central Avenue, Suite 720  
Cincinnati OH 45202

**Re: Hoffman School, 3060 Durrell Avenue, 45207**

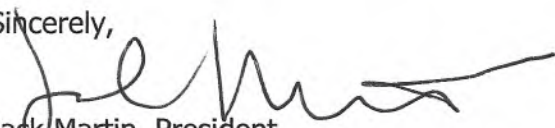
Ms. Kellam:

I am writing on behalf of the Clifton Heights-University Heights-Fairview Neighborhood Association (CUFNA) in response to a request from the Cincinnati Preservation Association (CPA) to support the local Historic Designation of the Hoffman School in Evanston. We are aware that the Hoffman School is already on the National Registry of Historic Places, but feel that it is long past time for the City of Cincinnati to give it that designation.

The CUFNA understands and supports the City-wide need for additional housing, and strongly support the re-purposing of the building to that use. While we obviously are not within the boundaries of the Evanston Community Council, we support local efforts to save this building, as well as all of significant historic buildings that give character to our City, and identity to our neighborhoods.

Thank you very much for your consideration of our request.

Sincerely,

  
Jack Martin, President

Cc: Cincinnati City Planning Commission  
Councilmembers of the City of Cincinnati  
Mayor of the City of Cincinnati  
Beth Johnson, CPA  
Trustees, The CUFNA

**From:** [John Frank](#)  
**Sent:** Thursday, April 13, 2023 3:43 PM  
**To:** [Owen, Douglas](#)  
**Subject:** [External Email] Fwd: Hoffman School

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**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

You don't often get email from jjfjr1932@gmail.com. [Learn why this is important](#)

**External Email Communication**

Mr. Owen, I apologize for the fact the email I just sent you was not completed nor was it corrected in the last couple of sentences. My point is that an investor with enough financial backing, can turn this building into one that will have a practical use for someone in the building and be saved. I spent many years in the commercial real estate business. I really believe it would be a tragedy to tear the building down, as it can have a very good owner and occupant.

I will greatly appreciate your considering my plea.

John Frank

John J. Frank, Jr.  
2412 Ingleside Ave., Unit 1D  
Cincinnati, OH 45206  
(513) 702-4386

John Frank

Begin forwarded message:

**From:** John Frank <jjfjr1932@gmail.com>  
**Date:** April 13, 2023 at 3:23:22 PM EDT  
**To:** douglas.owen@cincinnati-oh.gov  
**Cc:** caroline.kellman@cincinnati-oh.gov  
**Subject:** Hoffman School

Dear Mr. Owen, I am sending you this message to ask you to help save this iconic school building by granting it an historic designation.

I live in East Walnut Hills and drive by this wonderful building often on Victory

Parkway. I went to Walnut Hills high school for seven years many years ago and drove by Hoffman all the time. My granddaughter is graduating from Walnut next month. The Hoffman School is a landmark I get pleasure from seeingt every time I drive by. It should not be torn goThere's a lot of work, but I'm sure investor are you sure will come along and want the building so badly that they Aleksey structural and mechanical changes needed.

John Frank

**From:** [Brenda Jones](#)  
**Sent:** Monday, April 17, 2023 4:58 PM  
**To:** [Conservator, Urban](#)  
**Subject:** [External Email] Hoffman School Landmark Designation

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You don't often get email from [bjonz03@gmail.com](mailto:bjonz03@gmail.com). [Learn why this is important](#)

**External Email Communication**

*Dear Historic Conservation Board:*

*My name is Brenda Jones and I live at 1540 Merrimac St., Cincinnati, Ohio 45207.*

*I support the Historic Landmark Designation of the Hoffman School and site. This building and site has been a landmark and center of the Evanston Community since it was built and opened in 1922. The building is significant because of its high quality architecture and design that was from Samuel Hannaford and Sons. It is also an example of Progressive Era school design. Saving this building and preventing its demolition is part of our neighborhood plan adopted in 2019 and if it was removed it would negatively impact our community.*

*The building and site are also important to the community because:*

*1) My grandson first played baseball on the Hoffman Field, 2) Our foster children attended school at Hoffman, 3) My nieces and nephews went to school at Hoffman, and 4) it represents the history of Evanston.*

*If the school were torn down, we would lose the green space and ball field that is used regularly in the spring and summer for different events such as baseball and football practice, baseball and football games, amazing Fourth of July Fireworks, family picnics, and community celebrations/gatherings.*

*Thank you,*

*Brenda Jones*

## **TAKE ACTION**

**We are asking you to support the historic designation of Hoffman School and Site by writing letters to the City in support**

**of the designation and by coming to public meetings and hearings to verbally show your support.**

- You can write a letter of support to the Historic Conservation Board email [urban.conservator@cincinnati-oh.gov](mailto:urban.conservator@cincinnati-oh.gov) by
- April 28th for the letter to be included into the record
- To write a letter of support to the City Planning Commission email [Caroline.Kellam@cincinnati-oh.gov](mailto:Caroline.Kellam@cincinnati-oh.gov). A date for the hearing has not been set and we will update this post with due dates for letters of support.
- To write a letter of support to the Mayor and Council in support of the designation contact the City Council by emails [CityCouncil@cincinnati-oh.gov](mailto:CityCouncil@cincinnati-oh.gov)

**From:** [Brenda Jones](#)  
**Sent:** Monday, April 17, 2023 5:24 PM  
**To:** [Conservator, Urban](#)  
**Subject:** [External Email] Hoffman School Landmark Designation

---

You don't often get email from [bjonz03@gmail.com](mailto:bjonz03@gmail.com). [Learn why this is important](#)

**External Email Communication**

*Dear Historic Conservation Board:*

*My name is Robert C. Jones and I live at 1540 Merrimac St., Cincinnati, Ohio 45207.*

*I support the Historic Landmark Designation of the Hoffman School and site. This building and site has been a landmark and center of the Evanston Community since it was built and opened in 1922. The building is significant because of its high quality architecture and design that was from Samuel Hannaford and Sons. It is also an example of Progressive Era school design. Saving this building and preventing its demolition is part of our neighborhood plan adopted in 2019 and if it was removed it would negatively impact our community.*

*The building and site are also important to the community because I held my event, The Odd Cookie Reading Awards, at Hoffman School. I talked with teachers at the school and explained the purpose of the Reading Awards. The principal and teachers were excited and enthused to support the event. Students from the school participated in the Reading Awards taking the stage to read poems they had written, excerpts from their written stories, etc. Students received certificates, plaques, and bicycles on the day of the Awards.*

*Also my grandson practiced and played baseball on the Hoffman Field and our foster son and daughter attended school at Hoffman, and it represents the history of Evanston.*

*If the school were torn down, we would lose the green space and ball field that is used regularly in the spring and summer for different events such as baseball and football practice, baseball and football games, amazing Fourth of July Fireworks, family picnics, and community celebrations/gatherings.*

*Thank you,*

*Robert C. Jones*

**From:** Susan Frank <safrank1942@gmail.com>  
**Sent:** Saturday, April 22, 2023 12:21 PM  
**To:** Owen, Douglas; Kellam, Caroline  
**Cc:** Jan Michelle Lemon Kearney; jeff.crammerding@cincinnati-oh.gov;  
Jeffreys, Mark; Beth Thompson  
**Subject:** [External Email] Hoffmans school. SAVE IT!!!!

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**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

[Some people who received this message don't often get email from safrank1942@gmail.com. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification> ]

External Email Communication

I am pleading with you to please please save Hoffman school. It is a historic treasure for Cincinnati. I feel it is so important for us to maintain the integrity of what went before us.

I am saddened that so many old buildings most not as historic or beautiful as Hoffman, have been demolished to make away for some very unattractive apartments/condos. Hoffman school, just like old Woodward school on Sycamore Street, needs to be saved and designated as historic.

I hope you will work with a Cincinnati preservation Society to save Hoffman school Thank you for your consideration Susan

Susan Abernethy Frank  
Diversity is a privilege  
Let's Build Bridges, not walls!

# City Lands Development Company, LLC

P.O. Box 14127

Cincinnati, Ohio 45250-0127

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Hoffman School and Site  
In Support of Preservation  
04-24-2023

The public fray over Hoffman's demise by demolition versus its preservation seems to have by-passed its historic academic DNA. Its early 20<sup>th</sup> century Evanston roots (1922) align with Xavier University (1912) and Walnut Hills High School (1919) – reassuring Victory Parkway vistas a century later. That Hoffman is no longer an academic flagship, contrary its stellar Evanston neighbors, does not necessarily recommend its eradication.

- Hoffman School brought Progressive Era thinking to urban education, a precursor to green values shared by many today. The building design exemplified that mind set and remains eligible for adaptive reuse.
- The Cincinnati Board of Education weighed in for Hoffman merits - <https://www.soapboxmedia.com/devnews/112012.cpsauction.aspx>.
- Hoffman's 2012 purchase benefactor, no less an urban preservationist pioneer, ensured its heritage by donation to a worthy beneficiary.

The pros and cons of preservation rely on a long standing maxim – does it make way for a land use of equal or greater value? Preservation support or opposition cannot ignore such consideration. In that context, it appears that Hoffman School and Site offers noteworthy attributes.

Hamilton County Auditor valuation 2020 has its building value at 1M+.  
The property is a 'tandem' site – building structure plus 'raw' land area.  
Hoffman's commanding edifice and high profile surely identify Evanston.

Hoffman School and Site is a paradigm example of outstanding design; it's quite remarkable in craftsmanship; it is singular in application of a wide range of materials – an execution of workmanship deserving legacy status.

- The building façade, shown in the attached photograph, is majestic with a richness of detailing that ought not be squandered to landfill. Is this the end deserved by our Cincinnati builder forebears?
- We are, to be sure, caught up in geopolitical and local volatilities, making our leave-takings even more important for our successors. Our built fabric will take precedence over public policy, however laudable..

And so, it is you – our elected representatives and appointed officials, who will determine what legacy you choose to render our posterity.

Judith Lewis



**From:** [Brenda Jones](#)  
**Sent:** Tuesday, April 25, 2023 10:41 AM  
**To:** [Maynes, Kasandra](#)  
**Cc:** [Sturkey, David](#); [Owen, Douglas](#)  
**Subject:** [External Email] Hoffman School Designation

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**External Email Communication**

My name is Brenda Jones and I live at 1540 Merrimac St., Cincinnati, Ohio 45207. We have lived here for 43 years.

I support the Historic Landmark Designation of the Hoffman School and site. This building and site has been a landmark and center of the Evanston Community since it was built and opened in 1922. The building is significant because of its high quality architecture and design that was from Samuel Hannaford and Sons. It is also an example of Progressive Era school design. Saving this building and preventing its demolition is part of our neighborhood plan adopted in 2019 and if it was removed it would negatively impact our community.

The building and site are also important to the community because:

1) My grandson first played baseball on the Hoffman Field, 2) Our foster children attended school at Hoffman, 3) My nieces and nephews went to school at Hoffman, and 4) it represents the history of Evanston.

If the school were torn down, we would lose the green space and ball field that is used regularly in the spring and summer for different events such as baseball and football practice, baseball and football games, amazing Fourth of July Fireworks, family picnics, and community celebrations/gatherings.

Thank you,

Brenda Jones

**From:** [Colin Klayer](#)  
**Sent:** Wednesday, April 26, 2023 8:00 AM  
**To:** [Conservator, Urban](#)  
**Subject:** [External Email] Save Hoffman School

---

You don't often get email from [klayerc@gmail.com](mailto:klayerc@gmail.com). [Learn why this is important](#)

#### External Email Communication

To the esteemed members of the Historic Conservation Board, City Planning Commission, and City Council:

The Hoffman School stands as a testament to the rich history of the Evanston area, and its presence enhances the charm of the neighborhood for local residents.

As a long-standing property owner in Evanston for nearly two decades, I have had the privilege of restoring four buildings in close proximity to the Hoffman School. These buildings, once dilapidated, now house dedicated taxpayers who contribute positively to the community.

Anyone who passes by the Hoffman School along Victory Parkway cannot help but be captivated by its striking tower and façade. Pedestrians can further delight in the intricate details of the owls, lions, and other ornamental features adorning the building.

Historic schools like Hoffman not only add value to the immediate vicinity but also to the broader area. The city is known for preserving several old primary schools from demolition, such as Mt. Adams (1895), Burdette/old Walnut Hills (1895), Cummins (1891), Windsor (1888), and Hyde Park (1902), all within a two-mile radius of Hoffman. Despite their initial poor condition, they have been transformed into thriving residential buildings.

Additionally, several prominent schools within this radius, including Walnut Hills High School (1931), St Ursula Academy (pre-1910), Purcell High School (1928), Summit Country Day (1890), and Withrow High School (1919), showcase the architectural and academic prowess of Cincinnati. These institutions have consistently ranked among the top 100 in the nation.

The numerous successful restorations of historic school buildings in the area demonstrate that it is both feasible and economically beneficial to preserve structures like the Hoffman School. Furthermore, a restored Hoffman will undoubtedly stand the test of time far better than any modern construction on the same site.

I appreciate your time and thoughtful consideration of my appeal.

Colin Klayer  
859.991.5366  
[klayerc@gmail.com](mailto:klayerc@gmail.com)

Douglas Owen  
Urban Conservator  
Two Centennial Plaza  
805 Central Avenue, Suite 500  
Cincinnati, OH 45202

Dear Douglas,

We are requesting your support in protecting the Hoffman School in Evanston. The Evanston Community is facing an attack on their history and their collective community identity regarding the potential demolition of the School. A developer has proposed razing the School and replacing it with a 155-unit multi-family new construction complex rather than reusing the School for residential which has happened with almost a dozen other former schools in the region. The Hoffman School was built in 1922 and is a Jacobethan Revival design by the city's most prominent architectural legacy, Hannaford and Sons. This was the firm that brought us icons like Music Hall, City Hall, the Cincinnati Observatory, and our beloved ARCO. This firm that changed the landscape of Cincinnati. The building, while breathtakingly beautiful, is not just significant for its architecture, it is also representative of the Progressive Era Design for schools: with schools taking on a more holistic approach to the welfare of the students through physical education, access to light and air, and providing school lunches.

Further, the building has been a central nexus for the larger community for over 100 years. This is the school where the neighborhood children went to a Cincinnati public school until it closed in 2012. Since then, it has continued to operate in various community capacities, most recently as a non-profit school and church. The Evanston community is a diverse neighborhood with a rich history, especially associated with the Black experience. The demolition of the school will erase a site associated with the history of Cincinnati's Black community.

We support the Cincinnati Preservation Association's efforts to work with the Cincinnati community and developers to find creative reuses for our historic buildings. Going forward, we need to continue to support neighborhood and city-wide efforts to proactively identify the historic and cultural resources that matter in each neighborhood. Cincinnati Preservation Association needs your support so they can continue to offer the ability to help write historic designations for Evanston, Price Hill, and our other neighborhoods. These historic designations will protect our historic buildings, and shared memories, from demolition.

The West Price Hill community is still pained by the loss of Radel Funeral Home, or historically, Schulte Mansion. If you ask almost anyone in West Price Hill if they wanted this building to be landmarked, they would say yes, but it did not happen fast enough. It still holds great meaning, as seen with the **over 700 signatures in the petition to 'Save the Schulte'** in 2022. The Radel Funeral Home served as a memorial for families, a place of comfort, and resolution. We believe that if the city can be proactive about designating cherished landmarks like these. Please recall this cautionary tale from West Price Hill, and do what you can to save Hoffman School.

Thank you,



Rachel Hastings

Executive Director

April 28, 2023

Dear Members and Staff of the Cincinnati Historic Conservation Board:

Please accept this letter of support for the designation of the Hoffman School as a local historic landmark. As an architectural professional and an architectural historian, I am happy to add my informed testimony to the case that Hoffman School is precisely the kind of building that ought to be protected for the benefit of current and future Cincinnati residents. The Historic Designation Report prepared by the Cincinnati Preservation Association makes an irrefutable argument for the historic and architectural significance of the building in question, and it is the clear and distinct duty of the HCB to recommend local designation in this case. Extraneous considerations such as political or economic pressure should play no role in the HCB's decision, lest the entire institution of HCB review and judgment should lose its integrity and relevance.

Cincinnati is rapidly losing its historic character, and the rate of demolition is notably severe in the areas of Evanston and nearby Walnut Hills. Both individual landmarks and good vernacular historic fabric are being erased as if they had no value and no potential, when both assumptions are clearly false. At stake is not only the city's physical heritage but also its beauty. Nothing of comparable quality to the Hoffman School is being constructed in Cincinnati today. In the absence of the civic spirit, artistic discipline, and skilled craftsmanship required to produce a building such as the Hoffman School in 2023, the very least we can do is to retain and reuse the dwindling number of truly great buildings left to us by others.

