

Honorable City Planning Commission
Cincinnati, Ohio

June 2, 2023

SUBJECT: A report and recommendation on a proposed Local Historic Landmark designation of 3060 Durrell Avenue (known as the Hoffman School) in Evanston.

GENERAL INFORMATION:

Location: 3060 Durrell Avenue, Cincinnati, Ohio 45207
Applicant: Cincinnati Preservation Association (CPA)
Applicant's address: 430 Reading Road, Cincinnati, Ohio 45202
Property Owner: Christ Temple Baptist Church
Property Owner's Address: 3060 Durrell Avenue, Cincinnati, Ohio 45207

ATTACHMENTS:

Attachment A – Historic Designation Report (as submitted by applicant)
Attachment B – Historic Designation Report Revised
Attachment C – Historic Conservation Guidelines (as submitted by applicant)
Attachment D – Historic Conservation Guidelines (staff proposed revisions – track changes)
Attachment E – Historic Conservation Guidelines (staff proposed revisions – clean version)
Attachment F – Historic Conservation Board decision letter
Attachment G – Staff Recommended Boundary Map and Legal Description
Attachment H – Correspondence

BACKGROUND:

The applicant, Cincinnati Preservation Association (CPA), is requesting a Local Historic Landmark designation for the property generally located at 3060 Durrell Avenue (including the Hoffman School building and adjacent athletic field) at the southeast corner of Durrell Avenue and Merrimac Street in Evanston as shown in Attachment A. Chapter 1435 of the Cincinnati Zoning Code establishes the application process for designation of historic assets, landmarks, and districts and allows non-owners, such as local community organizations and preservation associations to submit applications for consideration.

The Christ Temple Baptist Church currently owns the property and is opposed to the proposed designation. The owner has plans to sell the building to a local developer who wishes to demolish the building to construct new housing. The site is currently zoned Residential Mixed (RMX).

HISTORIC AND ARCHITECTURAL SIGNIFICANCE:

The Hoffman School building embodies the distinctive characteristics of the Jacobethan Revival-style architecture, including brick walls, stone trim, Tudor arches, leaded windows, towers and turrets and battlement forms. The Jacobethan Revival-style became popular during the Progressive Era and City Beautiful Movement, a period notable for open space. As described in more detail below, the applicant seeks to designate the building and the surrounding open space pursuant to Cincinnati Zoning Code 1435-07-01(a)(1) and (3).

The eastern half of the site is occupied by a large open grassy space used for a play area and ball fields. The open space was a part of the original plan for the school, as seen on the original plans for the site

developed by the architectural firm of Samuel Hannaford and Sons. The applicant has included the open space within the proposed boundary, as it is an original feature of the site. The Progressive Era movement encouraged this type of open space to allow students to access the health benefits of open-air spaces and exercise, which was not a common feature of school buildings prior to this era. 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.

According to Chapter 1435-07-1 of the Cincinnati Zoning Code (Historic Preservation), certain findings must be made before a Local Historic District or Landmark can be designated by City Council. The proposal must be found to have historic or architectural significance by having one or more of the following criteria below:

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

The applicant for this Local Historic Landmark designation is nominating this under Criterion 1 (as a reflection of the Progressive Era and City Beautiful movements on education design and planning) and Criterion 3 (as an example of Jacobethan Revival-style architecture as applied to the building by the firm of Samuel Hannaford and Sons).

ANALYSIS:

According to Cincinnati Zoning Code Section 1435-07-2-B(c), the City Planning Commission has the duty within thirty (30) days of the transmittal of the decision and recommendation of the Historic Conservation Board, to hold a public hearing to determine whether to follow the recommendation of the Historic Conservation Board. The transmittal of the decision and recommendation of the Historic Conservation Board occurred on May 19, 2023. In making a determination, the City Planning Commission shall consider all of the following factors:

- (1) 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

The proposed Local Historic Landmark designation of 3060 Durrell Avenue (known as the Hoffman School building) is consistent with Plan Cincinnati (2012). In the Sustain Initiative Area, a Goal states to "preserve our natural and built environment" and "preserve our built history with new development incentives and regulatory measures" (pages 193-194).

This proposed Local Historic Landmark designation is also consistent with the Evanston Work Plan (2019). Within the Theme of "Celebrating and Preserving Evanston" Goal 9 states that "Evanston builds upon its rich history through the preservation of buildings and the stories from residents' past and present who shaped the neighborhood" (page 50). Under this Goal is a Strategy to "Collaborate with the City of Cincinnati's Urban Conservator to inventory and identify the history of 100 structures and their sustainability for repurposing vacant or underutilized buildings" and a specific Action Step to "Explore landmark designation for other historic buildings such as Hoffman School and Calvary United Methodist Church" (page 76). The proposed designation is directly consistent with the Evanston Work Plan (2019).

- (2) The effect of the proposed designation on the surrounding areas and economic development plans of the city; and

Designating 3060 Durrell Avenue (known as the Hoffman School building) as a Local Historic Landmark could potentially assist in the renovation of the building by allowing the current or future property owner to apply for the necessary historic tax credits to assist. If the building were revitalized for housing it would have a positive impact on the community and economic development plans of the City by bringing this deteriorated building back to life and adding much needed housing units in Cincinnati.

- (3) Such other planning and historic preservation considerations as may be relevant to the proposed designation.

The Hoffman School 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 has not been formally designated to-date, but as noted earlier, it is specifically called out in the Evanston Work Plan (2019) to explore Local Historic Landmark designation for certain buildings, including the Hoffman School.

Department of City Planning and Engagement staff believes that the proposed Local Historic Landmark designation of the Hoffman School building located at 3060 Durrell Avenue in Evanston meets the requirements of Chapter 1435 of the Cincinnati Municipal Code (Historic Preservation). The documentation in the designation report (Attachment B) provides conclusive evidence that all required findings may be made for the proposed designation. This designation could help the renovation of the Hoffman School building and potentially encourage more rehabilitation in this area of Evanston.

Per Chapter 1435- 07-2-C. - Adoption of Conservation Guidelines.

"At the time of designation of a Historic Landmark, Historic District or Historic Site, Council has the duty to adopt conservation guidelines for each Historic Landmark, Historic District or Historic Site. 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.”

The proposed guidelines are attached to this staff report as Attachment E. The Historic Conservation Board and Staff of the Department of City Planning and Engagement have determined that with certain revisions that are more particularly detailed below, the proposed guidelines are acceptable to further goals to preserve the architecture of the proposed Local Historic Landmark designation and promote the redevelopment and revitalization of the larger site with compatible new development.

PUBLIC COMMENT:

A virtual public staff conference facilitated by the Department of City Planning and Engagement was held on April 12, 2023. Notices were sent to property owners within a 400’ radius of the proposed Local Historic Landmark designation as well as the Evanston Community Council. The applicant (CPA), the property owner, the potential developers, nearby property owners (approximately 25), and historic preservationists were in attendance. The property owner and the potential developers were opposed to the proposal, expressing concern that the condition of the building would make it economically infeasible to adaptively reuse the building. Many of the attendees were in favor of the designation, signaling the historic importance of the building, and stated that it should be preserved. The Department of City Planning and Engagement has received numerous letters of support as well as opposition (Attachment H).

CONSISTENCY WITH PLANS:

The designation of the Hoffman School building as a Local Historic Landmark in Evanston is consistent with *Plan Cincinnati* (2012). Specifically, within the Sustain Initiative Area, a Goal recommends to “preserve our natural and built environment” and “preserve our built history with new development incentives and regulatory measures” (pages 193-194). It is also consistent with the Live Initiative Area, Goal 3 recommends to “Provide a full spectrum of housing options, and improve housing quality and affordability” (page 164). This designation will eventually preserve and rehabilitate a vacant historic building.

It is also consistent with the *Evanston Work Plan* (2019). Specifically, within Goal 1, it states in their housing strategy that they must “Create a sustainable, mixed income neighborhood without displacement” (page 40). Also, in their preservation strategy, Goal 9, it states that “Evanston builds upon its rich history through the preservation of buildings and the stories from residents past and present who shaped the neighborhood” (page 50). Under this Goal is a Strategy to “Collaborate with the City of Cincinnati’s Urban Conservator to inventory and identify the history of 100 structures and their sustainability for repurposing vacant or underutilized buildings” and a specific Action Step to “Explore landmark designation for other historic buildings such as Hoffman School and Calvary United Methodist Church” (page 76).

HISTORIC CONSERVATION BOARD:

The Historic Conservation Board met on May 8, 2023, to hear the proposal of the Local Historic Landmark designation of 3060 Durrell Avenue (known as the Hoffman School building) including the adjacent athletic field site. The Urban Conservator in the Department of City Planning and Engagement made the following recommendation to the Historic Conservation Board:

- 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)(3) 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.

As described in the Historic Conservation Board decision letter (Attachment F), the Board heard from proponents and opponents of the proposed designation of the Hoffman School and Site at 3060 Durrell Avenue and if it qualified for Local Historic Landmark designation for having the attributes set forth in Cincinnati Zoning Code Sections 1435-07-1(a)(1) and 143-07-1(a)(3).

Upon considering the application (including the designation report and conservation guidelines), the Urban Conservator’s report, and comments received at its public hearing, a majority of the Historic Conservation Board’s members present throughout the hearing and constituting a quorum voted to recommend designation of the Hoffman School and Site as a local Historic Landmark finding that the Hoffman School and Site have Historic Significance (i) based on their association with events that have made a significant contribution to the broad patterns of our history and (ii) because they embody the distinctive characteristics of a type, period, and method of construction, and thus satisfy the criteria for Historic Significance described in Cincinnati Zoning Code Sections 1435-07-1(a)(1) and 1435-07-

1(a)(3). The Board further resolved to recommend approval of the associated conservation guidelines with the following conditions:

1. Prior to appearing before the Cincinnati Planning Commission, the proposed conservation guidelines for the Hoffman School and Site shall be amended to remove references to new construction in the athletic field area along Woodburn Avenue.
2. Any construction within the proposed historic landmark boundaries shall comply with the proposed conservation guidelines.

CONCLUSION:

Staff of the Department of City Planning and Engagement believes that the Hoffman School building located at 3060 Durrell Avenue does meet the criteria to be designated as a Local Historic Landmark as set forth in Cincinnati Zoning Code Sections 1435-07-1(a)(1) and 1435-07-1(a)(3). It also is consistent with *Plan Cincinnati* (2012) and the *Evanston Work Plan* (2019) as described in the "Consistency with Plans" section of this staff report.

However, staff believes that the adjacent open space and athletic fields do not constitute being included in the Local Historic Landmark designation. While the open space along Woodburn Avenue is a contributing feature of the site, with only minor changes, such as the installation of fences and backstops for the baseball fields and a 1930s-era outbuilding, the applicants' proposed Conservation Guidelines state a desire for new development to be permitted along Woodburn Avenue. While the open space does contribute to the significance of the building, it is not in itself a highly significant aspect of the site, and would be considerably less significant with new infill development along Woodburn Avenue. Staff also has concerns with how the proposed Conservation Guidelines treat the open space, requiring only that "an outdoor area should be retained" without clearly defining where or how large the area should be. Additionally, the Guidelines reference properties outside the proposed boundary along Woodburn Avenue to inform the design of the new construction; however, the adjacent properties along Woodburn Avenue are not a part of any historic district, and unsympathetic new construction could be built at any time in these areas without design review.

As it appears that development is still desired and permissible within the open space, Staff recommends establishing the boundaries of the landmark to the principal school building structure and the grounds immediately encircling and adjoining the school building, including the top of the rear terrace. This boundary ensures the preservation of the school building itself and the primary frontage and side yard landscape features along Victory Parkway and Durrell Avenue. This boundary would still convey the historic significance of the property under Criteria 1 and 3. This approach has been successfully utilized on other historic school designations, most notably the Kirby Road School in Northside.

RECOMMENDATION:

The staff of the Department of City Planning and Engagement recommends that the City Planning Commission take the following actions:

- 1) **APPROVE** the proposed Local Historic Landmark designation of the former Cincinnati Public School building located at 3060 Durrell Avenue, commonly known as the Hoffman School, as it qualifies in all respects for Local Historic Landmark designation under Cincinnati Zoning Code Sections 1435-07-1(a)(1) and 1435-07-1(a)(3); as more particularly detailed in Attachment B; and

June 2, 2023

- 2) **APPROVE** and **ADOPT** the Hoffman School Local Historic Landmark Conservation Guidelines in substantially the form of Attachment E.
- 3) **APPROVE** the boundary for the Hoffman School Local Historic Landmark as depicted in Attachment G.

Respectfully submitted:

A handwritten signature in cursive script that reads "Caroline Hardy Kellam".

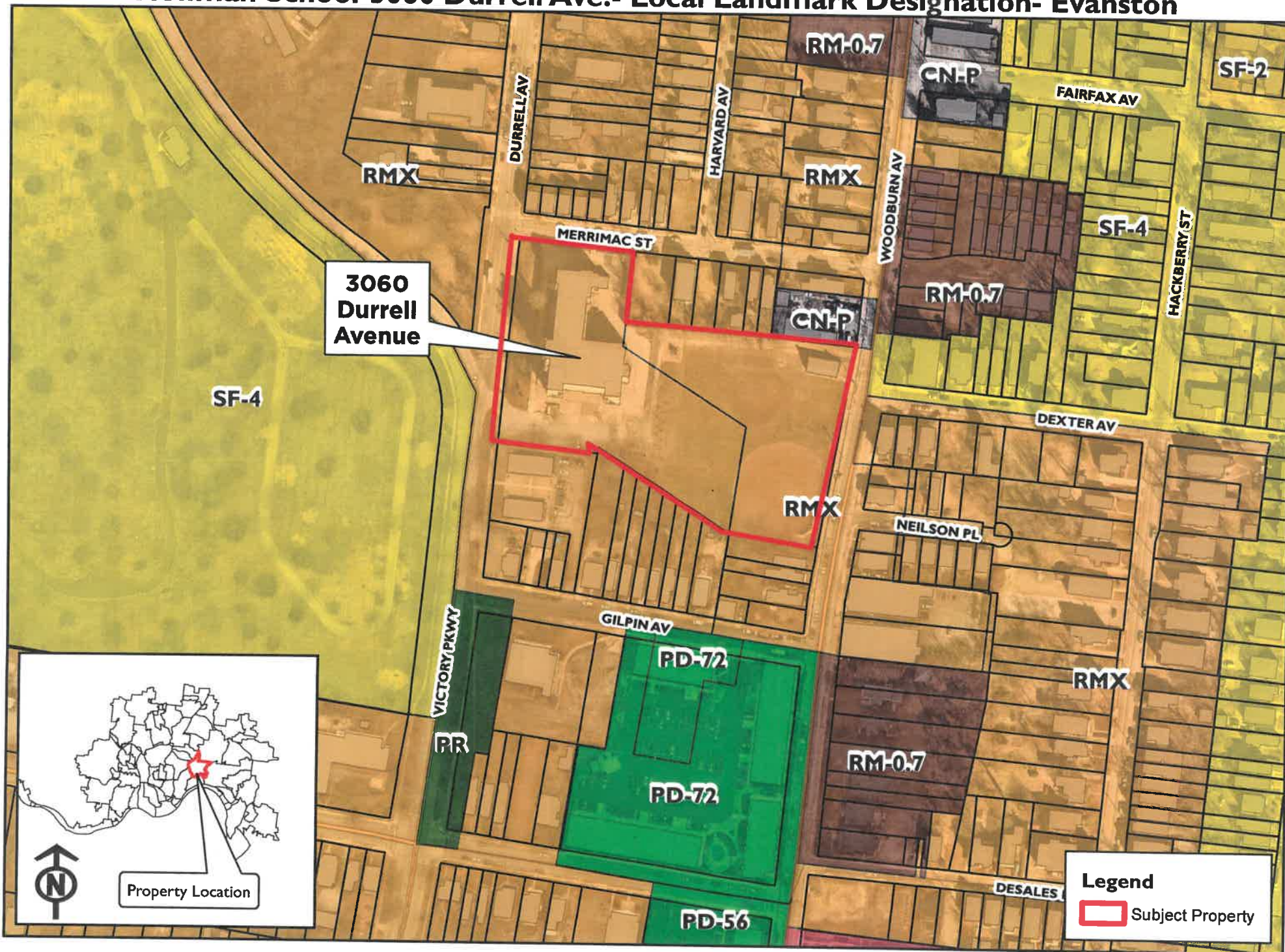
Caroline Hardy Kellam, Senior City Planner
Department of City Planning and Engagement

Approved:

A handwritten signature in cursive script that reads "Katherine Keough-Jurs".

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

Hoffman School-3060 Durrell Ave.- Local Landmark Designation- Evanston



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.