Sincerely,

Sam Burgess

M.Arch, M.S. in Historic Preservation

**From:** [Kate Walker](#)  
**Sent:** Friday, April 28, 2023 7:37 AM  
**To:** [Owen, Douglas](#)  
**Subject:** [External Email] Hoffman School

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[You don't often get email from lolliberry19@gmail.com. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification> ]

External Email Communication

Dear Douglas Owen,

I am a resident that straddles Walnut Hills and East Walnut Hills. When I returned to Cincinnati in 1983 I chose this area for the beautiful architecture and skilled craftsmanship in houses and public buildings. Several blocks from me sits beautiful and unique Hoffman School; a tribute to Hannaford and Sons waiting to come to life once more.

Thank you for preserving this icon and bestowing on it the legacy it deserves.

Sincerely,  
Kathleen Walker  
1346 Chapel Street  
Cincinnati 45206

Sent from my iPhone

**From:** [Peg Conway](#)  
**Sent:** Friday, April 28, 2023 5:40 PM  
**To:** [Conservator, Urban](#)  
**Subject:** [External Email] Preserve Hoffman School

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**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

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External Email Communication

I'm a lifelong resident of the Cincinnati area and recently moved to East Walnut Hills. We were attracted by the diversity, walkability, and vibrancy of the area. The presence of historic buildings is key to those characteristics now and in the future. Hoffman School in particular is a gem that represents much history and merits preservation. I urge the board to support its designation as a historic landmark. Thank you.

Peg Conway  
2412 Ingleside Avenue 45206

Sent from my iPhone

**From:** [D Kinney](#)  
**Sent:** Saturday, April 29, 2023 7:47 PM  
**To:** [Aftab, Mayor](#); [Conservator, Urban](#)  
**Subject:** [External Email] Demolition of Hoffman Grade School

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**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

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External Email Communication

Dear Mayor Pureval:

I attended Hoffman Grade School grades 3-6 along with my brother who attended 5th & 6th grade!!

Hoffman was built in 1922 & is a Jacobethan Revival - built by Hannaford and Sons.

Approximately 3 weeks ago I was informed of the plan to demolish this architectural jewel for (Twenty Million dollars) then put up Another Apartment!! If an organization has this type of money to buy the land, tear down and then build another building which will cost more than the original money to demolish this property. Why not renovate this gorgeous building. New buildings are plywood, tyvek, no insulation. They are basically fire traps!!

If some investor or real estate developer has that much money why not take that (Twenty Million Dollars) and renovate this gorgeous building????

Is this building currently owned by the City of Cincinnati? If so, where will this money go? What fund or whose (respective pockets/bank accounts will this money suddenly appear? This school has what appears to be Rockwood which is irreplaceable. Where will that piece end up?

There has been next to or no television coverage of this demolition. This leads me to me to think that something underhanded is going on!!

I look forward to a personal response from you and not your personal assistant.

PS - I have already done a video for the Cincinnati Preservation Association.

Donna Kay Kinney  
Hyde Park Resident

Letters of Opposition Received by the  
Historic Conservation Office

**From:** [Keough-Jurs, Katherine](#)  
**Sent:** Tuesday, April 11, 2023 9:18 AM  
**To:** [Martinez, Charles](#); [Haynes, Marion](#); [Ahouse, Emily](#); [Owen, Douglas](#);  
[Peppers, Alex](#); [Kellam, Caroline](#)  
**Cc:** [Weber, William](#)  
**Subject:** FW: [External Email] Letters and Images of Opposition of Historic Designation  
**Attachments:** [Letter to Kingsley from EBDS.pdf](#)  
[Christ Temple Full Gospel Baptist Church.pdf](#)  
[3060 Durrell - 2023-03-23 12.36.13 \(1\).pdf](#)  
[3060 Durrell\\_ Mayor Pureval \(2\).pdf](#)

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**Importance:** High  
**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

FYI

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**From:** Chinedum Ndukwe <ck@kingsleyandcompany.com>  
**Sent:** Tuesday, April 11, 2023 9:13 AM  
**To:** Aftab, Mayor <mayor.aftab@cincinnati-oh.gov>  
**Cc:** Keough-Jurs, Katherine <Katherine.Keough-Jurs@cincinnati-oh.gov>; Ethics <ethics@cincinnati-oh.gov>; Carter, Markiea <Markiea.Carter@cincinnati-oh.gov>; mingo@fuse.net; CityManagerEmail <CityManager@cincinnati-oh.gov>; ck@kingsleyandcompany.com  
**Subject:** [External Email] Letters and Images of Opposition of Historic Designation  
**Importance:** High

External Email Communication

Mayor Aftab,

Please see attached letters of opposition for historic designation. I respectfully ask your administration to review the Cincinnati Preservation request and the unorthodox submission process. This request jeopardizes a private contract, the health and safety of the neighborhood, and crucial mixed income housing needed in the community.

Thank you,

Chinedum K. Ndukwe

**KINGSLEY + CO.**  
Building to **INSPIRE**.™

(513)903-7019

[www.kingsleyandcompany.com](http://www.kingsleyandcompany.com)



March 27, 2023

Chinedum Ndukwe  
Kingsley + Co.  
30 W. 3rd Street  
Cincinnati, OH 45202

Dear Mr. Ndukwe,

We have been made aware of your intent to purchase the building at 3060 Durrell Avenue, Cincinnati, Ohio 45207. We understand that the building and surrounding property is currently and privately owned by Christ Temple Full Gospel Church, Rev. Peterson Mingo. With this purchase, we also understand that we must relocate our programming, community garden and sports teams.

The Evanston Bulldogs Youth Association has been operating in the community for over 30 years and will continue our work with the youth in the Evanston community. As we transition into a new location, thank you for offering a temporary green space at the St. Mark's property for the 2023 growing season for the garden. We support the decision made by Christ Temple FGBC and Rev. Mingo to sell the building and surrounding property to you.

We wish you well on your future project.

As always, you are welcomed to reach out should you need further information, please do not hesitate to call me at 513-254-1973 or my personal email, milanlanier@gmail.com.

Thank you.

**Be safe-Be Well-**

**Milan Lanier Sr.,  
President  
513-254-1973**

**March 30, 2023**

**To:**


**Mayor Aftab Pureva, Cincinnati, Ohio**  
801 Plum St., Suite 150  
Cincinnati, OH 45202



**Dear Mayor Aftab Pureval,**

The City Planning Department recently notified us of the Cincinnati Preservation Association's application for local historic designation and historic zone change hearings for our property at 3060 Durrell Ave. in Evanston. This request is inappropriate and unacceptable. We have owned this building since 2013 and the application was completed and submitted without our knowledge or consent. For 10 years we have invested thousands of dollars of the churches finances on this building only to find that it is deteriorating at a pace we cannot keep up with. To fix these issues it would take an investment that the congregation is unwilling to make to fix this deteriorating building. This building ( In a few years, if not sooner ) will become an issue of public safety. Our congregation and youth programs encounter issues with the building daily. Bricks, stones, roof tiles, and other debris fall from entryways, windows, ceilings, and other parts of the building frequently. The foundation is unstable, the interior is rotting, and the cost of utilities are astronomical. The Cincinnati Preservation Association has never offered to assist in its preservation in the 10 years we have owned the building, yet now that we have a sales agreement established that will allow our congregation funds to relocate. The sale of 3060 Durrell benefits our congregation and will have a positive impact on the Evanston community. The purchaser plans to tear down the distressed building and build quality housing units desperately needed in Evanston. A historic designation would terminate the pending sale of the building, and leave us with the existing building, jeopardizing the health and safety of our congregation. We are seeking to transition from this soon to be( in a few years) an uninhabitable building, and funds from its sale make this possible. The building and green space behind it is privately owned by our congregation and we have put in the work and funds to maintain it to the best of our ability. Please do not let a third party with sudden interest in our building ruin our ability to find a new, safe home for our congregation. A historic designation of an uninhabitable building does not benefit a community that would be better served with affordable housing rather than the albatross that it is becoming.

Respectfully,

  
Senior Pastor Peterson W. Mingo,  
Christ Temple Full Gospel Baptist Church

Cc:

Vice Mayor Jan-Michele Lemon Kearney  
Council Member Seth Walsh  
Council Member Meeka Owens  
Council Member Liz Keating  
Council Member Scotty Johnson  
Council Member Mark Jeffreys  
Council Member Reggie Harris  
Council Member Jeff Cramerding  
President Pro Tem Victoria Parks  
Markiea Carter  
Historic Board

3060 DURRELL AVENUE

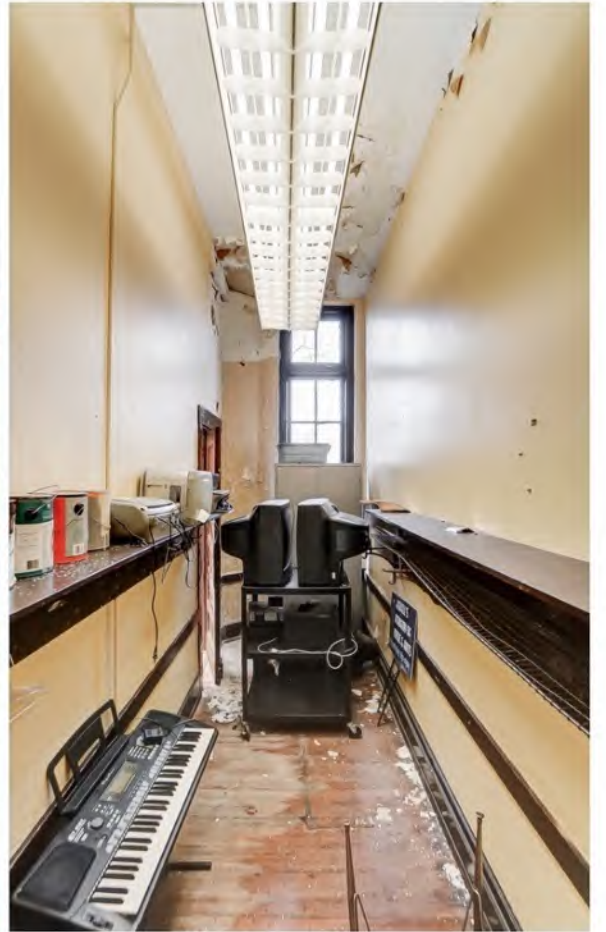




































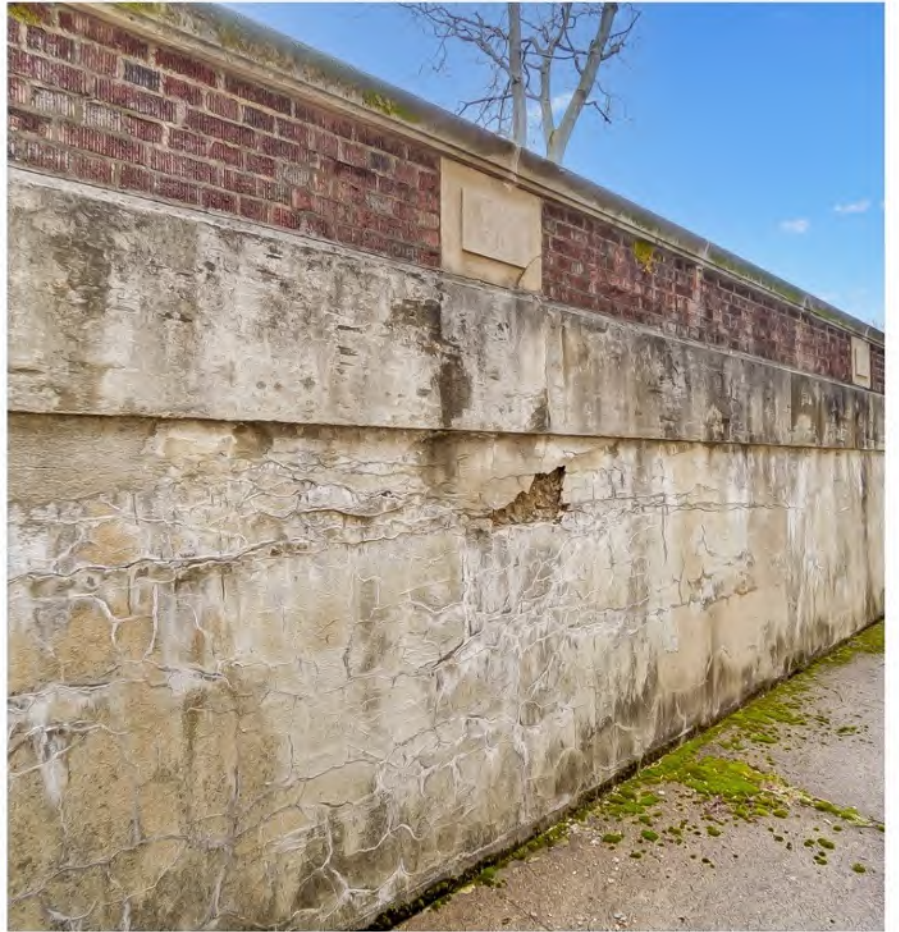
























April 3, 2023

Mayor Aftab Pureval  
City of Cincinnati  
801 Plum Street, Suite 150  
Cincinnati, OH 45202

Dear Mayor Pureval,

My name is Chinedum K. Ndukwe and I am the principal of Kingsley + Co. As one of just a few Cincinnati-based African American developers, I have made it my mission to invest in our historic and underserved neighborhoods. We pride ourselves on redeveloping land hiding in plain sight in the urban core of Cincinnati. We are intentional about our developments and want to see all our Cincinnati neighborhoods flourish.

Consistent with that mission, Kingsley + Co. has 3060 Durrell Ave. under contract with plans to build mixed income housing on the site. This project is an excellent opportunity to redevelop an aging and deteriorating property and to address the ever-present housing crunch in our city.

We are invested in and committed to the Evanston neighborhood. This is our second project in Evanston; our affiliate owns St. Mark's at 3500 Montgomery Road. We only want to pursue projects that will advance the community and thus depend on community input to succeed. To that end, we invited community members to eight informational meetings with our development and construction teams, allowing those closest to this project ask questions and give feedback. We then expected to move forward smoothly with the development.

The eleventh-hour proposal to designate 3060 Durrell Ave. a historic landmark will cripple the development. We oppose the last-minute proposal for several reasons:

- Most importantly, the existing building is not a historic landmark. Samuel Hannaford is a legend, designing more than 300 historic and iconic buildings in Cincinnati. 3060 Durrell Ave. is not one of them. Hannaford and Sons designed the building seven years after his death.
- It is impossible to renovate the existing structure. The building exterior is distressed from top to bottom, as you can see in the images attached to this letter. There are stress fractures in the foundation and debris falling from the building. The interior is uninhabitable, with water damage, mold, and clear signs of asbestos throughout the building. I would not allow my family to enter the building, nor allow anyone to inhabit it for any period. That is no doubt the reason why the congregation that currently owns the building wants to sell it and relocate.
- Even if we could renovate the building, it would be prohibitively expensive. Our team uses existing infrastructure at every opportunity, and we spent thousands of dollars over the last year and a half studying the current building. The existing building is simply unsafe. We estimate that it would cost \$400-\$500 per square foot to renovate the structure, which would limit our ability to make the residential units affordable. And even at that price, any attempt to renovate the building

would severely limit the number of residential units we could build. In short, renovation means fewer, more expensive units, which is precisely the *opposite* of affordable housing.

- The CPA has no money earmarked and no plan for 3060 Durrell Ave. At *best*, the historic designation would leave the Evanston community with an empty building that it can neither use nor repair. At worst, 3060 Durrell would become a hotbed for danger. Danger for wandering children who do not realize the danger of a moldy and asbestos-tainted building and danger from the kinds of people and activities that gravitate toward unused, uninhabited, unwatched spaces.
- If granted, the historic designation would upend an agreement between a private buyer and the private seller who owns the building. It appears that the CPA has not fully explored the legal hazards for the CPA and the City from that kind of interference. The historic designation would disrupt the expectations of the buyer and seller, it would leave the congregation that owns the building stuck with an unsafe space and without the means to relocate, and it would disrupt the expectations of the community that voted to rezone this property to create desperately needed housing.

3060 Durrell Ave. is not a historic landmark to preserve. It is a public health and safety problem to be remedied and converted to a safe and productive use. Please do not grant this designation for both the safety of the neighborhood and for the betterment of the Evanston Community.

Regards,



Chinedum Ndukwe  
Principal  
Kingsley + Co.

Cc: Vice Mayor Jan-Michele Lemon Kearney  
Council Member Seth Walsh  
Council Member Meeka Owens  
Council Member Liz Keating  
Council Member Scotty Johnson  
Council Member Mark Jeffreys  
Council Member Reggie Harris  
Council Member Jeff Cramerding  
President Pro Tem Victoria Parks  
Markiea Carter  
Historic Board

**From:** [Toyia Montgomery](#)  
**Sent:** Thursday, April 27, 2023 8:39 AM  
**To:** [Conservator, Urban](#)  
**Subject:** [External Email] RE: Hoffman School

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You don't often get email from toyia.montgomery@gmail.com. [Learn why this is important](#)

**External Email Communication**

To whom it may concern,

Started my career in 2002 at Lafayette Bloom Back on Track School, the school closed in 2006.

It was acquired nearly 10 years ago to be renovated and now it has been acquired by the Port Authority after the developer failed to keep their promises of renovating the school.