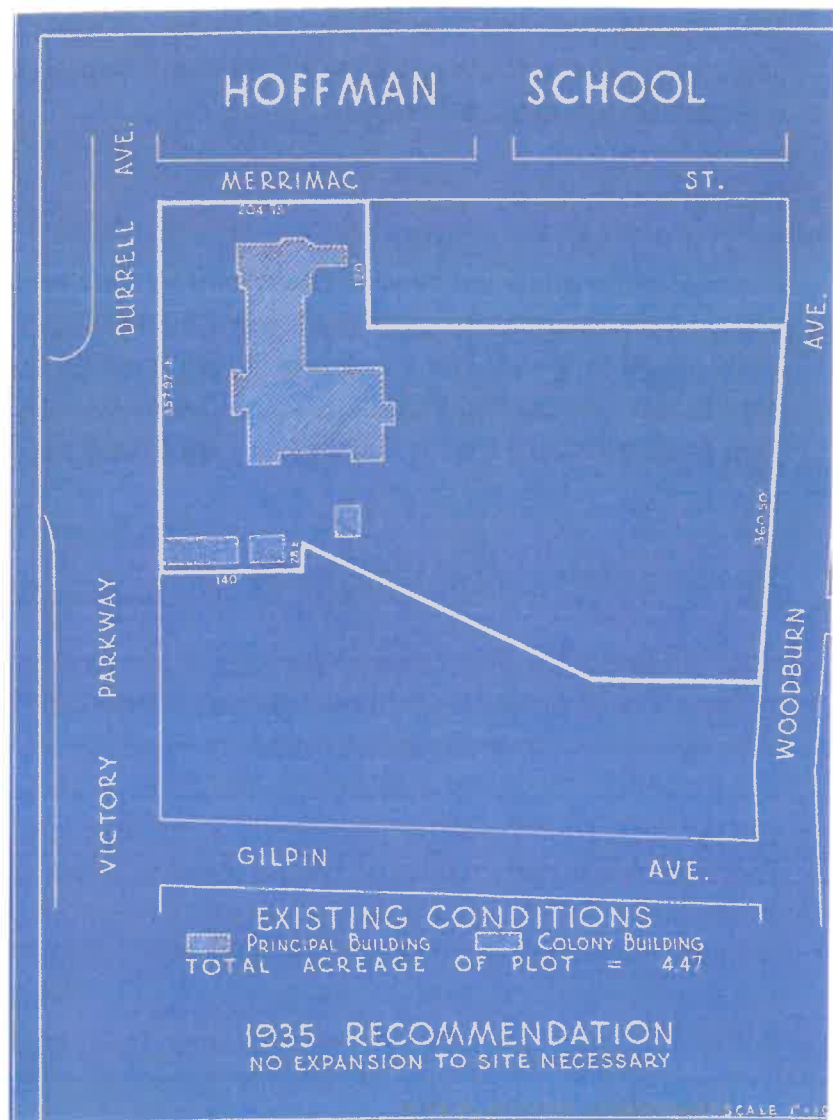


Figure 1: Page from *Plats of Existing School Sites and Recommended New Sites & Expansions from the City of Cincinnati. 1935.*

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 20th 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

5th 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

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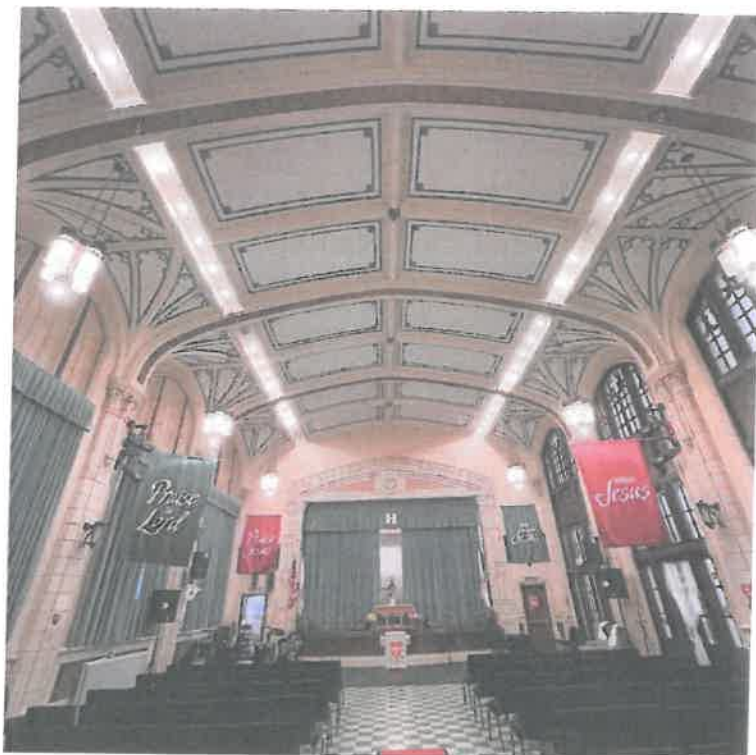
PHOTOGRAPHS