I lived across from the redevelopment of the old Fairview Elementary school and heard numerous complaints of rats and mice still running throughout the building post renovation.

There was not a problem demolishing historic buildings like Taft High School and businesses in the west end for FC Cincinnati. Why is Hoffman School an exception?

After being a landlord for 15+ years and watching the housing market transition. It is imperative that we develop more housing. Market rate housing, housing people can feel safe living in, knowing there isn't a threat to their families. We know these old buildings are beautiful but we can't save them all. They are rot with issues, asbestos, lead based paint, rodents among other things. We shouldn't have to bring in big developers from NY City. We should allow local Cincinnati developers the opportunity to reimagine the space into housing for the people of Evanston, the people of Cincinnati.

It is for the reasons outlined above that I stand in opposition of the historic designation.

Thank you,

Toyia Montgomery  
(513) 290-6357

## Owen, Douglas

---

**From:** Jindal Tork, Sonya <jindal@taftlaw.com>  
**Sent:** Monday, May 1, 2023 1:46 PM  
**To:** Sturkey, David; Owen, Douglas; Conservator, Urban; Kellam, Caroline  
**Cc:** Maynes, Kasandra; Houston, Christopher S.  
**Subject:** [External Email] 3060 Durrell - Opposition to Proposed Designation as Local Historical Landmark  
**Attachments:** 2023-05-01 - Taft Law Letter & Exhibits re 3060 Durrell.pdf

You don't often get email from jindal@taftlaw.com. [Learn why this is important](#)

### External Email Communication

Mr. Sturkey, Mr. Owen, and Ms. Kellam:

On behalf of Kingsley Investment Group LLC (dba Kingsley + Co.) (“Kingsley”), we attach a letter and exhibits in opposition to the Cincinnati Preservation Association’s proposed designation of the building at 3060 Durrell Avenue in Evanston as a City of Cincinnati Local Historic Landmark.

We request that the attached letter and the exhibits be included and made part of the record of the May 8, 2023 Historic Conservation Board Meeting. We also request 45 minutes to make a presentation at the May 8, 2023 Historic Conservation Board Meeting as Kingsley has a current contractual interest in 3060 Durrell.

Thank you for your time and consideration.

Sincerely,  
Sonya Jindal Tork



**Sonya Jindal Tork**

Partner  
jindal@taftlaw.com

**Dir:** 513.357.9335 | **Cell:** 513.498.8756

**Tel:** 513.381.2838 | **Fax:** 513.381.0205

425 Walnut Street, Suite 1800  
Cincinnati, Ohio 45202-3957

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May 1, 2023

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Re: 3060 Durrell Avenue

Dear Mr. Sturkey, Mr. Owen, and Ms. Kellam:

On behalf of Kingsley Investment Group LLC (dba Kingsley + Co.) (“Kingsley”), we write in opposition to the Cincinnati Preservation Association’s (the “CPA’s”) proposed designation of the building at 3060 Durrell Avenue in Evanston (“3060 Durrell”) as a City of Cincinnati (“City”) Local Historic Landmark (the “Proposed Designation”). We request that this letter and the exhibits attached hereto be included and made part of the record of the May 8, 2023 Historic Conservation Board Meeting. The Proposed Designation should be denied because:

- (i) 3060 Durrell is not considered to be an architecturally significant building designed by Samuel Hannaford. It was designed seven years after Samuel Hannaford’s death.

- (ii) 3060 Durrell does not possess integrity of materials as it is a deteriorating and dilapidated building, posing a danger to the community.
- (iii) Consistent with the views of critics of the City Beautiful movement and the Progressive Era, the Proposed Designation seeks to prioritize aesthetics and utopian ideals over the equitable and affordable housing needs of the City and the Evanston community as well as the needs and desires of the Christ Temple Full Gospel Baptist Church and its congregation, thereby reinforcing the urban inequality the City Beautiful movement and Progressive Era unsuccessfully sought to alleviate.
- (iv) The Proposed Designation is inconsistent and incompatible with the specific purposes of the Historic Preservation Rules of the Cincinnati Zoning Code as it is a threat to public health, safety, and welfare and will serve to inhibit and discourage the facilitation of reinvestment, revitalization, economic development, and private investment in the Evanston community.
- (v) The Proposed Designation is inconsistent and incompatible with the overall purposes of the Cincinnati Zoning Code as it will inhibit providing opportunities for economic development and new housing for all segments of the community.
- (vi) Kingsley's proposed redevelopment of 3060 Durrell achieves Plan Cincinnati's Live Goal 3 by providing quality, healthy, and affordable housing.
- (vii) Kingsley's proposed redevelopment of 3060 Durrell is directly on point with the primary and overriding goals of the City-approved Evanston Plans (defined below) as it is a mixed income development with affordable and market rate housing that addresses the Evanston community's concerns regarding gentrification and the need to aggressively retain affordable housing while creating a mixed income neighborhood without displacement and facilitating African American participation and minority contractor involvement.
- (viii) Adaptive reuse and restructuring of 3060 Durrell is not possible or permissible by the State Historic Preservation Office under Section 106 reviews.
- (ix) Adaptive reuse and restructuring of 3060 Durrell is not economically feasible as it is prohibitively expensive and it is not possible to develop affordable housing while also obtaining historic tax credits under recently enacted Ohio law, the effect of which law, as eloquently articulated by the CPA, will cause existing affordable housing projects to be converted to market rate, cause residents to be displaced and historic buildings to become vacant, exacerbate the severe shortage of housing the City already faces, and prevent equitable development necessary for retaining an economically diverse population in the City's changing neighborhoods.
- (x) The Proposed Designation would constitute an unconstitutional taking of property, and, as to the CPA based on its conduct, tortious interference with a contract between two private parties to buy and sell property.

1. **Background & Kingsley's Commitment to Serving the City's Historically Underserved Communities & Developing Equitable & Affordable Housing.**

Kingsley is a Cincinnati-based African American developer with an established track record of high quality housing development projects and a demonstrated commitment to investing in the revitalization and improvement of the City's historically underserved communities and neighborhoods.<sup>1</sup> Since June 2022 of last year, Kingsley has been under contract to purchase 3060 Durrell from its current owner, Christ Temple Full Gospel Baptist Church, which is located in the heart of the Evanston neighborhood of Cincinnati (the "Church" or "Christ Temple"). Kingsley plans to build a mixed income multi-family development at 3060 Durrell, which will (i) provide critically needed equitable, affordable, and market-rate housing to the City and Evanston community with approximately 250 apartment units; (ii) facilitate reinvestment, revitalization, and economic development into the Evanston community; (iii) activate a currently blighted and uninhabitable property that is a threat to public safety and health; and (iv) provide much needed funding to the Church and its congregation to serve and benefit the Evanston community and relocate to a safe, warm, and habitable space.<sup>2</sup>

The Church is supportive of Kingsley's planned development and is opposed to the Proposed Designation.<sup>3</sup> The Evanston Community Council has voted in favor of rezoning 3060 Durrell as a planned-unit development (PUD) and there is a large contingent of support for Kingsley's planned development within the Evanston Community Council and the Evanston community at large.<sup>4</sup> The Evanston Bulldogs Youth Association that currently uses 3060 Durrell for its programming, community garden, and sports teams is also supportive of Kingsley's planned development.<sup>5</sup> Kingsley has also invited community members to eight informational meetings, with its development and construction teams, to give community members the opportunity to ask questions and provide feedback.

Despite all of its efforts to engage with community stakeholders and proceed with care and diligence, Kingsley has been unable to proceed with its plan supported by the Church, members of the Evanston Community Council and other members of the community at large, simply because under Cincinnati Zoning Code ("CZC") § 1435-07-2-A, the existence of the mere application proposing to designate 3060 Durrell as a local historic landmark prohibits the actions necessary for Kingsley to construct affordable housing.

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<sup>1</sup> Kingsley has a history of collaborating and partnering with community organizations and historically underserved neighborhoods to develop desperately needed affordable housing for the City. Kingsley's affordable housing projects that have received support from the City include, for example, Blair Lofts I, Blair Lofts II & Lindsay Lofts in Avondale and Victory Vistas in Paddock Hills. *See Mayor Aftab, Councilmember Reggie Harris Announce Affordable Housing Award Recipients* (Sep. 19, 2022), <https://www.cincinnati-oh.gov/cityofcincinnati/news/fy23-affordable-housing-award-recipients/>.

<sup>2</sup> *See* Exhibit A, Kingsley Development Plans for 3060 Durrell.

<sup>3</sup> *See* Exhibit B, Letter from Church to Mayor Aftab Pureval (Mar. 30, 2023); *see also* Exhibit C, Randy Tucker, Cincinnati Enquirer, *Demolition of old Hoffman school blocked, leaving church stuck in crumbling building* (Mar. 26, 2023) (with the Church's Rev. Peterson Mingo noting Kingsley's offer was "an answer to his prayers").

<sup>4</sup> *See* Exhibit D, Toyia Montgomery Letter (Apr. 27, 2023).

<sup>5</sup> *See* Exhibit E, Evanston Bulldogs Youth Association Letter (Mar. 27, 2023).

2. **No Attempts Have Been Made to Designate 3060 Durrell as a Local Historic Landmark Until Now.**

The CPA's Proposed Designation came as a surprise to both Kingsley and the Church. Despite having numerous opportunities to do so, at no time prior to filing its application for the Proposed Designation did the CPA attempt to engage with Kingsley regarding its plans for 3060 Durrell. Moreover, until now, there has never been an attempt to designate 3060 Durrell as a local historic landmark including when Cincinnati Public Schools ("CPS") publicly auctioned off and sold the building to another private developer over ten years ago.

On November 8, 2012, CPS publicly auctioned off 3060 Durrell for \$200,000 along with 12 other vacant school buildings and four land parcels allowing CPS to make \$3.5M to complete the districts' Facilities Master Plan. Ohio law, pursuant to Ohio Revised Code Section 3313.41, allows school district boards of education to publicly auction off unused buildings, but only after offering such buildings to other schools and entities and providing sufficient public notice. Buyers have no legal restrictions regarding what the school buildings can be used as – some of the buildings become other schools, residential housing or office buildings; others are torn down and something else is constructed in their places.<sup>6</sup> As discussed below, 3060 Durrell was also identified as an excellent re-development opportunity in City-approved Evanston Work Plans as early as 2003.

Indeed, not until (i) more than 20 years after 3060 Durrell was identified as an excellent re-development opportunity in publicly available and City-approved plans, (ii) more than ten years after 3060 Durrell was publicly auctioned off and sold to another private developer, (iii) almost one year after Kingsley had 3060 Durrell under contract, (iv) after the Evanston Community Council voted in favor of rezoning 3060 Durrell as a planned-unit development (PUD), and (v) after Kingsley held eight community informational meetings soliciting questions and feedback (which the CPA did not engage in), did the CPA set on a path of seeking the Proposed Designation at the eleventh-hour.

3. **3060 Durrell is Not an Architecturally Significant Building Designed by Samuel Hannaford and the Proposed Designation Prioritizes Aesthetics Over the Needs of the City and the Evanston Community.**

The CPA maintains that 3060 Durrell is of "Historical Significance" under CZA § 1435-07-1(a)(1) and (3) (referred to as "Criterion 1" and "Criterion 3", respectively). However, a closer look at the CPA's Historic Designation Report, reveals that 3060 Durrell is of no architectural significance arising to the level appropriate for a Historic Designation, and certainly not in light of the competing needs for affordable housing in Cincinnati.

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<sup>6</sup> See Caitlin Koenig, *Vacant CPS Schools Recently Sold at Auction* (Nov. 12, 2012), <https://www.soapboxmedia.com/devnews/112012.cpsauction.aspx>; see also Exhibit C, Randy Tucker, Cincinnati Enquirer, *Demolition of old Hoffman school blocked, leaving church stuck in crumbling building* (Mar. 26, 2023) (noting CPS planned to tear down 3060 Durrell before it was sold at auction).

**a. 3060 Durrell does not meet Criterion 1 under CZA § 1435-07-1.**

The CPA maintains that 3060 Durrell meets Criterion 1 for purposes of making a determination of “Historic Significance” under CZC § 1435-07-1. The CPA’s basis for this appears to be 3060 Durrell’s “association with the Progressive Era and City Beautiful movements and their influence on educational design and planning.”<sup>7</sup> This claim, however, is incorrect and misleading.

The CPA first claims 3060 Durrell to be architecturally significant based on it being “a significant example of the Jacobethan Revival *educational architecture*”.<sup>8</sup> This is completely fabricated as 3060 Durrell’s former use as a school has no bearing on its qualification as Jacobethan architecture. The CPA’s Historic Designation Report seems to subsequently acknowledge this when it correctly sets forth the various architectural features that make a structure qualify as being designed and constructed under the “Jacobethan Revival” style.<sup>9</sup> And while the Jacobethan Revival style may have had “its major impact on educational architecture[.]” there is no basis in law for consideration of 3060 Durrell’s former use when determining its Historic Significance, or lack thereof. Importantly, the CPA cites three other existing structures “within the Cincinnati School system that were also designed in the Jacobethan Revival Style.”<sup>10</sup> It is unclear if the CPA has sought historic designations for these three structures. However, what is clear is that even if “Jacobethan Revival educational architecture” is some significant subset of the “Jacobethan Revival” style of architecture, there are three other existing structures on which the CPA can seek a designation to preserve such purported style, which would not interfere with and cut against the City’s desire to facilitate affordable housing.

The CPA’s second contention for 3060 Durrell’s historic significance is its ostensible association with events that have made a significant contribution to the broad patterns of our history and in particular the City Beautiful movement, which was contemporaneous with the Progressive Era. As noted by the CPA, this “was a period where urban reform was sought through introducing beautification and monumental grandeur into cities as a way to create moral and civic population among an urban population that suffered from poor living and working conditions.”<sup>11</sup> According to commentators, it “was a part of the progressive social reform movement in North America under the leadership of the upper-middle class concerned with poor living conditions in all major cities” where “[a]dvocates of the philosophy believed that such beautification could promote a harmonious social order that would increase the quality of life, while critics would complain that the movement was overly concerned with aesthetics at the expense of social reform” with some even describing the movement as an “architectural design cult.”<sup>12</sup> Other commentators have noted that “[i]n its quest to create rigorously planned spaces that would promote utopian ideals and

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<sup>7</sup> See CPA’s Historic Designation Report at 12.

<sup>8</sup> See CPA’s Historic Designation Report at 3 (emphasis added.)

<sup>9</sup> See CPA’s Historic Designation Report at 6 (listing the identifiable features of Jacobethan Revival Style).

<sup>10</sup> See CPA’s Historic Designation Report at 7.

<sup>11</sup> See CPA’s Historic Designation Report at 9.

<sup>12</sup> See Wikipedia, *City Beautiful movement*, [https://en.wikipedia.org/wiki/City\\_Beautiful\\_movement](https://en.wikipedia.org/wiki/City_Beautiful_movement) (citing *The Death and Life of Great American Cities* (New York: Random House, 1961), p.375; quoted in Rybczynski, Witold. *City Life: Urban Expectations in a New World* New York: Scribner, 1995. p.27. ISBN 0-684-81302-5).

inspire civic responsibility, the movement often reinforced the urban inequality it sought to alleviate and left a lasting impact on subsequent urban renewal programs.”<sup>13</sup>

The Proposed Designation would only serve to further these failed “utopian ideals” paid for by frustrating the ability of the Evanston community to overcome the “poor living and working conditions” referenced in CPA’s Historic Designation Report.<sup>14</sup> Ironically, the CPA’s Historic Designation Report attempts to convince this Board to continue the failed policies of the past by reference to Avondale’s Samuel Ach Junior High as a comparable design to 3060 Durrell/Hoffman School. Samuel Ach Junior High, however, was a racially segregated school built during the Progressive Era in 1907 and was the scene of protests and riots in 1967 as a result of racial tensions generated by unemployment and “dislocation from urban renewal projects.”<sup>15</sup> It was demolished in 1976 following the Cincinnati Board of Education’s vote to close it “after studying the comparative cost of renovation and new construction.”<sup>16</sup> The same tensions are at play here where an uninvested third party has asked this Board to quash the hopes of an affordable housing project in the name of preserving an architecturally irrelevant “money pit” that it finds aesthetically pleasing. And while beauty is subjective, it cannot be argued that providing the Evanston community with the resources it needs to better the lives of its inhabitants has far greater beauty than any single feat of architecture, significant or not, may have. Even if this were not the case, the CPA, as indicated above, has pointed out three other structures that will continue to serve as examples of Jacobethan Revival style of architecture.

Consistent with the views of critics of the City Beautiful movement and the Progressive Era, the Proposed Designation seeks to prioritize aesthetics and utopian ideals over the equitable and affordable housing needs of the City and the Evanston community (as detailed in the Evanston Work Plans discussed below) as well as the needs and desires of the Christ Temple Full Gospel Baptist Church and its congregation. Accordingly, 3060 Durrell should not be deemed to have “Historic Significance” under Criterion 1 of CZC § 1435-07-1 as such designation would result in reinforcing the urban inequality the City Beautiful movement and Progressive Era sought to alleviate, but are now ironically furthering.

For these reasons, 3060 Durrell does not meet Criterion 1 for purposes of making a determination of “Historic Significance” under CZC § 1435-07-1.

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<sup>13</sup> See Planetizen, *What Is the City Beautiful Movement*, <https://www.planetizen.com/definition/city-beautiful>; see also Encyclopaedia Britannica, Inc., *City Beautiful movement*, <https://www.britannica.com/topic/City-Beautiful-movement> (noting “Over time, the movement’s shortcomings came to the fore, and it became apparent that improvement of the physical city without addressing social and economic issues would not substantively improve urban life.”); see also Paolo Fresnoza, *The City Beautiful Movement – Urban Design and Moral Well-being*, <https://vancouverpublicspace.ca/2016/02/04/the-city-beautiful-movement-urban-design-and-moral-well-being/> (noting “Ironically, the actual implementation of City Beautiful ideas actually reinforced urban inequality – as older slums and their tenement structures were cleared, and poor residents displaced, to make way for the sweeping boulevards and rigorous geometries of the new plans.”).

<sup>14</sup> See CPA Historic Designation Report at 9.

<sup>15</sup> See Exhibit F, *Lost Cincinnati: Why Buildings Die*.

<sup>16</sup> *Id.*

**b. 3060 Durrell does not meet Criterion 3 under CZA § 1435-07-1 or qualify under CZC § 1435-01-H3.**

The CPA's second basis for a historic designation is that 3060 Durrell meets Criterion 3 for purposes of making a determination of "Historic Significance" under CZC § 1435-07-1, and is consistent with CZC § 1435-01-H3. For support, the CPA claims that 3060 Durrell is "a significant and well-preserved example of the Jacobethan Revival style designed by the prominent local architecture firm of Hannaford and Sons."<sup>17</sup> These assertions fall short of arising to Historic Significance.

Although 3060 Durrell is reported to have been designed by the architectural firm of Hannaford & Sons, the subject building is not referenced, mentioned or regarded as significant, in any of the writings referencing the outstanding or well-known buildings designed by Samuel Hannaford (including the writing referenced in the CPA's Historic Designation Report) and in fact was designed seven years *after* Samuel Hannaford's death.<sup>18</sup> Accordingly, 3060 Durrell was not designed by Samuel Hannaford and is not considered to be important or significant. And, as set forth above, there are numerous examples of Jacobethan schools remaining in the City, not to mention other non-school Jacobethan structures.

Importantly, 3060 Durrell is not "well-preserved" as claimed by the CPA. In other words, the attributes or characteristics of 3060 Durrell do not possess integrity of location, design, setting, materials, workmanship, feeling and association as the building's integrity of materials and workmanship have been severely impacted by the building's deterioration thereby diminishing its integrity. In its Historic Designation Report, the CPA states that the exterior and interior materials of 3060 Durrell are "largely intact" and the report includes photographs of the building in pristine condition. These statements and photographs are misleading<sup>19</sup> and inaccurate as current photographs of 3060 Durrell, attached hereto as Exhibits C and G, tell a completely different story and illustrate that 3060 Durrell does not possess integrity of materials or workmanship.<sup>20</sup> In fact, it is dangerously deteriorated and the state has already nearly contributed to the death or seriously bodily injury of a child as outlined in a March 26, 2023 article from Cincinnati.com.<sup>21</sup> As noted by the Church, 3060 Durrell is a "crumbling structure" with extensive water damage,<sup>22</sup> "[b]ricks, stones, roof tiles, and other debris fall from entryways, windows, ceilings, and other parts of the building frequently. The foundation is unstable, the interior is rotting, and the cost of utilities are astronomical."<sup>23</sup> According to Berardi+, one of the major Historic Architecture Firms in the

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<sup>17</sup> See CPA Historic Designation Report at 12.

<sup>18</sup> See e.g., *The Samuel Hannaford Project*, <https://www.thesamuelhannafordproject.com/>; *Samuel Hannaford: The Man Who Built Cincinnati* (Dec. 3, 2019), <https://www.cincinnatihistory.org/post/samuel-hannaford-the-man-who-built-cincinnati/>; *List of Samuel Hannaford Architecture* (Jun. 8, 2017), <https://www.ranker.com/list/samuel-hannaford-architecture/reference>.

<sup>19</sup> The CPA also makes various unsupported claims such as the fact that 3060 Durrell "was listed in the 1978 Historic Inventory with a ranking of Excellent[.]" but it fails to acknowledge the deterioration that has occurred in the 40 plus years since this claimed listing.

<sup>20</sup> See Exhibit G, Current Photographs of 3060 Durrell; see also Exhibit C, Randy Tucker, Cincinnati Enquirer, *Demolition of old Hoffman school blocked, leaving church stuck in crumbling building* (Mar. 26, 2023).

<sup>21</sup> See Exhibit C, Randy Tucker, Cincinnati Enquirer, *Demolition of old Hoffman school blocked, leaving church stuck in crumbling building* (Mar. 26, 2023)

<sup>22</sup> *Id.*

<sup>23</sup> See Exhibit B, Letter from Church to Mayor Aftab Pureval (Mar. 30, 2023).

Midwest, “the adaptive reuse of the Huffman [sic] School in Evanston poses extreme impossibilities for redevelopment and eliminates repositioning as we consider an entire list of imagined uses” and restructuring would not be permitted by the State Historic Preservation Office under Section 106 reviews:

Being one of the major Historic Architecture Firms in the Midwest, the Berardi+ Team certainly appreciates the general aesthetic of the building, as well as any remaining representative detailing of that which may have existed at one time. But while the building is failing in many ways, the plan and general structure of the Huffman [sic] School (...noting that structure exists in various stages of deterioration), simply do not offer opportunities for effective planning as an adaptive reuse environment without completely restructuring the floor plates. And to that end we must also note that any such restructuring would not be permitted by the State Historic Preservation Office under Section 106 reviews, as we would normally follow the Secretary of the Interior’s Standards for Rehabilitation.<sup>24</sup>

We also note that the CPA does not appear to have ever filed an application for local historic landmark designation of the 100-year-old Schiel School, which is also cited in the CPA’s Historic Designation Report as a comparable design to 3060 Durrell, and was demolished to make way for a \$20M mixed-use development in Corryville as part of a larger wave of multi-story residential development sweeping through historic uptown neighborhoods including Clifton Heights, Corryville, Clifton, University Heights, Avondale and Mt. Auburn.<sup>25</sup> Nor does it appear that the CPA has sought designations for the other three existing structures that it claims are examples of the Jacobethan Revival Style architecture. Therefore, another question remains why the Proposed Designation is being sought for 3060 Durrell when designations have not been sought for other similarly designed buildings, some of which have already been demolished to make way for other private developers’ residential developments with apparently no objection by the CPA.

For these reasons, 3060 Durrell does not meet Criterion 3 for purposes of making a determination of “Historic Significance” under CZC § 1435-07-1 and CZC § 1435-01-H3.

**4. The Proposed Designation is Inconsistent with the Specific Purposes of the Historic Preservation Rules of CZC Chapter 1435 and the Overall Purposes of the CZC.**

CZC § 1435-03 provides that the specific purposes and intent of the Historic Preservation Rules of CZC Chapter 1435 include, among others, (i) promoting the public health, safety, and welfare; (ii) strengthening the local economy; (iii) facilitating reinvestment in and revitalization of certain districts and neighborhoods; and (iv) facilitating and encouraging economic development and public and private investment in the city. CZC §1400-03 further provides that with respect to the

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<sup>24</sup> See Exhibit H, Letter from George D. Berardi, AIA of Berardi+ re: 3060 Durrell Planned Uses Limitations (Apr. 18, 2023).

<sup>25</sup> See Randy A. Simes, *Historic Schiel School to Make Way for \$20M Development in Corryville* (Dec. 15, 2011) <https://www.urbancincy.com/2011/12/historic-schiel-school-to-make-way-for-20m-development-in-corryville/>; see also Dan Monk, *Man with the plan: How developer Dan Schimberg brought Short Vine back to the future* (Sep. 3, 2018), <https://www.wcpo.com/news/insider/man-with-the-plan-how-developer-dan-schimberg-brought-short-vine-back-to-the-future>.

overall purposes of the CZC, the CZC was adopted in part to provide opportunities for economic development and new housing for *all* segments of the community.<sup>26</sup>

Kingsley plans to build a mixed income multi-family development at 3060 Durrell, which will (i) provide critically needed equitable, affordable and market-rate housing to the City and Evanston community; (ii) facilitate reinvestment, revitalization, economic development into the Evanston community; (iii) activate a currently blighted and uninhabitable property that is a threat to public safety and health; and (iv) provide much needed funding to the Church and its congregation to serve and benefit the Evanston community and relocate to a safe, warm and habitable space.

However, in this case, the Proposed Designation is a threat to public health, safety, and welfare and will serve to inhibit and discourage the facilitation of reinvestment, revitalization, economic development, private investment and new housing in the Evanston community.

**a. The Proposed Designation is a Threat to Public Health, Safety, and Welfare.**

As noted above, in its Historic Designation Report, the CPA States that the exterior and interior materials of 3060 Durrell are “largely intact” and the Report includes photographs of the building in pristine condition. These statements and photographs are misleading and inaccurate as the photographs attached as Exhibits C and G illustrate that 3060 Durrell is not safe or habitable. Indeed, as noted by the Church, “[b]ricks, stones, roof tiles, and other debris fall from entryways, windows, ceilings, and other parts of the building frequently. The foundation is unstable, the interior is rotting, and the cost of utilities are astronomical.”<sup>27</sup> We understand that there have also been reports of a large concrete slab falling from the building’s wall and nearly crushing a child participating in a youth program.<sup>28</sup> Architectural firm Berardi+ has further opined on 3060 Durrell’s threat to public health, safety, and welfare:

With an unbiased view we must point to the condition of the building’s entire infrastructure, including all components related to structural systems existing in serious condition of accelerated deterioration, and building services that are completely depleted. Additionally, this last statement does not attempt to detail the myriad of hazards linked with the existing uses and occupancy violations attributed to the lack of building safety systems. Of some added import, it is also quite clear that there is no suitable market segment which will respond for placing the building in service....the history of the building’s long-term vacancy should be sufficient evidence in that regard.<sup>29</sup>

If the Proposed Designation is granted, 3060 Durrell would become a hotbed for danger for wandering children who do not realize the danger of a moldy and asbestos-tainted building, with

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<sup>26</sup> (Emphasis added).

<sup>27</sup> See Exhibit B, Letter from Church to Mayor Aftab Pureval (Mar. 30, 2023).

<sup>28</sup> See Exhibit C, Randy Tucker, Cincinnati Enquirer, *Demolition of old Hoffman school blocked, leaving church stuck in crumbling building* (Mar. 26, 2023).

<sup>29</sup> See Exhibit H, Letter from George D. Berardi, AIA of Berardi+ re: 3060 Durrell Planned Uses Limitations (Apr. 18, 2023).

falling debris and stone, and danger from the kinds of people and activities that gravitate toward unused, uninhabited, unwatched spaces.

**b. The Proposed Designation will Inhibit and Discourage the Facilitation of Reinvestment, Revitalization, Economic Development, Private Investment and New Housing in the Evanston Community.**

As discussed in Section 6 below, renovating the existing building at 3060 Durrell is not economically feasible as it is prohibitively expensive, its adaptive reuse poses extreme impossibilities, it is not possible to develop affordable housing while also obtaining Ohio historic tax credits under recently enacted Ohio law and restructuring would not be permitted by the State Historic Preservation Office under Section 106 reviews. Accordingly, if the Proposed Designation is granted it will inhibit and discourage the facilitation of already planned reinvestment, revitalization, economic development, and private investment in the Evanston community. As noted by the Church, “[a] historic designation of an uninhabitable building does not benefit a community that would be better served with affordable housing rather than the albatross that it is becoming.”<sup>30</sup>

Because the Proposed Designation is a threat to public health, safety, and welfare and will serve to inhibit and discourage the facilitation of reinvestment, revitalization, economic development, and private investment in the Evanston community, it is inconsistent and directly and odds with the specific purposes of the Historic Preservation Rules of CZC Chapter 1435 and should be denied.

**5. The Proposed Designation is Inconsistent and Incompatible with Plan Cincinnati and the City’s Approved Neighborhood Plans for Evanston.**

Pursuant to § 1435-07-2-B(c), in determining whether to approve or disapprove the Proposed Designation, the following additional factors are also considered: (i) the relationship of the proposed designation to the comprehensive plans of the city and of the community in which the proposed Historic Landmark is located (ii) the effect of the proposed designation on the surrounding areas and economic development plans of the city; and (iii) such other planning and historic preservation considerations as may be relevant to the proposed designation.

**a. Kingsley’s Proposed Development of 3060 Durrell is Consistent with Plan Cincinnati.**

The Proposed Designation is inconsistent and incompatible with Plan Cincinnati’s Live Goal 3, while Kingsley Proposed Development achieves Plan Cincinnati’s Live Goal 3, as it will provide a full spectrum of housing options, improve housing quality and affordability, provide quality healthy housing for all income levels, and distribute housing that is affordable throughout the City.<sup>31</sup>

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<sup>30</sup> See Exhibit B, Letter from Church to Mayor Aftab Pureval (Mar. 30, 2023).

<sup>31</sup> See Plan Cincinnati (Nov. 21, 2012) (“Plan Cincinnati”).

**b. Kingsley’s Proposed Development of 3060 Durrell is Consistent with the City’s Approved Neighborhood Plans for Evanston.**

The Proposed Designation is inconsistent and incompatible with the City’s approved neighborhood plans for Evanston, while Kingsley’s Proposed Development of 3060 Durrell is consistent and compatible with such plans including the 2019-2029 Evanston Work Plan (the “2019-2029 Evanston Work Plan”)<sup>32</sup> and the 2003 Evanston Five Point Urban Renewal Plan (the “2003 Evanston Urban Renewal Plan”) (collectively, the “Evanston Plans”).<sup>33</sup>

As part of the development of the 2019-2029 Evanston Work Plan, the Evanston Community Council cited “growing *concerns of Gentrification* and its negative effects on the community, the need to aggressively push to retain *affordable housing* and to also protect our seniors and the legacy home owners in the Evanston Community” along with “restoring the business district with *African American participation*.”<sup>34</sup> Accordingly, “Goal 1” of the 2019-2029 Evanston Work Plan Goals is to “Create a sustainable, *mixed income neighborhood without displacement*”, followed by “Goal 2”, which is to “Position commercial real estate to support a diversity of locally and corporately owned businesses that would be attractive to residents and where our community can work and thrive.”<sup>35</sup> In furtherance of these goals, the 2019-2029 Evanston Work Plan recommended an action step to “redevelop under-performing properties ... to create a *mixed-use, mixed-income district* with a variety of neighborhood serving businesses and an appropriate *mix of affordable and market rate housing options*.”<sup>36</sup>

The 2003 Evanston Urban Renewal Plan, which is consistent with the 2019-2029 Evanston Work Plan,<sup>37</sup> identified 3060 Durrell as an excellent re-development opportunity for mixed-use development and noted a preference for the use of minority contractor involvement.<sup>38</sup> As part of its plan to attract new commercial development that supports the residents’ needs and is compatible with the residential character of the Evanston community and to encourage mixed-use development, the 2003 Evanston Urban Renewal Plan notes that it was the community’s goal to “[e]ncourage *minority contractor involvement in all construction projects* recommended by this plan.”<sup>39</sup>

Kingsley’s redevelopment plan for 3060 Durrell is directly on point with the City-approved Evanston Plans and its primary goals (identified as “Goal 1” and “Goal 2”) – that is, it is a “mixed-use, mix-income” development with a “mix of affordable and market rate housing” that “[c]reate[s] a sustainable, mixed income neighborhood without displacement” and addresses the Evanston community’s “growing concerns of Gentrification and its negative effects on the community” and

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<sup>32</sup> See 2019-2029 Evanston Work Plan.

<sup>33</sup> See 2003 Evanston Urban Renewal Plan,

<sup>34</sup> See 2019-2029 Evanston Work Plan at 10 (emphasis added).

<sup>35</sup> See 2019-2029 Evanston Work Plan at 36 (emphasis added).

<sup>36</sup> See 2019-2029 Evanston Work Plan at 63 (emphasis added).

<sup>37</sup> See 2019-2029 Evanston Work Plan at 18 (noting “The goals in this Evanston Work Plan are consistent with the goals in the most recent business district planning completed as part of the Evanston Five Point Urban Renewal Plan (2003)”.)

<sup>38</sup> See 2003 Evanston Urban Renewal Plan at 17.

<sup>39</sup> *Id.* (Emphasis added).

the “need to aggressively push to retain affordable housing” and utilizes and facilitates “African American participation” and “minority contractor involvement.”