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



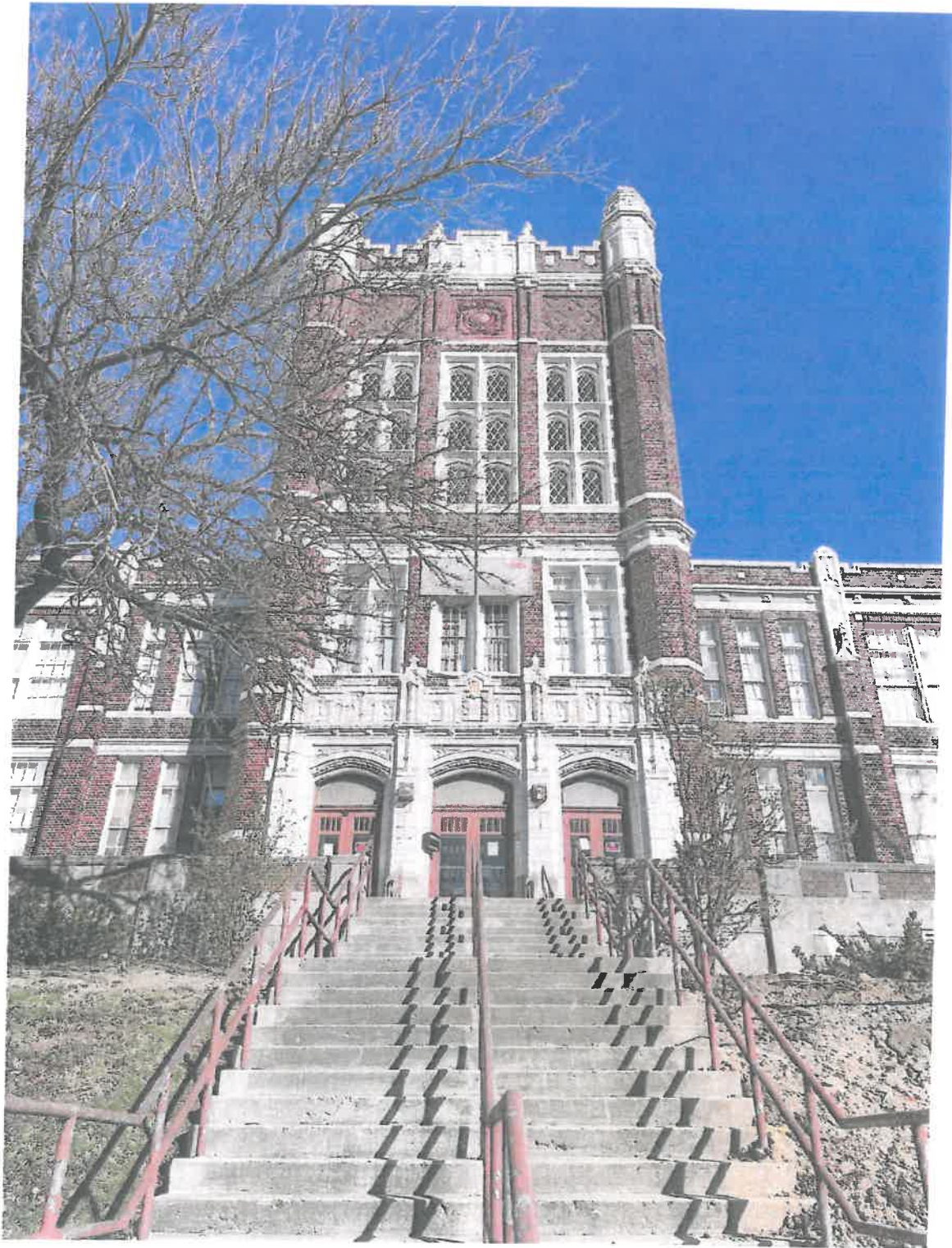
Lunch room



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



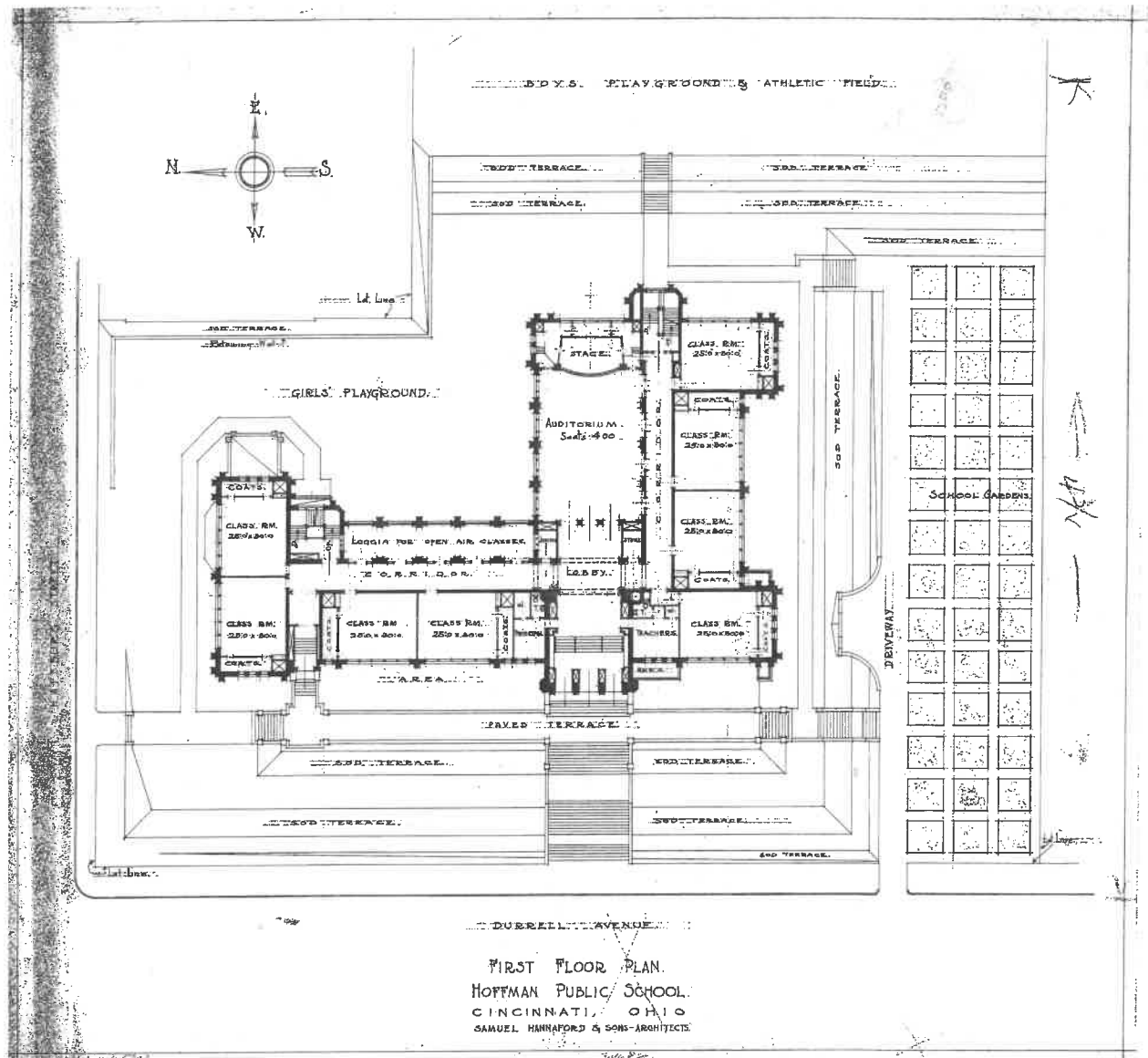
North and rear elevations of the school



East elevation of the school



Owl details on the school face



Hannaford and Sons Plans for the first floor

HISTORIC DESIGNATION REPORT

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

**Submitted to:
Cincinnati Historic Conservation Office**

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



Revised May 25, 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.

Legal description

Situated in Section 2, Town 3, Fractional Range 2, Miami Purchase, Millcreek Township, City of Cincinnati, Hamilton County, Ohio and being more particularly described as follows:

Beginning at the intersection of the east right of way line of Durrell Avenue (a 60-foot right of way) and the south right of way line of Merrimac Street (a 40-foot right of way);

Thence S83°57'14" E, along the south right of way line of Merrimac Street (a 40-foot right of way), 204.20 feet to a point;

Thence leaving said right of way line S6°2'46" W 9.93 feet to a point;

Thence N83°57'14" W 0.58 feet to a point;

Thence S 6°2'46" W 72.75 feet to a point;

Thence S83°57'14" E 0.58 feet to a point;

Thence S6°2'46" W 38.43 feet to a point;

Thence S83°57'14" E approximately 71 feet more or less to a point;

Thence S6°2'46" W approximately 278.1 feet more or less to the centerline of vacated Eureka Avenue, as vacated by Cincinnati Ordinance No. 264-1921;

Thence along the centerline of vacated Eureka Avenue N57°16'15" W approximately 112 feet more or less to a point being the intersection of the centerline of said Eureka Avenue with the eastern parcel line of Hamilton County, Ohio Auditor's Parcel No. 055-0002-0115;

Thence leaving said centerline of vacated Eureka Avenue along the eastern line of said parcel S 9°11'52" W 10.89 feet to a point;

Thence N 83°18'27" W 175.66 feet to the east right of way line of Victory Parkway (right of way varies);

Thence N 5°53'44" E 356.82 along said right of way line to the intersection with the east right of way line of Durrell Avenue (a 60-foot right of way) and continuing with said right of way line to the intersection with the south right of way line of Merrimac Street (a 60-foot right of way) and the Point of Beginning.

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 20th 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
- 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.

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

5th 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.

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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



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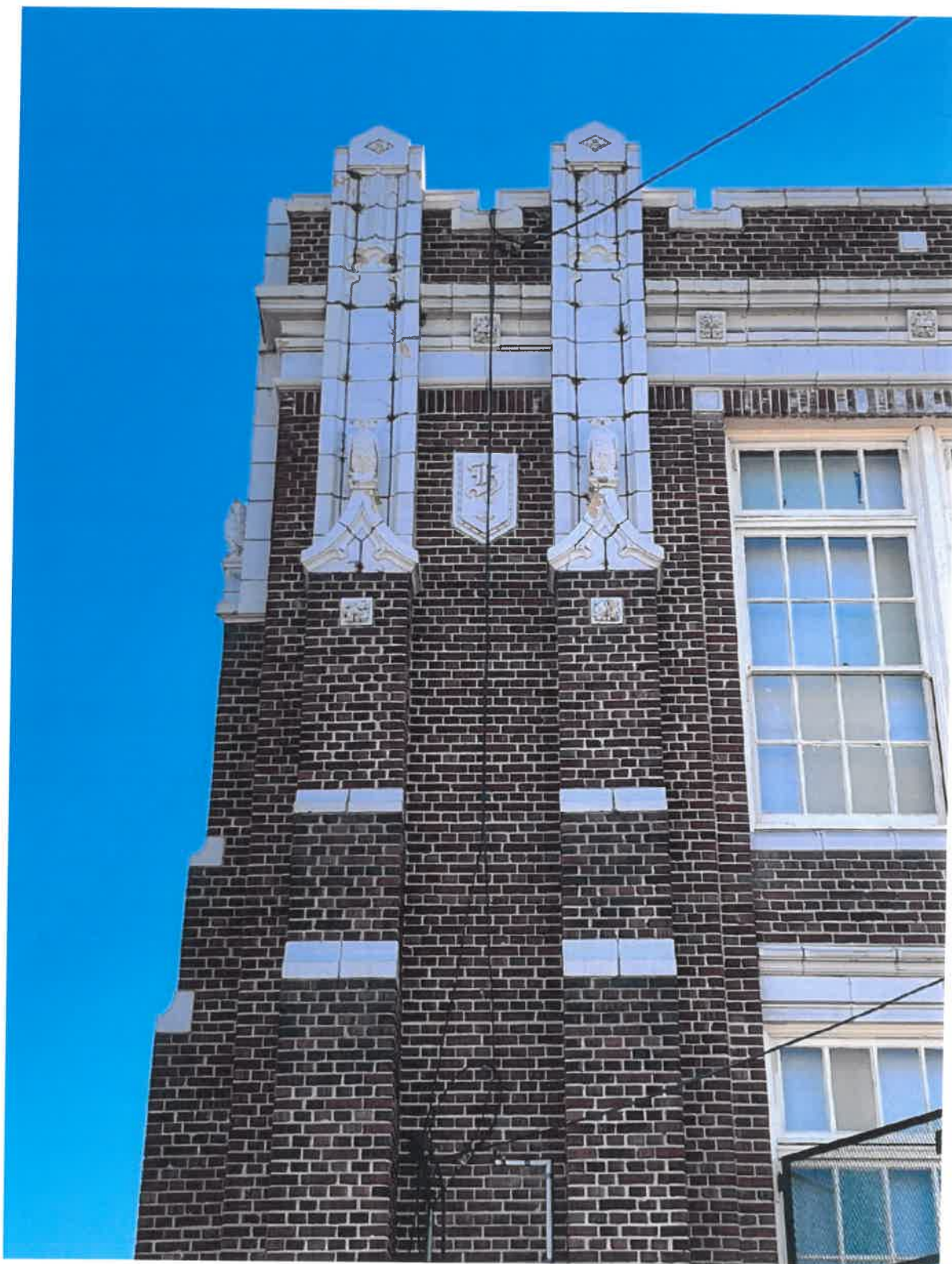
Rear elevations of the school



North and rear elevations of the school



East elevation of the school



Owl details on the school face

HOFFMAN SCHOOL

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 INCONSPICUOUSLY

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 of 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

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.