**6. Adaptive Reuse of 3060 Durrell is Not Feasible and Would Limit the Ability to Address the City’s and Evanston’s Affordable Housing Crisis.**

According to experts, adaptive reuse and restructuring of 3060 Durrell is not possible. The architectural firm, Berardi+, has opined that “the adaptive reuse of the Huffman [sic] School in Evanston poses extreme impossibilities for redevelopment and eliminates repositioning as we consider an entire list of imagined uses” and “that any such restructuring would not be permitted by the State Historic Preservation Office under Section 106 reviews, as we would normally follow the Secretary of the Interior’s Standards for Rehabilitation.”<sup>40</sup>

**a. Adaptive Reuse of 3060 Durrell Would Be Prohibitively Expensive and Would Limit Kingsley’s Ability to Develop Critically Needed Affordable Housing.**

Even if Kingsley could renovate the building at 3060 Durrell, it would be prohibitively expensive. Kingsley uses existing infrastructure at every opportunity and has spent thousands of dollars over the last year and a half studying the current building. The existing building is simply unsafe and hazardous. Westech Environmental Solutions estimates the cost of asbestos abatement alone to be \$1,573,623.<sup>41</sup> Estimates to repair extensive water damage and replace the broken radiant heating system range from about a half-million dollars to \$1 million.<sup>42</sup> Kingsley estimates that it would cost \$400-\$500 per square foot to renovate the structure, which would limit Kingsley’s ability to make the residential units affordable. And even at that price, any attempt to renovate the building would severely limit the number of residential units Kingsley could build as “the total number of dwellings possible is limited to a range of 22 apartments.”<sup>43</sup> In short, renovation means fewer, more expensive units, which is precisely the *opposite* of affordable housing.

**b. The CPA Has No Money Earmarked and No Plan for 3060 Durrell.**

The CPA has no money earmarked and no plan for 3060 Durrell. At best, the Proposed Designation would leave the Evanston community with an empty building that it can neither use nor repair. “All the while, building will continue the slow process of deterioration, likely to a point of being designated unsafe” and “could potentially result in public/private action against the current owner for demolition by neglect as the building’s useful life continues to be depleted.”<sup>44</sup> In short, the Proposed Designation would not serve its very purpose, to preserve 3060 Durrell. It is simply too late as the building has been neglected for far too long.

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<sup>40</sup> See Exhibit H, Letter from George D. Berardi, AIA of Berardi+ re: 3060 Durrell Planned Uses Limitations (Apr. 18, 2023).

<sup>41</sup> See Exhibit I, Westech Environmental Solutions Asbestos Abatement Cost Estimate for 3060 Durrell (April 19, 2023).

<sup>42</sup> See Exhibit C, Randy Tucker, Cincinnati Enquirer, *Demolition of old Hoffman school blocked, leaving church stuck in crumbling building* (Mar. 26, 2023)

<sup>43</sup> See Exhibit H, Letter from George D. Berardi, AIA of Berardi+ re: 3060 Durrell Planned Uses Limitations (Apr. 18, 2023).

<sup>44</sup> *Id.*

c. **Redevelopment of 3060 Durrell into Desperately Needed Affordable & Equitable Housing for the Evanston Community while also Obtaining Historic Tax Credits is Not Possible Under Ohio Law.**

Cincinnati developments frequently rely on using historic tax credits in tandem with federal low-income housing tax credits (LIHTCs) dollars.<sup>45</sup> However, on January 6, 2023, Ohio House Bill 45 (H.B. 45) was signed into law, which includes permanent changes to the Ohio Historic Preservation Tax Credit Program effective as of April 7, 2023. The first provision prevents property owners from combining federal LIHTCs with Ohio Historic Preservation Tax Credits for the preservation and rehabilitation of historic buildings; as enacted, the new law prevents future twinning of those incentives and also applies to properties in development but not placed in service. The second provision explicitly allows county auditors, beginning in tax year 2023, to assess the value of affordable housing properties based on the market rate, rather than their income-based rent ceilings—a change that is expected to lead to higher property taxes for LIHTC properties.

On one hand the CPA in its Historic Designation Report states that the Proposed Designation is compatible with Plan Cincinnati Goal 2b because “Landmark designation allows for preservation of a highly significant structure in danger of destruction. *It will further allow for state historic rehabilitation tax incentives to be used to renovate the school building, thereby preserving this true Cincinnati landmark for future generations to appreciate and enjoy.*”<sup>46</sup> This statement is inaccurate and is even contradicted by the CPA’s own previous public statements. As eloquently articulated by the CPA, Ohio law “prevents property owners from pairing federal low-income housing tax credits (LIHTCs) with state historic tax credits (HTCs) for the preservation and rehabilitation of historic buildings” and will “cause existing affordable housing projects to be converted to market rate causing residents to be displaced and historic buildings to become vacant” thereby exacerbating the severe shortage of housing the City already faces and prevent equitable development necessary for retaining an economically diverse population in the City’s changing neighborhoods.<sup>47</sup> In the CPA’s own words:

***The above 2 provisions will put Ohio’s affordable and workforce properties at risk: both of being created, and from being able to continue operation. This will reduce availability and exacerbate the severe shortage that Cincinnati already faces. Cincinnati has been a tremendous example of [sic] the positive impact of using Low Income Housing Tax Credit and Historic Tax Credit together. Both are vital tools to transforming communities and retaining an economically diverse population within changing neighborhoods. Using these tools together are key for equitable development and healthy communities. These are essential tools for Cincinnati to address the dire need for quality affordable housing for***

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<sup>45</sup> See Michelle Alfini, *New Law Pulls Funding Source for Affordable Housing* (Jan. 23, 2023), <https://spectrumnews1.com/oh/columbus/news/2023/01/12/new-law-pulls-funding-source-for-affordable-housing> (noting “affordable housing in historic structures is just so, so very expensive and difficult to do”).

<sup>46</sup> See CPA Historic Designation Report at 11 (emphasis added).

<sup>47</sup> See *Statement on House Bill 45 from CPA Executive Director, Beth Johnson*, <https://cincinnati-preservation.org/statement-on-house-bill-45-from-cpa-executive-director-beth-johnson/>.

***our citizens, while saving and using Cincinnati's historic buildings as sustainable and attractive places for affordable housing.***

The passing of House Bill 45 prevents this from happening and is an assault on Cincinnati and other communities that leverage their historic buildings for holistic community development.<sup>48</sup>

Because redevelopment of 3060 Durrell into desperately needed affordable and equitable housing while also obtaining historic tax credits is not possible under Ohio law, the Proposed Designation will certainly prevent the equitable development of housing necessary for retaining an economically diverse population in the Evanston community.

7. **The Proposed Designation Would Constitute an Unconstitutional Taking of Property and, as to the CPA, Tortious Interference with a Contract Between Two Private Parties to Buy and Sell Property.**

The Proposed Designation ignores the legal and property rights of both the Church and Kingsley. If granted, the Proposed Designation would upend an agreement between a private buyer and the private seller who owns the building, and effectuate an undue hardship on the Church. It appears that the CPA has not fully explored the legal hazards for the CPA and the City from that kind of interference.

The Proposed Designation could amount to a regulatory taking of property, violating both the U.S. and Ohio Constitutions. The building is uninhabitable. Christ Temple cannot use the building in its current condition, cannot afford to rehabilitate the building into something useable, and cannot afford to relocate absent a sale. The Proposed Designation locks the Church into that untenable position, and forecloses any economically viable use for the building. Under both state and federal law, that amounts to a *per se* regulatory taking.

Even if the Church could find some economically viable use for 3060 Durrell, the Proposed Designation would remain an unlawful regulatory taking. The Proposed Designation upsets the investment-backed expectations for the property: the Evanston community and Kingsley's expectation that the property will be rezoned for badly needed affordable housing, and the Church's expectation that it would finally have the means to relocate to a safe and usable building. The parties (and the Evanston community) developed these expectations over the year that Kingsley and Christ Temple have had the building under contract; they should not be lightly tossed aside for an eleventh-hour "historic" preservation bid. The economic impact of the Proposed Designation is extraordinary. In addition to hamstringing both the congregation at Christ Temple and the feasible uses of the building itself, the Proposed Designation would also further pinch the already tight housing supply in Cincinnati. And it would do so without serving a useful purpose; whereas Kingsley's proposed redevelopment would convert 3060 Durrell into a space for families to live and thrive, the Proposed Designation would convert 3060 into a permanent health and safety threat for the Evanston community.

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<sup>48</sup> *Id.*

May 1, 2023

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The Proposed Designation would likely ripen a claim for tortious interference by the CPA with Kingsley and Christ Temple's contract and business relationship. Indeed, it appears that interference is the very purpose of the sought designation. The late-developing push for a historical landmark designation is meant solely to prevent Kingsley from redeveloping 3060 Durrell. The CPA's efforts to find another buyer for the building—and the CPA's lack of interest in financing any of the work that would be required to actually preserve 3060 Durrell—further indicate that the CPA is intentionally trying to disrupt Kingsley's contractual relationship with Christ Temple.<sup>49</sup>

Based on the foregoing, the Proposed Designation should be denied. If any additional information is required, or if you have any questions, please do not hesitate to contact the undersigned. Thank you for your consideration and attention to this matter.

Sincerely,

Taft Stettinius & Hollister LLP



Sonya Jindal Tork  
Christopher (Kit) S. Houston  
*Attorneys for Kingsley Investment Group LLC*

SSJ:jrb

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<sup>49</sup> See Exhibit J, Taft Stettinius & Hollister LLP Letter to CPA (Apr. 27, 2023).



## 3060 DURRELL AVE REDEVELOPMENT

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250 MIXED INCOME UNITS

*OPPOSITION TO PROPOSED HISTORIC DESIGNATION*



**NOTES**

- A Residential - Phase I**  
Total SF: 32,600sf/level
- B Amenities + Main Entry**  
Total SF: 4,000 sf
- C Amenity Courtyard/Pool**
- D On-Grade Parking**  
Spaces: 133 spaces
- E Residential - Phase II**  
Total SF: 30,000sf/level
- F Podium Parking**  
Spaces: 75 spaces
- G On-Grade Parking**  
Spaces: 43 spaces

**Residential - Phase II**  
30,000 sf:

(High)= gsf/1,000sf/unit	30 units
(Low)= gsf/1,200sf/unit	25 units
<b>Total GSF:</b>	<b>120,000 sf</b>
<b>Total Units (high range):</b>	<b>120</b>
<b>Total Units (low range):</b>	<b>100</b>
<b>Total Units Phase I+II(high range):</b>	<b>248</b>
<b>Total Units Phase I+II(low range):</b>	<b>208</b>
<b>Required Parking</b>	
248(x1 spaces/unit)	= 248 spaces
208(x1 spaces/unit)	= 208 spaces
Podium Parking	= 075 spaces
On grade PKG	= 176 spaces
<b>Total Spaces</b>	<b>= 251 spaces</b>



**NOTES**

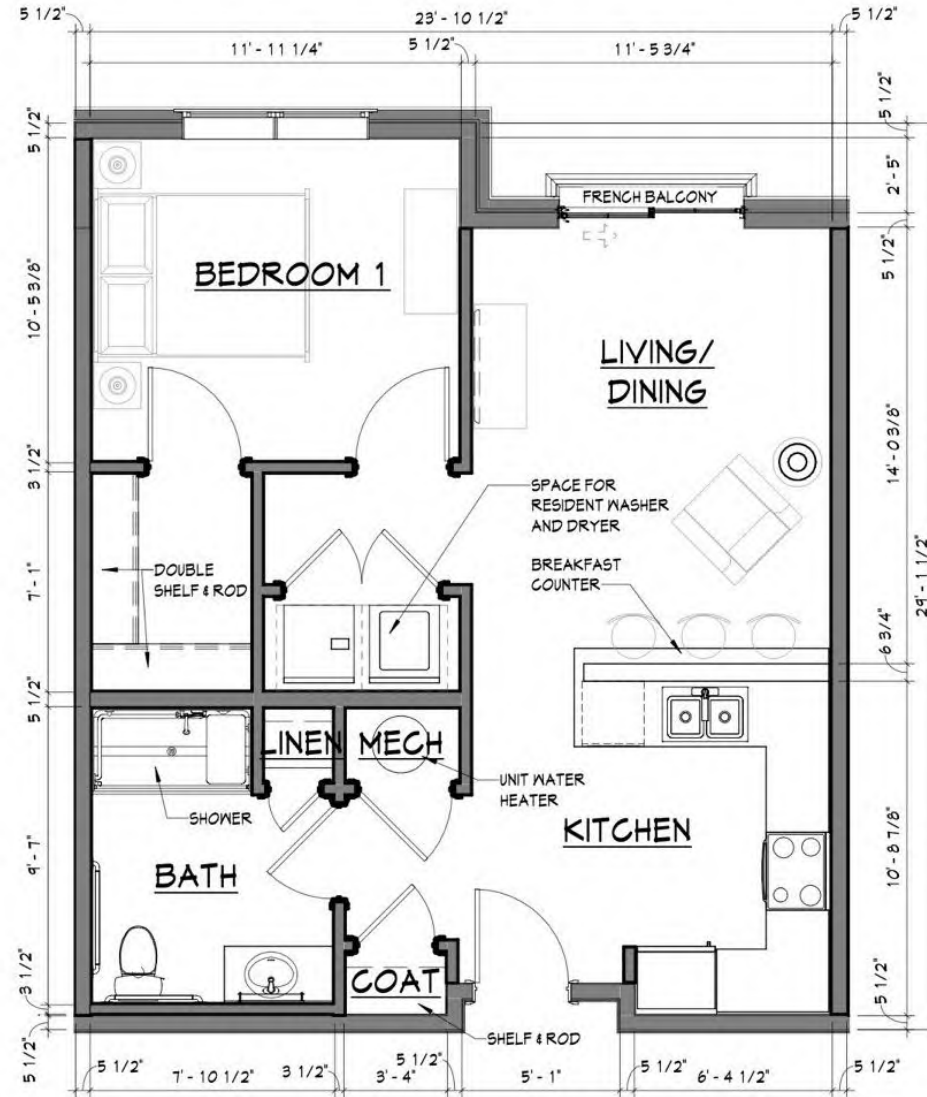
- A Residential - Phase I**  
Total SF: 32,600sf/level
- B Amenities + Main Entry**  
Total SF: 4,000 sf
- C Amenity Courtyard/Pool**
- D On-Grade Parking**  
Spaces: 133 spaces
- E Residential - Phase II**  
Total SF: 30,000sf/level
- F Podium Parking**  
Spaces: 75 spaces
- G On-Grade Parking**  
Spaces: 43 spaces

**Residential - Phase II**  
30,000 sf:  
(High)= gsf/1,000sf/unit 30 units  
(Low)= gsf/1,200sf/unit 25 units  
Total GSF: 120,000 sf

**Total Units (high range): 120**  
**Total Units (low range): 100**

**Total Units Phase I+II(high range): 248**  
**Total Units Phase I+II(low range): 208**  
**Required Parking**

248(x1 spaces/unit)	= 248 spaces
208(x1 spaces/unit)	= 208 spaces
Podium Parking	= 075 spaces
On grade PKG	= 176 spaces
<b>Total Spaces</b>	<b>= 251 spaces</b>



UNIT PLAN - 1 BR 1/4" = 1'-0"  
NET SQUARE FOOTAGE = 667 SF

**DWELLING UNIT FEATURES**

- GENERAL:**
1. ALL DWELLING UNITS SHALL COMPLY WITH THE FAIR HOUSING ACCESSIBILITY GUIDELINES (FHAG), AND ALL FEDERAL, STATE AND LOCAL ACCESSIBILITY CODES AS WELL AS THE SELECTED ACCESSIBILITY SAFE HARBOR.
  2. SEE UNIVERSAL DESIGN FEATURES NOTES FOR ADDITIONAL INFORMATION.

- DWELLING UNIT FINISHES:**
1. ALL HARD SURFACE FLOORING SHALL BE INSTALLED WALL-TO-WALL (UNDER ALL APPLIANCES AND REMOVABLE CABINETS) AND WILL BE SMOOTH, NON-GLAZE, AND SLIP RESISTANT.
  2. ALL UNIT CARPET TO BE DYED NYLON WITH ANTI-MICROBIAL AND WATER-RESISTANT BACKING WITH FIRM PAD (NO PAD AT HG UNITS). CARPET, PADS, AND ADHESIVES TO MEET GREEN LABEL OR GREEN LABEL PLUS STANDARDS.
  3. ALL UNIT WINDOWS TO RECEIVE MINI BLINDS.
  4. ALL LIGHT AND ENVIRONMENTAL CONTROLS, ALONG WITH ELECTRICAL AND DATA OUTLETS SHALL BE OF ACCESSIBLE DESIGN AND MOUNTED IN ACCESSIBLE LOCATIONS AS REQUIRED BY FHAG AND OR ANSI.
  5. ALL PAINTS, ADHESIVES AND FINISHES ARE ENVIRONMENTALLY FRIENDLY LOW/NO VOC.

- DWELLING UNIT BATHROOMS:**
1. ALL ANSI A / 2010 ADA BATHROOMS EXCEED A 60" TURNING RADIUS; ALL OTHER RESTROOMS PROVIDE REQUIRED FIXTURE CLEAR FLOOR AREAS.
  2. ALL DESIGNATED FULLY ACCESSIBLE UNITS ARE PROVIDED WITH ROLL-IN CURBLESS SHOWER ENCLOSURES THAT MEET ALL ACCESSIBILITY REQUIREMENTS INCLUDING GRAB BARS, SHOWER HEAD SLIDE BAR, AND PORTABLE TRANSFER SEATS.
  3. ANSI 'A' BATHROOMS FEATURE A WALL HUNG ACCESSIBLE VANITY WITH DROP IN SINK AND LOW FLOW LEVER FAUCET (1.5 GPM), DRAIN AND WATER SUPPLY PIPES ARE PROTECTED TO AVOID BURNS AND BUMPS.
  4. ADA COMPLIANT LOW FLOW WATER CLOSETS WITH SEAT SET AT 17" - 18" AFF. MIN.
  5. PROVIDE FRONT AND SIDE GRAB BARS AT ANSI 'A' UNITS AND SIDE ONLY WITH REQUIRED BLOCKING FOR FUTURE INSTALLATION AT ALL OTHER UNITS. BLOCKING MUST EXCEED THE ABILITY TO SUPPORT 250-300 LBS.

- DWELLING UNIT KITCHENS:**
1. KITCHENS SHALL MEET ALL ACCESSIBILITY REQUIREMENTS INCLUDING A 30"x48" CLEAR SPACE AT ALL FIXTURES AND APPLIANCES.
  2. CABINETRY IS FSC CERTIFIED, WITH NO ADDED FORMALDEHYDE; ACCESSIBLE FEATURES INCLUDING LOOP PULLS.
  3. KITCHEN SINKS ARE 8"-8" DEEP BASINS WITH LEVER TYPE ACCESSIBLE LOW FLOW FAUCETS (1.5 GPM). EXPOSED DRAIN AND WATER SUPPLY PIPES PROTECTED TO AVOID BURNS AND BUMPS.
  4. 30" ACCESSIBLE WORK SPACE AT ALL ANSI TYPE A DWELLING UNITS.
  5. KITCHENS ARE EQUIPPED WITH THE FOLLOWING APPLIANCES: 30" ENERGY STAR REFRIGERATOR, 30" RANGE (2" DROP-IN RANGE IN 30" CABINET AT HG UNITS), 30" (CHARCOAL FILTER RE-CIRCULATING) RANGE HOOD.
  6. EXTENDED COUNTER AT PASS-THROUGH.
  7. 12X15" COUNTER SPACE PROVIDED ADJACENT TO ALL APPLIANCES.

- DWELLING UNIT DOORS:**
1. UNIT ENTRY DOORS ARE 36" WIDE SOLID FILLED CORE WITH 180 DEGREE VENEER AND LEVER DOOR HARDWARE. TWO VENEERS INSTALLED AT ACCESSIBLE UNITS WITH ONE LOCATED AT ACCESSIBLE HEIGHT.
  2. UNIT INTERIOR DOORS: FILLED-CORE WHICH MEET OR EXCEED THE MINIMUM CLEARANCE AT ALL PASSAGE DOORS AS REQUIRED BY FHAG AND ANSI (MIN. OPENING NOMINAL 32" CLEAR WIDTH) AND HAVE ACCESSIBLE DOOR HARDWARE WITH A LEVER DESIGN.

- DWELLING UNIT PLUMBING:**
1. ALL PLUMBING FIXTURES TO BE LOW-FLOW - TOILETS - 1.3 GPF; SHOWERHEADS - 1.75 GPM; KITCHEN FAUCETS - 1.5 GPM; BATHROOM FAUCETS - 1.5 GPM.
  2. ALL EXPOSED PLUMBING (AT BATHROOMS AND KITCHENS), SUPPLY AND DRAIN/SANITARY LINES, TO PROTECT AGAINST SCALDING/BURNS AND BUMPS.
  3. ALL PLUMBING FIXTURES TO HAVE ACCESSIBLE LEVER DESIGN AND SHOULD BE TEMPERATURE LIMITED AND SHOWERS TO BE PRESSURE BALANCED.

- SENSORY IMPAIRED DWELLING UNITS (2%):**
1. FIRE ALARM STROBE TO BE PROVIDED IN THE LIVING ROOM AND BATHROOM.
  2. FIRE ALARM HORN AND STROBE TO BE PROVIDED IN THE BEDROOM(S).
  3. DOORBELL STROBE TO BE PROVIDED IN THE LIVING ROOM AND BEDROOM(S).
  4. VIDEO DOOR INTERCOM CONNECTED TO THE MAIN ENTRY DOOR SYSTEM.

FINISH KEY		ROOM FINISH SCHEDULE					
CABS	CABINETS	ROOM NAME	BASE	FLOOR	WALLS	CEILING	REMARKS
PLAM	PLASTIC LAMINATE COUNTERTOP	ENTRY CLOSET	WD	VP	PT-E	PT-F	
PT-E	PAINT - EGG SHELL	LIVING/DINING	WD	VP	PT-E	PT-F	FINISHES TO MATCH ADJACENT SPACE
PT-F	PAINT - FLAT	UTILITY	WD	VP	PT-E	PT-F	CABS, PLAM
PT-SG	PAINT - SEMI GLOSS	KITCHEN	WD	VP	PT-E	PT-F	
VP	VINYL PLANK	BEDROOM	WD	CPT	PT-E	PT-F	
VCB	VINYL COVE BASE, 4"	BDRM CLOSET	WD	CPT	PT-E	PT-F	PLAM
WD	WOOD BASE, 4" (PRE-FINISHED)	BATH	VCB	SV	PT-SG	PT-F	
CPT	CARPET						
SV	SHEET VINYL						

## DWELLING UNIT FEATURES

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2. SEE UNIVERSAL DESIGN FEATURES NOTES FOR ADDITIONAL INFORMATION.

### DWELLING UNIT FINISHES:

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2. ALL UNIT CARPET TO BE DYED NYLON WITH ANTI-MICROBIAL AND WATER-RESISTANT BACKING WITH FIRM PAD (NO PAD AT HG UNITS), CARPET, PADS, AND ADHESIVES TO MEET GREEN LABEL OR GREEN LABEL PLUS STANDARDS.
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4. ADA COMPLIANT LOW FLOW WATER CLOSETS WITH SEAT SET AT 11'-1" AFF. MIN.
5. PROVIDE FRONT AND SIDE GRAB BARS AT ANSI 'A' UNITS AND SIDE ONLY WITH REQUIRED BLOCKING FOR FUTURE INSTALLATION AT ALL OTHER UNITS. BLOCKING MUST EXCEED THE ABILITY TO SUPPORT 250-300 LBS.

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2. UNIT INTERIOR DOORS, FILLED CORE WHICH MEET OR EXCEED THE MINIMUM CLEARANCE AT ALL PASSAGE DOORS AS REQUIRED BY FHAG AND ANSI (MIN. OPENING NOMINAL 32" CLEAR WIDTH) AND HAVE ACCESSIBLE DOOR HARDWARE WITH A LEVER DESIGN.

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### SENSORY IMPAIRED DWELLING UNITS (2%):

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2. FIRE ALARM HORN AND STROBE TO BE PROVIDED IN THE BEDROOM(S).
3. DOORBELL STROBE TO BE PROVIDED IN THE LIVING ROOM AND BEDROOM(S).
4. VIDEO DOOR INTERCOM CONNECTED TO THE MAIN ENTRY DOOR SYSTEM.



UNIT PLAN - 2 BR 1/4" = 1'-0"

NET SQUARE FOOTAGE = 868 SF

### FINISH KEY

### ROOM FINISH SCHEDULE

CABS	CABINETS	ROOM NAME	BASE	FLOOR	WALLS	CEILING	REMARKS
FLAM	PLASTIC LAMINATE COUNTERTOP	ENTRY CLOSET	WD	VP	PT-E	PT-F	FINISHES TO MATCH ADJACENT SPACE
PT-E	PAIN - EGG SHELL	LIVING/DINING	WD	VP	PT-E	PT-F	
PT-F	PAIN - FLAT	UTILITY	-	SV	PT-E	PT-F	CABS, PLAM
PT-SG	PAIN - SEMI GLOSS	KITCHEN	WD	VP	PT-E	PT-F	
VP	VINYL PLANK	BEDROOM	WD	CPT	PT-E	PT-F	
VGB	VINYL COVE BASE, 4"	BDRM CLOSET	WD	CPT	PT-E	PT-F	PLAM
WD	WOOD BASE, 4" (PRE-FINISHED)	BATH	VCB	SV	PT-SG	PT-F	
CPT	CARPET						
SV	SHEET VINYL						

3060 DURRELL

CINCINNATI, OH

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SCHEMATIC

DATE: 7/15/2022  
PROJECT #: 22156

PRELIMINARY  
UNIT PLANS

SD-302

BERARDI+

ARCHITECTURE | INTERIOR DESIGN | ENGINEERING  
1399 GOODALE BOULEVARD, COLUMBUS, OHIO 43212  
P: 614.221.1111 | [berardi@berardi.com](mailto:berardi@berardi.com)

KINGSLEY + CO.  
Building to INSPIRE.











**March 30, 2023**


**To:**

**Mayor Aftab Pureva, Cincinnati, Ohio**  
801 Plum St., Suite 150  
Cincinnati, OH 45202

**Dear Mayor Aftab Pureval,**

The City Planning Department recently notified us of the Cincinnati Preservation Association's application for local historic designation and historic zone change hearings for our property at 3060 Durrell Ave. in Evanston. This request is inappropriate and unacceptable. We have owned this building since 2013 and the application was completed and submitted without our knowledge or consent. For 10 years we have invested thousands of dollars of the churches finances on this building only to find that it is deteriorating at a pace we cannot keep up with. To fix these issues it would take an investment that the congregation is unwilling to make to fix this deteriorating building. This building ( In a few years, if not sooner ) will become an issue of public safety. Our congregation and youth programs encounter issues with the building daily. Bricks, stones, roof tiles, and other debris fall from entryways, windows, ceilings, and other parts of the building frequently. The foundation is unstable, the interior is rotting, and the cost of utilities are astronomical. The Cincinnati Preservation Association has never offered to assist in its preservation in the 10 years we have owned the building, yet now that we have a sales agreement established that will allow our congregation funds to relocate. The sale of 3060 Durrell benefits our congregation and will have a positive impact on the Evanston community. The purchaser plans to tear down the distressed building and build quality housing units desperately needed in Evanston. A historic designation would terminate the pending sale of the building, and leave us with the existing building, jeopardizing the health and safety of our congregation. We are seeking to transition from this soon to be( in a few years) an uninhabitable building, and funds from its sale make this possible. The building and green space behind it is privately owned by our congregation and we have put in the work and funds to maintain it to the best of our ability. Please do not let a third party with sudden interest in our building ruin our ability to find a new, safe home for our congregation. A historic designation of an uninhabitable building does not benefit a community that would be better served with affordable housing rather than the albatross that it is becoming.

Respectfully,

  
Senior Pastor Peterson W. Mingo,  
Christ Temple Full Gospel Baptist Church

Cc:

Vice Mayor Jan-Michele Lemon Kearney  
Council Member Seth Walsh  
Council Member Meeka Owens  
Council Member Liz Keating  
Council Member Scotty Johnson  
Council Member Mark Jeffreys  
Council Member Reggie Harris  
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Markiea Carter  
Historic Board

ews

# Demolition of old Hoffman school blocked, leaving church stuck in crumbling building



**Randy Tucker**  
Cincinnati Enquirer

Published 11:00 p.m. ET March 26, 2023 | Updated 9:22 a.m. ET March 27, 2023

## Key Points

Developer Chinedum Ndukwe has offered to buy the old Hoffman Elementary School building from a local church to build apartments on the site

The Cincinnati Preservation Association has filed an application to have the building declared a local landmark, blocking redevelopment plans

When a concrete slab fell off the wall of his church last year, nearly crushing one of the kids participating in a youth program, Rev. Peterson Mingo knew it was time to move his congregation.

So, when former Bengal and real estate developer Chinedum Ndukwe offered to buy the old Hoffman Elementary School, where Christ Temple Full Gospel Baptist Church has been holding services for more than a decade, Mingo jumped at the chance.

**Who is Chinedum Ndukwe?** An informant in Jeff Pastor case was a Cincinnati fan favorite

"With what we'll make off the building, we can pay for a new building and still have more than enough to make any modifications and improvements," said Mingo, who's been pastor at the church for more than three decades.

## **Church is close to a deal**

Mingo said he and the church's trustees are close to finalizing a deal to sell their building to Ndukwe for an undisclosed price. The building in Cincinnati's Evanston neighborhood has a market value of about \$1.4 million, according to Hamilton County property records.

Ndukwe wants to tear down the dilapidated old school at Durrell Avenue and Victory Parkway and build apartments there. He told The Enquirer his preliminary plans call for 86 apartments on the school site plus 155 apartments in two new buildings on the adjacent ballfield.

But the project has been put on hold because of pushback from preservationists and some local residents.

Cincinnati Preservation Association last week filed an application with the city of Cincinnati to have the more than 100-year-old building declared a local historic landmark.

## **Preservationists want old Hoffman school building declared a local landmark**

Under the Historic Conservation Legislation that Cincinnati City Council passed in 1980, no demolition or development can take place while a decision is pending, which could take several months.

The preservation association filed the landmark application after consulting with nearby neighbors and members of the Evanston Community Council who oppose the redevelopment plans, according to Beth Johnson, the association's executive director.

"I was told they didn't support demolition of the school," Johnson said, referring to council leaders.

**Saved from destruction:** You can still see pieces of these historic Cincinnati sites

Ndukwe told The Enquirer he had the full support of the council.

Council president James Stallworth and other members of the community council did not immediately return calls, texts and emails seeking comment.

Johnson said the building deserves a landmark designation, in part, because of its "extreme architectural significance."

## **Building designed by firm founded by architect Samuel Hannaford**

Built in 1922, the old Hoffman Public School was designed by the architectural firm Samuel Hannaford and Sons. The architect who founded the firm and is famous for designing Music Hall, Cincinnati City Hall and numerous other Cincinnati landmarks did not personally have a hand in the design of the old school building. He died in 1911.

After years of neglect, Mingo said he's bewildered by the "sudden interest" in the church property, which Cincinnati Public Schools planned to tear down before it was sold at auction in 2012.

**Cincinnati History:** Cincinnati Bell is older than the telephone! Queen City's biggest anniversaries of 2023

If preservationists had wanted the building when he was soliciting offers last year, Mingo said he would have gladly sold it to them.

"If someone wanted to buy it or had donated the money to fix the building up, we'd roll with that. But nobody stepped forward," Mingo said, noting the preservation association did not contact the church before filing the landmark application.

## **Church wants to move from crumbling building**

Mingo said he and his congregation just want to move on after years of dealing with costly maintenance and repairs to the crumbling structure, which has relied on wall-hung space heaters and a portable furnace to keep worshipers warm for the past several years.

The boiler for the school's radiant heating system broke down in 2018 and couldn't be repaired because parts are no longer made for it, Mingo said.

The pipes that conducted heated water to radiators froze and burst over the winter, resulting in flooding throughout the building, he said. "We had water pouring through the walls. There was flood damage everywhere, and there still is."

## **Cost to repair building could exceed a half-million dollars**

Estimates to repair the damage and replace the heating system range from about a half-million dollars to \$1 million, Mingo said.

The building is insured for \$1 million, but the deductible the church would have to pay before insurance kicks in is about \$18,000, he said. "We don't have that kind of money."

Mingo said he's been wanting to move for years because of the deteriorating condition of the building, but his congregation of just over 100 mostly seniors and children simply couldn't afford it.

**That's So Cincinnati:** Crossroads' commitment to racial healing, 'Mayor' Mingo, goetta first-timer and The Farm's legacy in local politics

The offer from Ndukwe was an answer to his prayers, Mingo said, similar to the prayers that he believes brought his congregation to the building years ago.

The church, which had been leasing the building in lieu of a permanent home, was faced with the prospect of relocating again when the old school building was being auctioned.

## **Towne Properties founder donated building to church**

Then Neil Bortz, founder of Mount Adams-based Towne Properties, bought the building at auction and donated it to the church, Mingo said.

Mingo's dad worked for Bortz for many years, helping to fix up the properties Bortz first purchased to get his real estate company off the ground more than 60 years ago.

Bortz could not be reached for comment.

But Mingo described Bortz's intervention as a "blessing" and said he's counting on divine intervention to once again help him and his congregation achieve their goal of relocating to a newer facility.

"All I can do is pray on it," Mingo said.



The Rev. Peterson Mingo walks to the decommissioned boiler room at the former Hoffman School on Durrell Avenue in the Evanston neighborhood of Cincinnati on Tuesday, March 21, 2023. The Christ Temple Baptist Church currently resides in the building, but church leader, pastor Peterson Mingo, and the congregation have said the maintenance and repairs required to keep the building safe and operational are beyond their means.

*Sam Greene/The Enquirer*

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A temporary furnace is installed inside the sanctuary at the former Hoffman School on Durrell Avenue in the Evanston neighborhood of Cincinnati on Tuesday, March 21, 2023. The Christ Temple Baptist Church currently resides in the building, but church leader, pastor Peterson Mingo, and the congregation have said the maintenance and repairs required to keep the building safe and operational are beyond their means.