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.

FORM: the shape, massing and proportions of additions should be compatible with the original building.

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 ~~AND SITE~~

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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 INCONSPICUOUSLY

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 of 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 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

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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.

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DURRELL AVE.

VICTORY PARKWAY

HOFFMAN SCHOOL

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

MERRIMAC ST.

ST.



WOODBURN AVE.

WOODBURN AVE.

GILPIN AVE.

AVE.

EXISTING CONDITIONS

PRINCIPAL BUILDING

Historic Designation

1935 RECOMMENDATION
NO EXPANSION TO SITE NECESSARY



SCALE 1-100

CITY PLANNING COMMISSION

May 19, 2023

Cincinnati City Planning Commission

II Centennial Plaza

805 Central Avenue, 7th Floor

Cincinnati, Ohio 45202

Honorable Members of the City Planning Commission:

The Historic Conservation Board ("Board") transmits herewith the following recommendations for your consideration concerning the proposed Hoffman School and Site Historic Landmark Designation Application:

1. Local Historic Landmark Designation Report.
2. Proposed Historic Landmark Conservation Guidelines.
3. Historic Conservation Office Staff Report dated May 1, 2023.

Summary:

Cincinnati Preservation Association has applied to designate the Hoffman School and the adjacent athletic field site located at 3060 Durrell Avenue in the Evanston neighborhood (the "Hoffman School and Site") as a local Historic Landmark pursuant to Cincinnati Municipal Code ("CMC") Section 1435-07-2-A.

Upon review of the designation application, the Urban Conservator prepared a report recommending approval of the landmark designation and the associated conservation guidelines with conditions. The Board then, at its regular meeting on May 8, 2023, held a public hearing on the proposed designation at which it heard from the Urban Conservator, and proponents and opponents of the designation whether the Hoffman School and Site qualifies for landmark designation for having the attributes set forth in CMC Sections 1435-07-1(a)(1) and 1435-07-1(a)(3).

Upon considering the designation application (including the designation report and conservation guidelines), the Urban Conservator's report, and comments received at its public hearing, a majority of the Board's members present throughout the hearing and constituting a quorum voted to recommend designation of the Hoffman School and Site as a local Historic Landmark finding that the Hoffman School and Site have Historic Significance (i) based on their association with events that have made a significant contribution to the broad patterns of our history and (ii) because they embody the distinctive characteristics of a type, period, and method of construction, and thus satisfy the criteria for Historic Significance described in CMC Sections 1435-07-1(a)(1) and 1435-07-1(a)(3). The Board further resolved to recommend approval of the associated conservation guidelines with the following conditions:

1. Prior to appearing before the Cincinnati Planning Commission, the proposed conservation guidelines for the Hoffman School and Site shall be amended to remove references to new construction in the athletic field area along Woodburn Avenue.
2. Any construction within the proposed historic landmark boundaries shall comply with the proposed conservation guidelines.

Aye

Nay

Absent

Mr. Sundermann

Mr. Zielasko

Mrs. McKenzie

Mr. Voss

Mr. Weiss

Mr. Yung

The Historic Conservation Board

/s/Allison McKenzie

Allison McKenzie

Historic Conservation Board Chair

/s/David Sturkey

David Sturkey, Staff Attorney

Historic Conservation Board

Staff Recommended Boundary - Hoffman School Local Landmark Designation

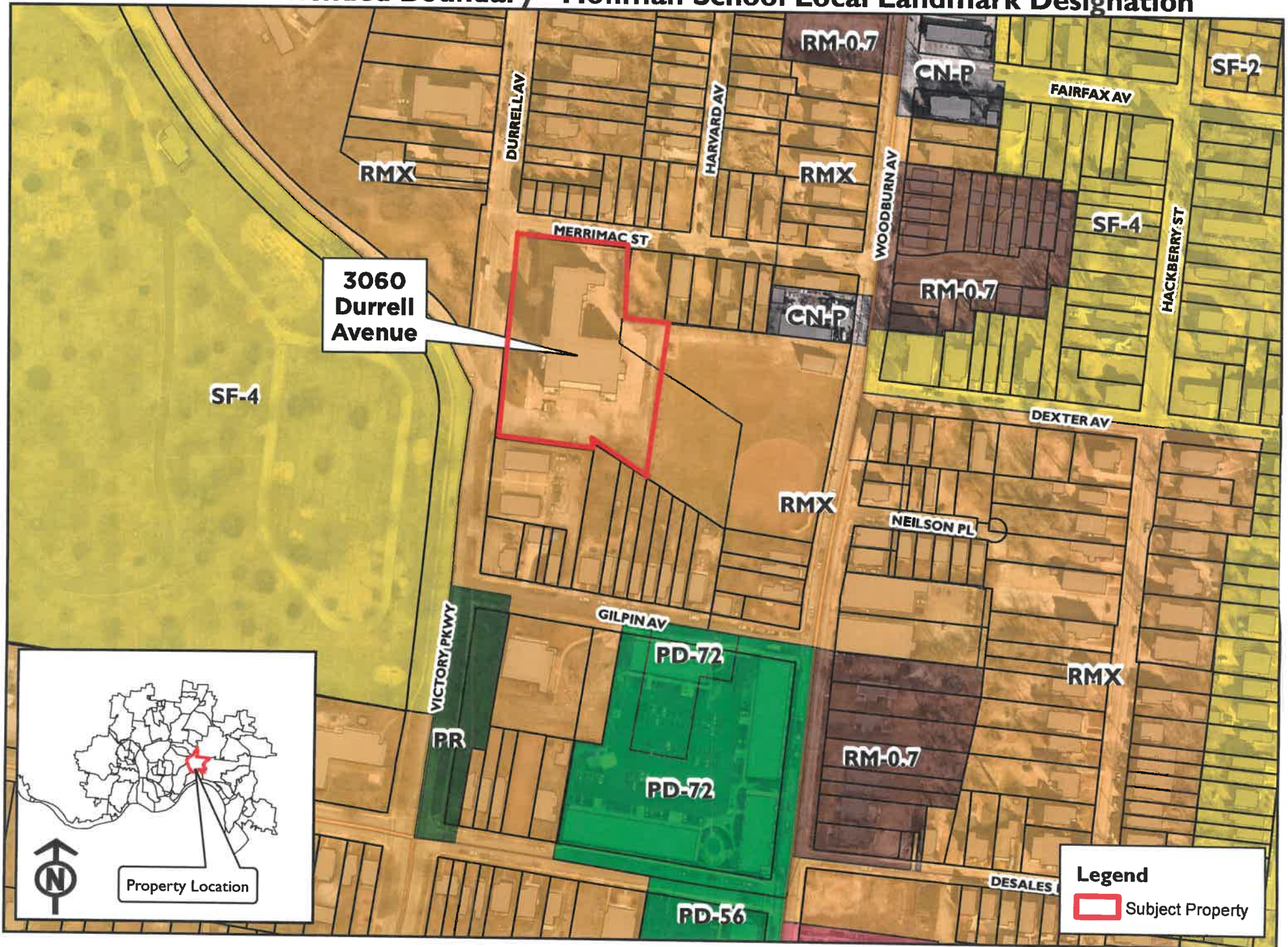


Exhibit __

Legal description

Situated in Section 2, Town 3, Fractional Range 2, Miami Purchase, Millcreek Township, City of Cincinnati, Hamilton County, Ohio and being more particularly described as follows:

Beginning at the intersection of the east right of way line of Durrell Avenue (a 60-foot right of way) and the south right of way line of Merrimac Street (a 40-foot right of way);

Thence S83°57'14" E, along the south right of way line of Merrimac Street (a 40-foot right of way), 204.20 feet to a point;

Thence leaving said right of way line S6°2'46" W 9.93 feet to a point;

Thence N83°57'14" W 0.58 feet to a point;

Thence S 6°2'46" W 72.75 feet to a point;

Thence S83°57'14" E 0.58 feet to a point;

Thence S6°2'46" W 38.43 feet to a point;

Thence S83°57'14" E approximately 71 feet more or less to a point;

Thence S6°2'46" W approximately 278.1 feet more or less to the centerline of vacated Eureka Avenue, as vacated by Cincinnati Ordinance No. 264-1921;

Thence along the centerline of vacated Eureka Avenue N57°16'15" W approximately 112 feet more or less to a point being the intersection of the centerline of said Eureka Avenue with the eastern parcel line of Hamilton County, Ohio Auditor's Parcel No. 055-0002-0115;

Thence leaving said centerline of vacated Eureka Avenue along the eastern line of said parcel S 9°11'52" W 10.89 feet to a point;

Thence N 83°18'27" W 175.66 feet to the east right of way line of Victory Parkway (right of way varies);

Thence N 5°53'44" E 356.82 along said right of way line to the intersection with the east right of way line of Durrell Avenue (a 60-foot right of way) and continuing with said right of way line to the intersection with the south right of way line of Merrimac Street (a 60-foot right of way) and the Point of Beginning.