*Sam Greene/The Enquirer*

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The Rev. Peterson Mingo looks over water damage inside of the kitchen at the former Hoffman School on Durrell Avenue in the Evanston neighborhood of Cincinnati on Tuesday, March 21, 2023. The Christ Temple Baptist Church currently resides in the building, but church leader, pastor Peterson Mingo, and the congregation have said the maintenance and repairs required to keep the building safe and operational are beyond their means.

*Sam Greene/The Enquirer*

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Water damage has caused many ceiling tiles to collapse at the former Hoffman School on Durrell Avenue in the Evanston neighborhood of Cincinnati on Tuesday, March 21, 2023. The Christ Temple Baptist Church currently resides in the building, but church leader, pastor Peterson Mingo, and the congregation have said the maintenance and repairs required to keep the building safe and operational are beyond their means.

*Sam Greene/The Enquirer*

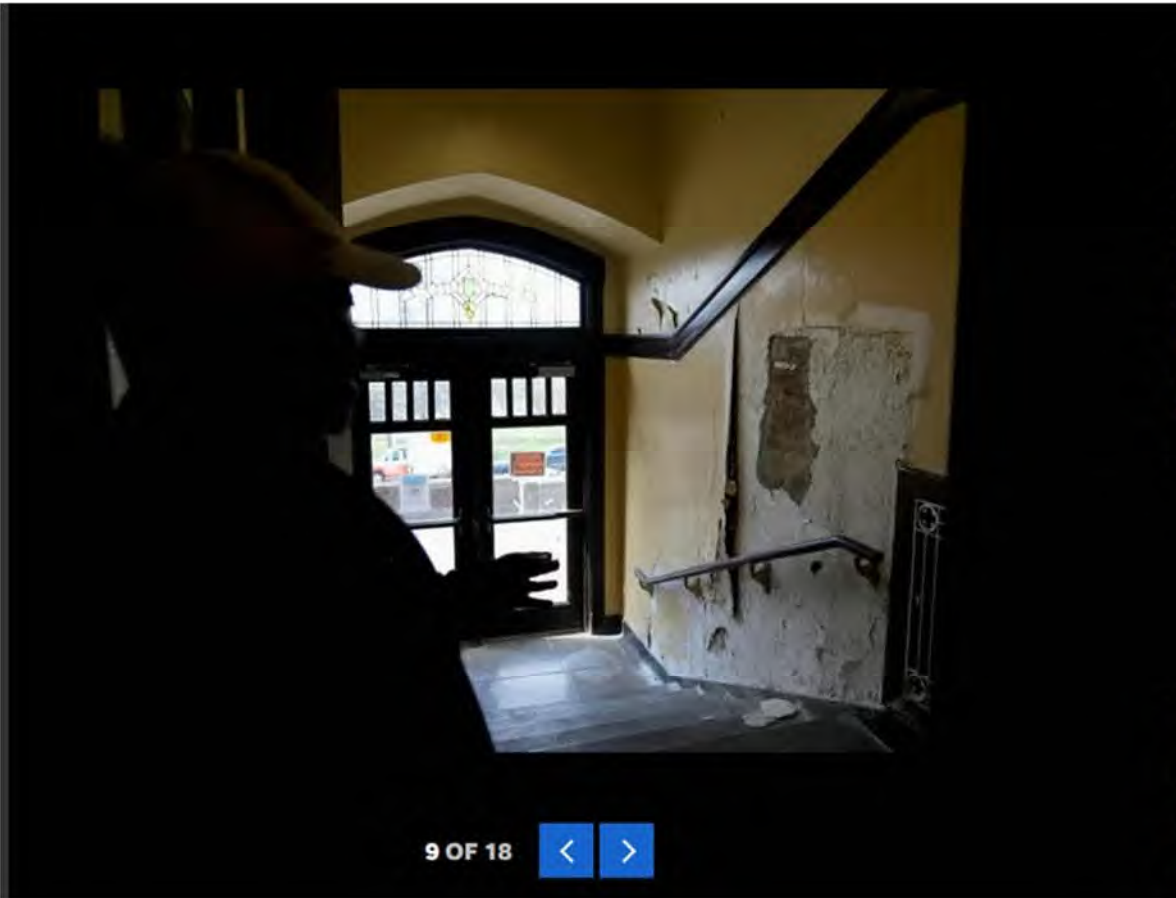
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Water damage to a hallway at the former Hoffman School on Durrell Avenue in the Evanston neighborhood of Cincinnati on Tuesday, March 21, 2023. The Christ Temple Baptist Church currently resides in the building, but church leader, pastor Peterson Mingo, and the congregation have said the maintenance and repairs required to keep the building safe and operational are beyond their means.

*Sam Greene/The Enquirer*

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SMALL HOME OFFICE



The Rev. Peterson Mingo describes the extent of water damage inside the building at the former Hoffman School on Durrell Avenue in the Evanston neighborhood of Cincinnati on Tuesday, March 21, 2023. The Christ Temple Baptist Church currently resides in the building, but church leader, pastor Peterson Mingo, and the congregation have said the maintenance and repairs required to keep the building safe and operational are beyond their means.

*Sam Greene/The Enquirer*

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The current state of a women's restroom at the former Hoffman School on Durrell Avenue in the Evanston neighborhood of Cincinnati on Tuesday, March 21, 2023. The Christ Temple Baptist Church currently resides in the building, but church leader, pastor Peterson Mingo, and the congregation have said the maintenance and repairs required to keep the building safe and operational are beyond their means.

*Sam Greene/The Enquirer*

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Furniture is moved to one corner as the floors have been pulled up due to water damage at the former Hoffman School on Durrell Avenue in the Evanston neighborhood of Cincinnati on Tuesday, March 21, 2023. The Christ Temple Baptist Church currently resides in the building, but church leader, pastor Peterson Mingo, and the congregation have said the maintenance and repairs required to keep the building safe and operational are beyond their means.

*Sam Greene/The Enquirer*

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The Rev. Peterson Mingo talks about the struggles of upkeep in the gaining building at the former Hoffman School on Durrell Avenue in the Evanston neighborhood of Cincinnati on Tuesday, March 21, 2023. The Christ Temple Baptist Church currently resides in the building, but church leader, pastor Peterson Mingo, and the congregation have said the maintenance and repairs required to keep the building safe and operational are beyond their means.

*Sam Greene/The Enquirer*

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The Rev. Peterson Mingo points to a large chunk of cement which had fallen from the ceiling onto the balcony below at the former Hoffman School on Durrell Avenue in the Evanston neighborhood of Cincinnati on Tuesday, March 21, 2023. The Christ Temple Baptist Church currently resides in the building, but church leader, pastor Peterson Mingo, and the congregation have said the maintenance and repairs required to keep the building safe and operational are beyond their means.

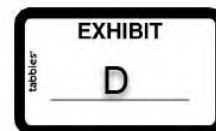
*Sam Greene/The Enquirer*

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From: **Toyia Montgomery** <[toyia.montgomery@gmail.com](mailto:toyia.montgomery@gmail.com)>  
Date: Thu, Apr 27, 2023, 8:40 AM  
Subject: RE: Hoffman School  
To: <[CityCouncil@cincinnati-oh.gov](mailto:CityCouncil@cincinnati-oh.gov)>

To whom it may concern,

I started my career in 2002 at Lafayette Bloom Back on Track School, the school closed in 2006.

It was acquired nearly 10 years ago to be renovated and now it has been acquired by the Port Authority after the developer failed to keep their promises of renovating the school.

I lived across from the redevelopment of the old Fairview Elementary school and heard numerous complaints of rats and mice still running throughout the building post renovation.

There was not a problem demolishing historic buildings like Taft High School and businesses in the west end for FC Cincinnati. Why is Hoffman School an exception?

After being a landlord for 15+ years and watching the housing market transition. It is imperative that we develop more housing. Market rate housing, housing people can feel safe living in, knowing there isn't a threat to their families. We know these old buildings are beautiful but we can't save them all. They are rot with issues, asbestos, lead based paint, rodents among other things. We shouldn't have to bring in big developers from NY City. We should allow local Cincinnati developers the opportunity to reimagine the space into housing for the people of Evanston, the people of Cincinnati.

It is for the reasons outlined above that I stand in opposition of the historic designation.

Thank you,

Toyia Montgomery  
(513) 290-6357



March 27, 2023

Chinedum Ndukwe  
Kingsley + Co.  
30 W. 3rd Street  
Cincinnati, OH 45202

Dear Mr. Ndukwe,

We have been made aware of your intent to purchase the building at 3060 Durrell Avenue, Cincinnati, Ohio 45207. We understand that the building and surrounding property is currently and privately owned by Christ Temple Full Gospel Church, Rev. Peterson Mingo. With this purchase, we also understand that we must relocate our programming, community garden and sports teams.

The Evanston Bulldogs Youth Association has been operating in the community for over 30 years and will continue our work with the youth in the Evanston community. As we transition into a new location, thank you for offering a temporary green space at the St. Mark's property for the 2023 growing season for the garden. We support the decision made by Christ Temple FGBC and Rev. Mingo to sell the building and surrounding property to you.

We wish you well on your future project.

As always, you are welcomed to reach out should you need further information, please do not hesitate to call me at 513-254-1973 or my personal email, milanlanier@gmail.com.

Thank you.

**Be safe-Be Well-**

**Milan Lanier Sr.,  
President  
513-254-1973**

## 1907-1975 SAMUEL ACH JUNIOR HIGH SCHOOL

From the Collection of The Public Library of Cincinnati and Hamilton County

This Collegiate Gothic school building once stood at the southwest corner of Reading Road and Rockdale Avenue. Designed by Edward H. Dornette, who was H. E. Siter's successor as architect for the Board of Education, it was built about 1907. Notice a portion of the Lincoln & Liberty Monument in the lower left corner of this view. The monument remains and was restored several years ago, but the school is gone.

In 1967 the school, then known as Samuel Ach Junior High School, was the scene of a protest meeting. Racial tensions generated by unemployment, dislocation from urban renewal projects, overcrowding and friction with police led to two nights of rioting. The Board of Education voted to close the school in July 1975 after studying the comparative cost of renovation and new construction. To some the decrepit physical conditions at Ach required its replacement, while others argued for preservation. It was subsequently demolished, and the site is a playground for the 1950 South Avondale School adjacent.



## 1860-1901 COVERED BRIDGE OVER THE MILL CREEK

From the Collection of The Cincinnati Museum Center-Cincinnati Historical Society Library

Today it is difficult to imagine there was ever a wooden covered bridge anywhere in the city; yet this bridge was one of two that spanned the Mill Creek in Northside (historically known as Cumminsville). The bridge was built in 1860 along with Spring Grove Avenue as a private venture backed by Ephraim S. Bates and Richard Hopple. With additional investors, they operated a mule-drawn street railway along the avenue. In 1901, the old wooden bridge was demolished and replaced with a new "steel archway," more "suited to modern purposes."

## 1970-2002 RIVERFRONT STADIUM

From Library of the City of Cincinnati, Department of Buildings & Inspections

Completed in 1970 and recently known as Cinergy Field, Riverfront Stadium was reflective of its time. It combined facilities for both baseball and football and helped anchor downtown Cincinnati by its location on the river. It also made good use of the floodplain with its construction on columns and parking decks below. Designed by Heery & Heery of Atlanta, it cost \$52 million and seated 52,000. For over 30 years, it was home to the Cincinnati Reds and the Bengals, who both won championships the year it opened. As the new millennium approached; however, the stadium was considered outmoded and both teams wanted their own arenas. Riverfront Stadium was imploded on December 29, 2002, and replaced by two new sports arenas—the Bengals Stadium and the Great American Ballpark.



## 1912-1970 CROSLY FIELD

From the Collection of The Public Library of Cincinnati and Hamilton County

From 1912 to 1970 Crosley Field, at 1200 Findlay Street and Western Avenue, was the home of the Cincinnati Reds, the first professional baseball team in America. Originally known as Redland Field, it was renamed Crosley Field in 1934 when the Reds were owned by Cincinnati businessman and inventor Powel Crosley, Jr. Baseball devotees count the first night game in 1935 as one of the most notable events to take place in this ball park.

The ball park was remodelled by Harry Hake's firm during the 1930s, but both the city and the club remained dissatisfied with the location. The West End was deteriorating and parking there was difficult. The 1948 Metropolitan Master Plan called for a multi-sports stadium to be built on the riverfront just east of the Suspension Bridge. Twenty years later, ground was broken for Riverfront Stadium and on June 24, 1970, the last game was played at Crosley Field.



## 1835-1955 CHRIST CHURCH

From the Collection of The Public Library of Cincinnati and Hamilton County

This early Gothic-Revival church, designed by Henry Walter, was built on Fourth Street east of Swamore in 1835 by one of Cincinnati's oldest and most prestigious congregations. The interior was redecorated in 1890 by the Tiffany Studio in New York, but 50 years later the décor, particularly the indescent purple and gold tile, was considered garish. In 1941, the parish decided to replace the old church, finding it worn out, functionally obsolete and unfashionable.

The plans for a new building were delayed by World War II and controversy over its design. An innovative concept by Eiel Saarinen, a proponent of Modern architecture, was rejected in 1949 as too radical. It was not until 1955 that the old church was demolished. The current neo-Gothic building by David Briggs Maxfield was finally completed two years later, and has been renovated several times since.



## 1867-1990 CINCINNATI WORKHOUSE

From the Collection of The Cincinnati Museum Center-Cincinnati Historical Society Library

You may remember spying this formidable fortress of a building in Camp Washington while driving by on Interstate 75. Completed in 1867, the Workhouse was a prison established on the principle that criminals could be rehabilitated through work. It was also the first major commission by Samuel Hannaford one of Cincinnati's most prolific architects, with Edwin Anderson.

In 1978 there was a court order to close the Workhouse because of unhealthy conditions and functional obsolescence. A new jail east of the present Hamilton County Courthouse was completed in 1982. For over a decade preservationists attempted to save the Workhouse by listing it in the National Register of Historic Places and searching for new uses for it. But this was not enough to keep it from being demolished in 1990.

# FUNCTIONAL OBSOLESCENCE

## LOST CINCINNATI: WHY BUILDINGS DIE

3060 DURRELL AVENUE

EXHIBIT  
G

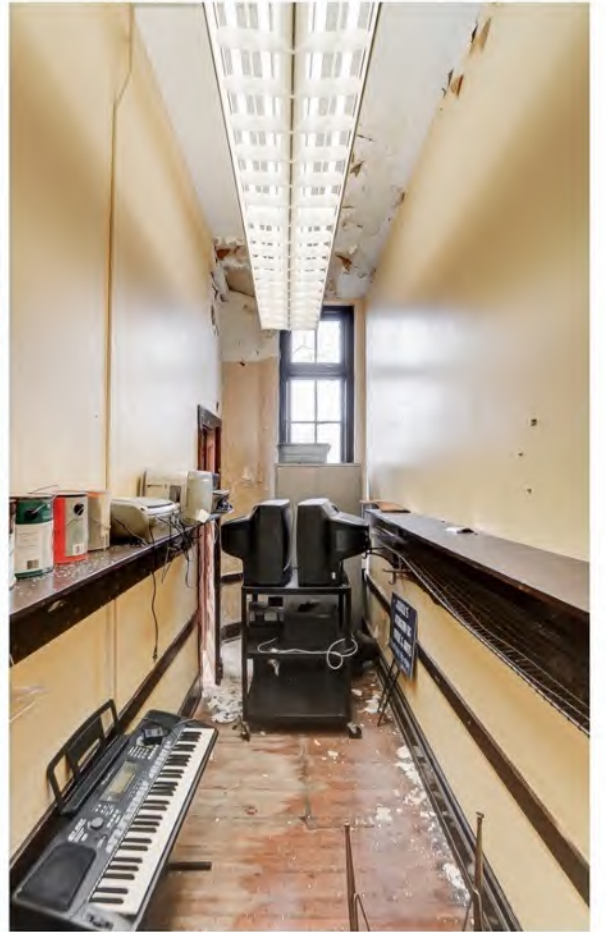
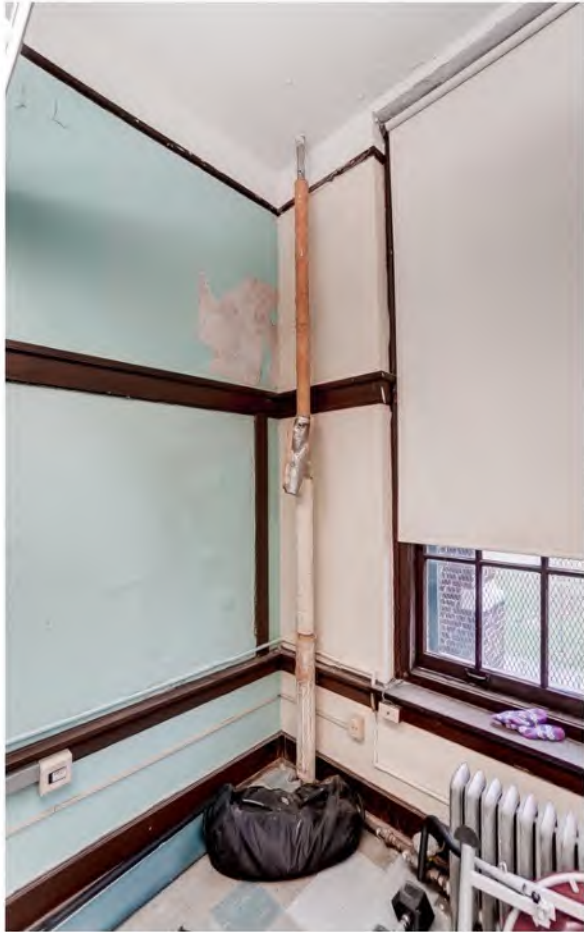


















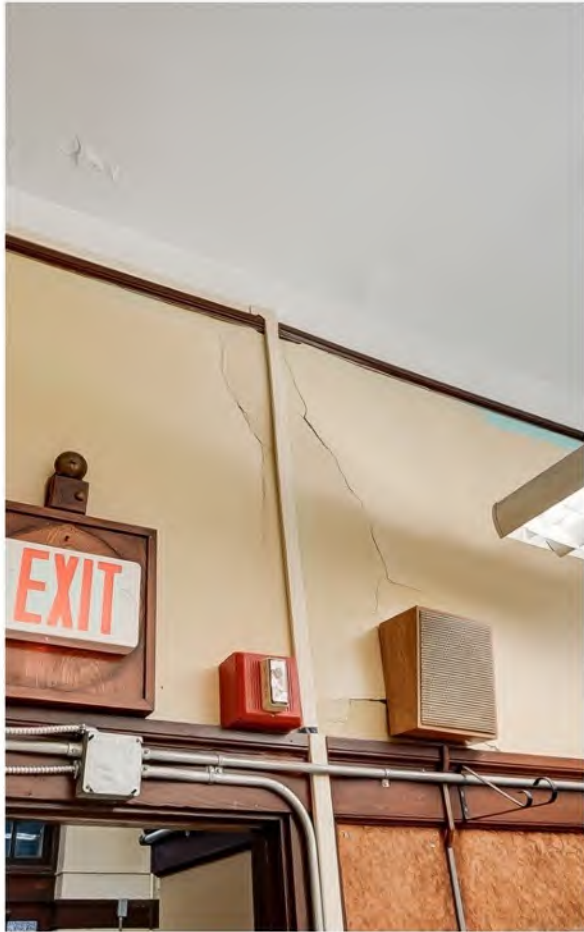


















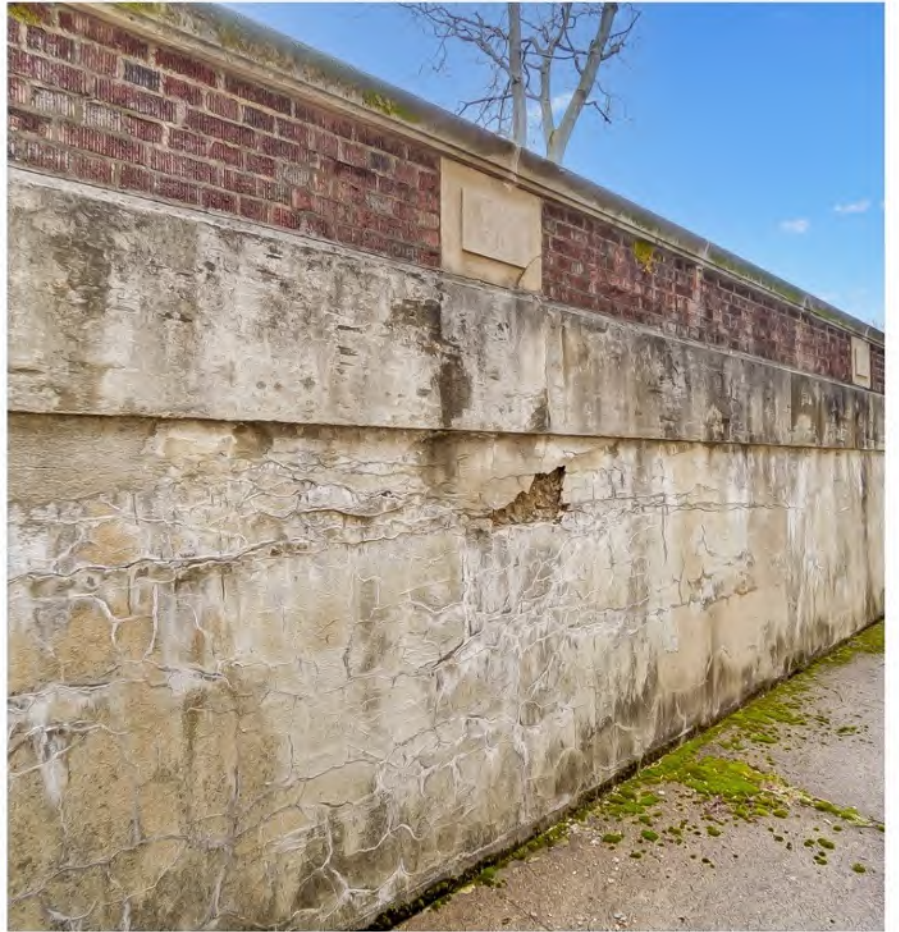


























April 18, 2023

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**30 West Third Street  
Cincinnati, Ohio 45202**

**Attention: Chinedum Ndukwe  
Principal and Founder**

**Subject: Hoffman School--Evanston  
3060 Durrell Avenue  
PLANNED USES LIMITATIONS**

Dear Mr. Ndukwe:

As we have discussed on numerous occasions, the adaptive reuse of the Huffman School in Evanston poses extreme impossibilities for redevelopment and eliminates repositioning as we consider an entire list of imagined uses. There also exist Community Redevelopment guidelines that are typically applied by the Real Estate Industry and neighborhoods, advising developers toward the most viable use alternatives for existing buildings and open site areas. In fact, at one point in the history of Evanston, the Community and immediate neighborhood directed that a school be constructed at this site. Neighborhoods and cities still most often carefully guide our use responses for specific needs to best offer benefits to our communities, especially considering those currently identified as support to the Affordable Housing Community for Evanston. Neighborhoods evolve, and all too often the result is vacated unused and unsafe buildings. As such, our proposed use, creating an open site opportunity thorough demolition, is most fitting for the neighborhood, offering alternatives to create new neighborhoods.

Being one of the major Historic Architecture Firms in the Midwest, the Berardi+ Team certainly appreciates the general aesthetic of the building, as well as any remaining representative detailing of that which may have existed at one time. But while the building is failing in many ways, the plan and general structure of the Huffman School (...noting that structure exists in various stages of deterioration), simply do not offer opportunities for effective planning as an adaptive reuse environment without completely restructuring the floor plates. And to that end we must also note that any such restructuring would not be permitted by the State Historic Preservation Office under Section 106 reviews, as we would normally follow the Secretary of the Interior's Standards for Rehabilitation.

With an unbiased view we must point to the condition of the building's entire infrastructure, including all components related to structural systems existing in serious condition of accelerated deterioration, and building services that are completely depleted. Additionally, this last statement does not attempt to detail the myriad of hazards linked with the existing uses and occupancy violations attributed to the lack of building safety systems. Of some added import, it is also quite clear that there is no suitable market segment which will respond for placing the building in service....the history of the building's long-term vacancy should be sufficient evidence in that regard. And while unfortunate, the current Owner does not have the means to restructure the building for a substantial occupancy.

Reviewing general building characteristics, the existing plan is defined with large classrooms and public spaces. And while each classroom could be planned for your proposed uses, the total number of dwellings possible is limited to a range of 22 apartments, when considering required preservation of larger 'public areas'. As we consider the essential reconstruction of general building systems, and the new construction associated with an apartment community, 22 dwellings is simply not an efficient use for a building whose area is approximately 60,000 gross square feet.

*Page 2 of 2*  
**Hoffman School--Evanston**  
**3060 Durrell Avenue**  
**PLANNED USES LIMITATIONS**  
**April 15, 2023**

The gross building area attributable to each unit is greater than 2,600 sf per unit (...this will include all circulation and support areas). The area currently defined as classrooms, each equal to 800 sf (...including the coat rooms), can accommodate good planning for 1-BR dwellings, or at best a very small 2-BR dwelling. But in this current case the efficient factor is approximately 30%, whereas normal efficiencies for multi-family residential planning is ideally at 80%. Reuse of the floor plates and demising walls as they exist is very limiting and simply not effective for and do not respond to market needs for residential planning.

As I have indicated for you previously, the Hoffman School regardless of potential historic designations, will only enable fulfilment of its current limited uses, without true contributions to the neighborhood at large. All the while, the building will continue the slow process of deterioration, likely to a point of being designated unsafe. And the latter could potentially result in public/private action against the current owner for demolition by neglect as the building's useful life continues to be depleted. This last comment continues the notion that other prospective users of the building seem to be far afield, as they have understood the need for extensive reconstruction. And while cost is not considered a hardship cause for review of historic properties' redevelopment, unreasonable costs are clearly considered during feasibility analysis, and appear to have negated any past attempts for adaptive reuse of Hoffman. As we recognize, not all buildings offer ideal options for redevelopment.

However, it remains my opinion that little argument can be made against the idea that the 'Hoffman School meets Criterion 1 for its association with the Progressive Era and City Beautiful movements...'. But, the notion of the building representing a well-preserved example of the Jacobean Revival style is an opinion, though the limited effort made for preservation through selective maintenance and emergency repairs must be recognized. I'm also reminded of the notion that 'beauty is often only skin deep'. But what is internal to the Hoffman is likely another matter related to structure, safety, and environmental concerns that we have discussed. This is without doubt a beautiful example of a distinct style. At the same time I'm somewhat intrigued by the proposal for the current designation, especially since it serves well to feature the most dominant positive ornamentation and general character of the building but does not detail these last comments...the parts that truly create redevelopment feasibility.

In any case, please review in concert with our previous notes, and as you require added discussion please contact me at your convenience.

***Very truly yours,***  
***Berardi+***



**George D. Berardi, AIA**  
**GDB/lp**



- ◆ Phase I & II Environmental Site Assessments
- ◆ Asbestos & Lead Surveys
- ◆ Brownfield Assessments
- ◆ Indoor Air Quality Assessments



April 19, 2023

Mr. Chinedum Ndukwe  
Kingsley + Co.  
30 W. 3rd Street, 4th Floor  
Cincinnati, Ohio 45202

**Subject: Asbestos Abatement Cost Estimate  
Former School Building  
3060 Durrell Avenue, Cincinnati, Ohio**

Dear Chin:

WESTECH Environmental Solutions (WESTECH) has completed a limited asbestos survey of the former school building located at the subject site.

The results of this survey revealed the following asbestos-containing materials (ACM) or assumed ACM in or on the school building:

- Floor tile
- Floor tile and mastic
- Floor tile mastic
- Thermal system insulation (pipe insulation)
- Thermal system insulation debris
- Door caulking
- Window and door glazing compound
- Window caulking
- Roof vent duct mastic
- Roof mastic
- Fiber board
- Plaster (asbestos-containing needing further analysis to confirm asbestos concentration)
- Insulation board and mastic (assumed ACM)
- Corkboard and mastic (assumed ACM)
- Chalkboard and mastic (assumed ACM)
- Roofing material (assumed ACM)

Since this building was occupied during the survey, certain suspected ACM could not be sampled as sampling of these materials requires destructive investigative methods. However, if these ACM and assumed ACM (except for the roofing material and roofing mastics) are abated, WESTECH estimates the cost of abatement to be \$1,573,623. An itemized cost estimate is attached.

March 18, 2023

**WESTECH** Environmental Solutions

We appreciate the opportunity to offer our professional consulting services. If you have any questions concerning this estimate, please contact me.

Sincerely,

**WESTECH Environmental Solutions**

A handwritten signature in blue ink, appearing to read "Michael J. Westerfield".

Michael J. Westerfield, CPG  
Project Director

Attachment

## Asbestos Abatement Cost Estimate

Former School Building  
3060 Durrell Building  
Cincinnati, Ohio 45207

Homogeneous Area (Material Description)	Approx. Quantity	Unit Cost	Extended Cost
12" Pink Floor Tile with Tan Mastic	1075	2.5	\$2,688
White Chalkboard Mastic/Plaster	1500	4	\$6,000
White Steam Line Insulation	1500	15	\$22,500
White Interior Door Caulking	15	20	\$300
Black Interior Window and Door Glazing Compound	5	20	\$100
Green 9" Floor Tile with Black Mastic	815	2.5	\$2,038
Grey 9" Floor Tile with Black Mastic	815	2.5	\$2,038
Green 9" Floor Tile with Black Mastic	6220	2.5	\$15,550
White 9" Floor Tile with Black Mastic	6220	2.5	\$15,550
Hard Plaster Walls	60000	10	\$600,000
White Window and Door Glazing Compound	100	10	\$1,000
Hard Plaster Ceilings	80000	10	\$800,000
White Pipe Insulation on Steam Lines	530	15	\$7,950
TSI Pipe Insulation Debris	5775	10	\$57,750
Grey Window Caulking	280	10	\$2,800
Grey Exterior Door Frame Caulking	720	10	\$7,200
Grey Fiber Board	8	20	\$160
Orange Insulation Board	1500	4	\$6,000
Tan Corkboard	1500	4	\$6,000
Black Chalkboard	1500	4	\$6,000
Tan Insulation Board Mastic	1500	4	\$6,000
Black Corkboard Mastic	1500	4	\$6,000

Total **\$1,573,623**



**Sonya Jindal Tork**  
513.357.9335  
jindal@taftlaw.com

April 27, 2023

**SENT VIA FEDEX**

Cincinnati Preservation Association  
812 Dayton Street  
Cincinnati, OH 45214

**RE: Kingsley Investment Group; 3060 Durrell Avenue, Cincinnati Ohio.**

Dear Cincinnati Preservation Association:

Taft Stettinius & Hollister LLP represents Kingsley Investment Group LLC dba Kingsley + Co. ("Kingsley") as buyer under that certain commercial real estate contract (the "Contract") executed on or about June 17, 2022, for Kingsley's purchase of 3060 Durrell Avenue, Cincinnati Ohio (the "Property").

It has come to Kingsley's attention that the Cincinnati Preservation Association (the "Association") is tortiously interfering with Kingsley's Contract and business relationship with the Christ Temple Baptist Church, the seller of the Property under the Contract (the "Seller"). Specifically, the Association is encouraging other entities and people to enter into a contract to purchase the Property, despite Kingsley having exclusive purchase rights, by attempts to induce Seller to improperly terminate the Contract. Furthermore, the Association has encouraged other entities and people to contact the Seller and convince the Seller to terminate the Contract. Lastly, the Association has misstated Kingsley's rights under the Contract by stating Kingsley only has an option to purchase.

To the extent the Association has or continues to improperly assist and encourage the Seller to break the Contract through the Association's own acts and acts of others, and misstates Kingsley's rights under the Contract, the Association will be liable for tortious interference under Ohio law. *A & B-Abell Elevator Co. v. Columbus/Cent. Ohio Bldg. & Constr. Trades Council*, 73 Ohio St.3d 1, 14, 651 N.E.2d 1283 (1995) (finding wrongful conduct "when a person, without a privilege to do so, induces or otherwise purposely causes a third person not to enter into or continue a business relationship with another, or not to perform a contract with another.").

To avoid legal action, which itself is dependent on no damage occurring from the wrongful conduct already committed, the Association must do all of the following:

1. Immediately cease and desist from interfering with Kingsley's Contract and business relationship with the Seller of the Property under the Contract;
2. Immediately cease and desist from encouraging others to interfere with Kingsley's Contract and business relationship with the Seller of the Property under the Contract; and
3. Immediately cease and desist from misstating Kingsley's rights under the Contract.


If the Association decides not to comply with the above, Kingsley will promptly take all steps necessary to protect its rights, including filing a complaint to recover damages and prevent further harm.

Since you are now on notice of potential litigation, we demand that the Association take all necessary steps to preserve and not destroy, conceal, or alter all communications and documents relevant to this matter, including, without limitation, emails, text and self-destructing messages, social media posts, voicemails, records, files, and other data, wherever located and regardless of the format or media. Purposeful destruction of evidence could result in penalties, including legal sanctions.

This letter is not intended as a full recitation of the facts or a complete review of applicable law. Nothing contained in or omitted from this letter is or should be deemed to be a limitation, restriction, or waiver of any of Kingsley's rights or remedies, either at law or in equity. Kingsley expressly reserves all of its legal and equitable rights and remedies, including the right to seek injunctive relief and recover monetary damages.

Thank you for your prompt attention to this matter.

Sincerely,

A handwritten signature in black ink that reads "Sonya Jindal". The signature is written in a cursive, flowing style.

Sonya Jindal Tork

CSH:rw1

cc: Christopher Houston