Kellam, Caroline

From: James Booker <jbook513er@yahoo.com>
Sent: Thursday, May 18, 2023 2:14 PM
To: Aftab, Mayor; Kearney, Jan-Michele; Parks, Victoria; Cramerding, Jeff; Harris, Reggie; Jeffreys, Mark; Johnson, Scotty; Keating, Liz; Owens, Meeka; Walsh, Seth; Kellam, Caroline; Cincinnati City Planning; Peppers, Alex; Sturkey, David; Maynes, Kasandra
Subject: [External Email] Opposition to Historic Designation at 3060 Durrell

You don't often get email from jbook513er@yahoo.com. [Learn why this is important](#)

External Email Communication

Hi All,

I hope this email finds you well. As a concerned community member of Evanston, I'm writing to express my strong opposition to the proposed historic designation of 3060 Durrell Avenue. I kindly request your support in allowing the sale of the property, currently owned by Christ Temple Baptist Church and led by Pastor Mingo, to the Kingsley. This opportunity for community development, economic growth, and the creation of much-needed mixed-income housing is crucial for our neighborhood's future.

While I acknowledge the importance of historic preservation, we believe that designating 3060 Durrell Avenue as a historic building would have significant adverse effects on our community. The developer interested in purchasing the property aims to demolish the existing structure and construct 250 apartments. This development project aligns with the community's vision for progress, economic stimulation, and increased housing options for residents from diverse backgrounds.

Designating the building as historic would severely hinder the proposed development, impeding our neighborhood's growth and failing to address the urgent need for housing options. It is crucial to consider the broader implications and the potential positive impact of allowing the sale and subsequent development of 3060 Durrell Avenue. By opposing the historic designation, it can create opportunities for economic growth, support minority developers, and meet the pressing demand for mixed-income housing.

I understand and appreciate the Cincinnati Preservation Association's commitment to preserving our city's heritage. However, in this specific case, it is important to acknowledge that the association has no plans or funding to renovate the building. By designating it as historic, we would effectively prevent the private developer from demolishing the structure and hinder their ability to proceed with the proposed development that aligns with the community's needs and aspirations.

I request your support in opposing the historic designation of 3060 Durrell Avenue. By doing so, we can ensure the sale of the property to the developer, fostering community development, economic growth, and the creation of much-needed mixed-income housing. This decision will have a profound impact on our neighborhood's future, providing opportunities for job creation, improved housing options, and the overall enhancement of our community's well-being.

I appreciate your careful consideration and support in this matter. Your involvement and advocacy are critical to ensuring the long-term prosperity and development of Evanston. Together, we can make a significant difference in our community.

Sincerely,
James Booker

Kellam, Caroline

From: James Ross <ross.j.j722@gmail.com>
Sent: Thursday, May 18, 2023 2:55 PM
To: Aftab, Mayor; Kearney, Jan-Michele; Parks, Victoria; Cramerding, Jeff; Harris, Reggie; Jeffreys, Mark; Johnson, Scotty; Keating, Liz; Owens, Meeka; Walsh, Seth; Kellam, Caroline; Cincinnati City Planning; Peppers, Alex; Sturkey, David; Maynes, Kasandra
Subject: [External Email] OPPOSE THE HISTORIC DESIGNATION

Some people who received this message don't often get email from ross.j.j722@gmail.com. [Learn why this is important](#)

External Email Communication

I gotta speak up about something that's been causing a stir in our neighborhood.....that proposed historic designation for 3060 Durrell Avenue. We gotta oppose it!!!! Let's talk about the condition of that building..... It's a total mess, falling apart, and a danger for the whole community. It's time to face the truth!!! There ain't no historical significance to it. It's just an old building in bad shape that needs knocked down. But here's the kicker..... if this historic designation goes through, it's gonna hit Christ Temple Baptist Church hard. Pastor Mingo and the church members are looking to sell that property to some other person. The money from the sale would help the church and support their ability to do more good in our community. Without the money, the church won't be able to keep community programs, provide support to their members, or make a real impact. We can't let that happen, can we?? We need our church to keep thriving and doing great things for our neighborhood. Thanks for taking the time to listen. I know you've got a lot goin on, but please consider the impact this decision will have on the church, our community, and Evanston!!!

- James

Kellam, Caroline

From: Carl Samson <carlsamson@att.net>
Sent: Wednesday, April 12, 2023 11:01 AM
To: Kellam, Caroline
Subject: [External Email] Hoffman School

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

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

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 soulless 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

Kellam, Caroline

From: Cindy Starr <cindystarr@protonmail.com>
Sent: Saturday, May 13, 2023 11:52 AM
To: Kellam, Caroline
Cc: Conservator, Urban; #COUNCIL; Drew Gores; margaret@valentine1.com; richardboydston@gmail.com
Subject: [External Email] Support for Preservation of Hoffman School

Some people who received this message don't often get email from cindystarr@protonmail.com. [Learn why this is important](#)
External Email Communication

Dear Ms. Kellam,

We are writing in support of the preservation of Hoffman School (3060 Durrell Avenue) and to oppose its replacement with a new 155-unit construction complex (or demolition of the building for any other reason). We are not at all opposed to multi-family housing, but we are opposed to the demolition of this historic building. It is lovely to behold and, with imaginative refurbishing, has the potential to create distinctive apartments for homeowners.

We also want to point out the high value of the surrounding greenspace, a multi-purpose park that children and their families use daily. The recently updated Green Cincinnati Plan stresses the importance of tree canopy and porous land, especially in our core neighborhoods—including Evanston—that have not achieved 40 percent tree canopy and as a result suffer elevated summer temperatures. [“Areas with lower tree canopy experience increased heat island effect, have reduced stormwater retention, and increased areas of overland flooding.” Page 125.]

Maintaining historic Hoffman School and the grounds and ball field on its east side is a win-win for Evanston; for its neighbor, East Walnut Hills; for future residents; and for all the children who more than ever need access to safe, green spaces in which to play.

Sincerely,

Cynthia Starr and
Richard Boydston

1835 Dexter Ave.
Cincinnati, OH 45206
(513) 378-6125

Sent with [Proton Mail](#) secure email.

Kellam, Caroline

From: Garland Waleko <garland.waleko@gmail.com>
Sent: Monday, May 8, 2023 2:23 PM
To: Owen, Douglas; Kellam, Caroline
Cc: Conservator, Urban; Jacob Knight
Subject: Re: [External Email] Save the Hoffman School - Comments to the Cincinnati HCB and CPC

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

Greetings Ms.Kellam and Mr.Owen,

Ahead of today's HCB meeting, we wanted to add the following thoughts to our prior comments. **We own and have been restoring a house on Merrimac adjacent to the Hoffman property.**

While we support the church being able to sell the property, we feel that there was a stark contrast, a false choice, presented at the April hearing on the historic designation - either the church sells the Hoffman school to a specific developer and it gets torn down, or the church is stuck in the building. We believe there is a wide middle ground whereby the church can continue its work and find a more suitable location for its congregation, while at the same time preserving the Hoffman building for future use, whatever that may be. Hopefully the church values what its neighbors think, and now that we know via word of mouth and this CPA Historic Landmark application what the church's intentions are as far as selling and development, we hope the church will work with the community toward a better outcome. We only have one chance to get this right--once it's gone, it's gone forever. Buildings like this--with great craftsmanship, inspiring grandeur, and a physical, lasting investment in a neighborhood, aren't built today. It's a symbol that this place is worthwhile. Beautiful buildings and greenspace where people live matters. We think that Hoffman can continue to be a landmark and source of pride for the neighborhood.

From a property owner's perspective, we understand that when you live in a city, there are rules and at least considerations that we all have to abide by - even when it comes to work we're doing on our own house. A building with historic value, community significance, prior public use, and a current non-profit use demands even greater care and consideration of potential impacts to the surrounding community. The historic designation for this building is a provision that we believe is necessary to preserve great past investments in our community like Hoffman, and to encourage thoughtful future investments that build on the legacy of the spirit in which buildings like this were constructed.

Thank you for considering!

(Ms.) Garland Waleko and Jacob Knight

1535 Merrimac Street

On Tue, Apr 11, 2023 at 12:28 PM Owen, Douglas <Douglas.Owen@cincinnati-oh.gov> wrote:

Mr. Waleko,

Kellam, Caroline

From: sally dannemiller <sally.dannemiller@gmail.com>
Sent: Monday, May 8, 2023 8:44 AM
To: Kellam, Caroline
Subject: [External Email] Hoffman School Designation

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

External Email Communication

Dear Ms. Kellam,

I am writing in favor of local Historic Landmark Designation for 3060 Durrell Avenue / Hoffman School. This iconic building is important both architecturally and historically for the neighborhoods of Evanston, as well as East Walnut Hills and Walnut Hills.

For anyone who drives on Victory Parkway, it is truly a landmark on a hill, looking out over the Walnut Hills Cemetery. The school, along with the open land behind, including the ballfield (and former community pool), is a place where many, many generations of Cincinnatians have been formed. I, myself, was in attendance when Queen Latifah performed on this very property.

During the time that I worked on the first Historic Inventory for East Walnut Hills, I learned with much dismay how many important structures in this area had already been lost to demolition. As with the original Fairview School and Walnut Hills High School, creative reuse should be the path forward.

This rethinking and reworking allows us to not only retain the aesthetics and history of our fair city, but it is also the most sustainable path.

I encourage you to vote for the local Historic Landmark Designation of Hoffman School

Sally Dannemiller

513-490-4399

DRESSMAN BENZINGER LAVELLE psc
MEMORANDUM

TO: Cincinnati Historic Conservation Board
FROM: Christ Temple Full Gospel Baptist Church, property owner of the former Hoffman School at 3060 Durrell Avenue
DATE: May 1, 2023
RE: Response in Opposition to the Historic Designation Application for the former Hoffman School at 3060 Durrell Ave

INTRODUCTION

This memorandum is submitted by DBL Law on behalf of the Christ Temple Full Gospel Baptist Church (“Christ Temple”). This memorandum sets forth Christ Temple and its congregation’s opposition to the local Historic Designation application of the former Hoffman School at 3060 Durrell Avenue (the “Hoffman School” or “Building”).

BACKGROUND

Christ Temple is the current property owner of the Hoffman School. Christ Temple purchased the property from the City of Cincinnati in 2013 and since their ownership, they have experienced a litany of issues. The Hoffman School is not in a desirable state as the Cincinnati Preservation Association (“CPA”)’s application leads the board to believe. The Hoffman School is in need of major repairs, and as it stands today, is falling apart.

The Hoffman School has not had working heat for the past four winters, as the boilers that are supposed to heat the building broke down four years ago. The Building also has significant water damage due to a previous significant water pipe burst, which in turn has closed at least four rooms due to their unsafe condition. There are additional issues which have rendered majority of the bathrooms in the building unusable. Additionally, the brick and mortar of the exterior is falling apart.¹

¹ See Exhibit A, *infra*, for examples of the current state of the interior of the Hoffman School.

Christ Temple has made reasonable efforts during its ownership to remedy many of these issues, but all were unsuccessful. For example, Christ Temple paid over \$40,000.00 in an unsuccessful attempt to repair the boilers. Following this major loss, Christ Temple still attempted to find a feasible solution to the lack of heat. However, Christ Temple received quotes of over \$100,000.00 for repairing the boilers, an insurmountable economic challenge the Church could not burden itself with if it wanted to continue its charitable work in the community. The maintenance and repairs the Building requires are beyond the Church's means, and frankly, are economically infeasible in comparison to demolition.

Christ Temple can no longer remain in a deteriorating building such as the Hoffman School, nor can Christ Temple afford the repairs the Hoffman School requires and be able to continue its charitable work in the Evanston community. Therefore, Christ Temple began searching for a new building for its congregation and at the same time, a buyer for the Hoffman School. Through this search for a new building for their Church, Christ Temple entered into a private contract of sale with Kingsley & Company. Kingsley & Company evaluated the building and determined that demolition would be the most economically feasible option, as the community of Evanston is in need of mixed-income housing. To attempt to repair and renovate the Hoffman School would be too costly, and the increased costs would not allow for Kingsley & Company to offer mixed-income housing. As a result, Kingsley & Company sought rezoning of the Hoffman School.

However, on its own accord, and without collaboration with Christ Temple, the Cincinnati Preservation Association ("CPA") filed an application seeking historic designation of the Hoffman School. While the municipal code allows for organizations like the CPA to do this, the Cincinnati Zoning Code also strongly encourages applicants to discuss the proposed designation with the

officially recognized Community Council for the neighborhood in which the designation is requested.² The CPA has previously collaborated with the Evanston Community Council in seeking historic designation of the St. Marks Church on 3500 Montgomery Road in Evanston, but this clearly did not occur here.³ Moreover, it is important to emphasize that the CPA had zero communication with Christ Temple, the current property owners, before filing a historic designation application that can potentially significantly limit Christ Temple's property rights, a fundamental right under the Ohio state and United States Constitution. The CPA did not receive any information regarding Christ Temple's plans for the building, nor any insight into the current state of the building.

LEGAL STANDARD

Article I, Section 1 of the Ohio Constitution specifies certain inalienable rights. Among these inalienable rights are property rights, which include acquiring, possessing, and protecting property. Moreover, the Bill of Rights of the United States Constitution protects the right to life, liberty, and **property** under the Fifth Amendment. It is inescapable that Americans have a fundamental property right.

To protect this fundamental property right, Ohio law is clear that courts must strictly construe restrictions on the use of real property in favor of the property owner when courts interpret zoning ordinances.⁴ All zoning decisions, whether on an administrative or judicial level, should be based on the following elementary principles which underlie real property law:

Zoning restrictions are in derogation of common law and deprive a property owner of certain uses of his land to which he would otherwise be lawfully entitled.

² Cincinnati Zoning Code § 1435-07-2-C.

³ The St. Marks Local Landmark Application clearly states that the Cincinnati Preservation Association filed the application on behalf of the Evanston Community Council. See https://www.cincinnati-oh.gov/sites/planning/assets/StMarks_LocalLandmarkApplication.pdf. However, this did not occur here.

⁴ *Liberty Savings Bank v. Kettering*, 1995 Ohio App. LEXIS 890 (2d Dist. Ohio, Feb. 27, 1995).

Therefore ... restrictions on the use of real property by the ordinance, resolution, or statute must be strictly construed.⁵

Designating a building as a historic landmark substantially restricts the property owner's fundamental rights in how the property owner can use the building. Thus, any ordinance, resolution or statute must be strictly construed in its application before restricting a property owner's fundamental right to use their property as they wish.

ARGUMENT

I. The Hoffman School Does Not Meet the Criteria for Designation as a Historic Landmark.

Pursuant to the Cincinnati Code of Ordinances, a structure 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;
- (2) Association with the lives of persons significant in our past;
- (3) Embodies the distinctive characteristics of a type, period, method of construction, or that represent a significant and distinguishable entity whose components lack individual distinction; or
- (4) That has yielded, or may be likely to yield, information important in prehistory or history.⁶

The above historic designation criteria is based upon the four National Register criteria for eligibility.⁷ Thus, the National Register's guidance in evaluating properties according to the criteria is illustrative in determining whether a property qualifies for designation as a historic landmark. The National Register's guidance, linked [here](https://www.cincinnati-oh.gov/planning/historic-conservation/local-historic-designation/), clearly demonstrates that the Hoffman School does not meet the criteria for designation as a historic landmark. While the CPA argues

⁵ *Saunders v. Clark Cty. Zoning Dept.*, 66 Ohio St. 2d 259, 261, 421 N.E.2d 152 (1981).

⁶ Cincinnati Code of Ordinances, § 1435-07-01(a)(1)-(4).

⁷ See <https://www.cincinnati-oh.gov/planning/historic-conservation/local-historic-designation/>, "Historic Designation eligibility is based on the Criteria outlined in Chapter 1435-07-01 of the Cincinnati Zoning Code. These criteria are based on the four National Register criteria for eligibility ..."

the Hoffman School meets only the criteria under subsections 1 and 3, each subsection will be discussed below.⁸

a. The Hoffman School is not associated with events that have made a significant contribution to the broad patterns of our history.

The CPA argues that the Hoffman School's significance in history is associated with the Progressive Era of school design and the City Beautiful movements.⁹ However, the CPA does not assert that the Hoffman School itself was influential nor that it had a historical impact on either of those movements. To be considered for listing under this subsection, the property must be associated with a single event or historic trends.¹⁰ The event or trends must clearly be important within the associated context.¹¹ Moreover, "the property **must have an important association** within the associated context."¹² Thus, "mere association with historic events or trends is not enough .. the property's **specific association** must be considered as well."¹³

The record is devoid of any evidence asserting the Hoffman School's association as important within the Progressive Era of school design, nor the City Beautiful movement. While both of these trends may have been important in Cincinnati history, there is no documentation in the record of the Hoffman School's importance or influence in either of those movements. The National Register explains, by way of example, "a building historically in commercial use must be shown to have been significant in commercial history."¹⁴ In comparison, the Hoffman School, while historically in educational use, must be shown to have been significant in educational history, or, as the CPA asserts, in the history of the Progressive Era and City Beautiful Movement.

⁸ See Historic Designation Report, p. 12.

⁹ *Id.* at pp. 8-9.

¹⁰ See *How to Apply the National Register Criteria for Evaluation* (1995), p. 12.

¹¹ *Id.*

¹² *Id.*

¹³ *Id.*

¹⁴ *Id.*

The CPA failed to provide any evidence of that required significance. Therefore, the Hoffman School does not meet the requirements under this subsection for designation as historically significant.

b. The Hoffman School is not associated with the life of a person significant in our past.

The Hoffman School is not associated with Samuel Hannaford, despite the CPA's attempts to make it seem like it is. Association with Samuel Hannaford's architectural company does not automatically associate the Hoffman School with the historic Samuel Hannaford. In fact, Samuel Hannaford passed in 1911, eleven years prior to the design and construction of the Hoffman School. Notwithstanding the foregoing, the criteria set forth by the National Register clearly state that an architect's works are not eligible for historic designation under this subsection.¹⁵

This subsection is generally restricted to those properties that illustrate, rather than commemorate, a person's important achievements.¹⁶ Those properties are "associated with a person's *productive life*, reflecting the time period when he or she achieved significance. Properties that pre- or post-date an individual's significant accomplishments are usually not eligible."¹⁷ Thus, because the Hoffman School is clearly not associated with Samuel Hannaford's "productive life" as the building post-dates his death, any mention or reference to Samuel Hannaford and his architectural company, Hannaford & Sons, is merely a red herring, and does not support historic designation of the Building under this subsection.

c. The Hoffman School does not embody the characteristics of a type, period, method of construction or represent a significant and indistinguishable entity.

¹⁵ *Id.* at p. 16.

¹⁶ *Id.* at p. 15.

¹⁷ *Id.*

To be eligible for designation under this subsection, the property must meet at least one of the following requirements:

- Embody distinctive characteristics of a type, period, or method of construction;
- Represent the work of a master;
- Possess high artistic value; or
- Represent a significant and distinguishable entity whose components may lack individual distinction.¹⁸

The National Register further explains that, to be eligible, a property must *clearly demonstrate* through distinctive characteristics, the pattern of features common to a particular class of resources, the individuality or variation of features that occurs within the class, the evolution of the class, or the transition between classes of resources.¹⁹ Distinctive characteristics are the physical features or traits that commonly recur in individual types, period, or methods of construction.²⁰ Not only must the CPA demonstrate the above, the CPA is required to show that the property *clearly* contains enough distinctive characteristics to be considered a true representative of a particular type, period, or method of construction, such as the form, proportion, structure, plan, style, or materials.²¹

The CPA argues that the Building qualifies under this criteria because the Building, “possess[es] integrity of location, design, setting, materials, workmanship, feeling and association, and embody[ies] the distinctive characteristics of a type, period, or method of construction.”²² However, the CPA’s Historic Designation Report (the “Report”) fails to meet the above requirements set forth by the National Register for designation under this subsection. The Report contains conclusory statements regarding aspects of the Building, but fails to establish how these

¹⁸ *Id.* at p. 18.

¹⁹ *See How to Apply the National Register Criteria for Evaluation* (1995), p. 18.

²⁰ *Id.*

²¹ *Id.*

²² *See* Historic Designation Report, p. 6.

characteristics are distinctive to satisfy the requirements. While the Building maintains **some** of the identifiable features of Jacobethan Revival Style Architecture, such as brick walls, ornamental stonework, and stone materials, the criteria for eligibility clearly requires more distinctive characteristics to satisfy the requirement. Additionally, the Report is devoid of any evidence regarding the type, period or method of construction, or the choice of materials used in constructing the building. While there are certainly some remaining beautiful finishes of the building, the ordinance requires more than a few beautiful finishes to be deemed a historically significant building, and the Hoffman School does not satisfy this requirement.

Moreover, the Report fails to address how a significant amount of the interior has deteriorated due to water damage. There are at least four classrooms in the building closed off due to water damage, as the damage has rendered the rooms unsafe for use. There are visible necessary concrete repairs. The brick and mortar of the building is deteriorating. The Report paints a picture of what the building maybe used to look like – but that is not the reality as it stands today. The Report also misrepresents the integrity of the building by stating, “the design of the building has high integrity as it remains in the same layout, and design as originally constructed ... There have been minor interior intrusions on the original design with updated flooring, lights and other minor fixtures.”²³ The building has been previously renovated to install an elevator. The renovation for the installation of an elevator does not constitute a “minor fixture” or “minor interior intrusion” to the design and layout of the Building.

Finally, the Report undermines the CPA’s own argument that the Hoffman School is in any way a unique example of Jacobethan Revival Style architecture. In fact, they list several other schools in the Cincinnati School system that are representative of the Jacobethan Revival Style:

²³ See Historic Designation Report, p. 9.

- *Roosevelt School.*²⁴ Designed in 1925 by Fechheimer & Ihorst located at 1559 Tremont Street.
- *McKinley School Addition.*²⁵ Designed in 1919 by Bausmith & Drainie located at 3905 Eastern Avenue.
- *Central Fairmount School.*²⁶ Designed in 1906 by E.H. Dornette and located at 2475 White Street.²⁷

As the pictures included herein illustrate, these other buildings demonstrate the Jacobethan Revival Style architecture, in a similar, or even more distinctive way, than the Hoffman School does. The Hoffman School does not meet the requirements under this subsection, and therefore does not qualify for historic designation.

d. There is no evidence in the record that the Hoffman School has yielded, or is likely to yield, information important in prehistory or history.

For designation under this subsection, two requirements must be met: the property must have, or have had, information to contribute to our understanding of human history or prehistory; and the information must be considered important.²⁸ The most common type of property nominated under this section is an archeological site.²⁹ There is no evidence in the record to support, nor has any argument been made, that the Building qualifies for historic designation under this criterion. Thus, this subsection is moot.

II. Kingsley & Company's Proposed Use of the Building Comports with the 2019 Evanston Work Plan.

The number 1 goal of the 2019 Evanston Work Plan is to create sustainable, mixed income housing without displacement.³⁰ The Evanston Work Plan acknowledged that housing is an

²⁴ See Exhibit B, *infra*.

²⁵ See Exhibit C, *infra*.

²⁶ See Exhibit D, *infra*.

²⁷ See Historic Designation Report, p. 7.

²⁸ See *How to Apply the National Register Criteria for Evaluation* (1995), p. 21.

²⁹ *Id.*

³⁰ See Evanston Work Plan (2019), p. 40.

essential need for all people, and that a goal of the Evanston Community Council is to ensure that the affordable housing crisis does not impact residents of Evanston.³¹ While there are homes within Evanston that are being fixed up, blight and poor housing conditions remain.³² Moreover, attempting to maintain affordable housing is a struggle in Evanston, as it is throughout the state and the country.³³

Kingsley & Company's plan for the Hoffman School is to demolish the building and rebuild affordable, mixed-income housing for the Evanston community. This plan is exactly in accordance with the primary goal of the 2019 Evanston Work Plan – to create a sustainable, mixed income neighborhood without displacement. However, this is possible because of the plan for demolition. As it has been made clear throughout this memorandum, redevelopment/renovation of the Hoffman School is a substantial economic burden. Redeveloping the Building would significantly increase costs and would not allow for the building to offer mixed-income housing. The plan for mixed-income housing is possible solely because of the plans for demolition and rebuilding. Thus, if the Historic Designation Application for the Hoffman School were approved, the goal of providing mixed-income housing to comply with the Evanston Work Plan would be unattainable.

CONCLUSION

Christ Temple recognizes that the exterior of the former Hoffman School is a beautiful building and respects the need to preserve the rich history of the Evanston community. However,

³¹ *Id.* at p. 41.

³² *Id.* at p. 38.

³³ *Id.*

the Hoffman School does not meet the criteria for recognition as a historic designation. To designate the Hoffman School as a historic landmark would be a grave intrusion into fundamental, constitutional property rights. The Cincinnati Code of Ordinances must be strictly construed in the context of restricting a person's fundamental property rights. The Cincinnati Preservation Association's Historic Designation Report fails to offer evidence or illustrate how the Hoffman School qualifies for designation under any of the criteria set forth in the Cincinnati Code. Thus, the Cincinnati Preservation Association has not met its burden in showing that the Hoffman School qualifies as a historic landmark, and the application for designation must be denied.

EXHIBIT A³⁴

³⁴ See <https://www.cincinnati.com/picture-gallery/news/2023/03/27/photos-look-inside-former-hoffman-school-evanston/11529233002/>.



Figure 1: The current state of a women's restroom, with several stalls out of order.

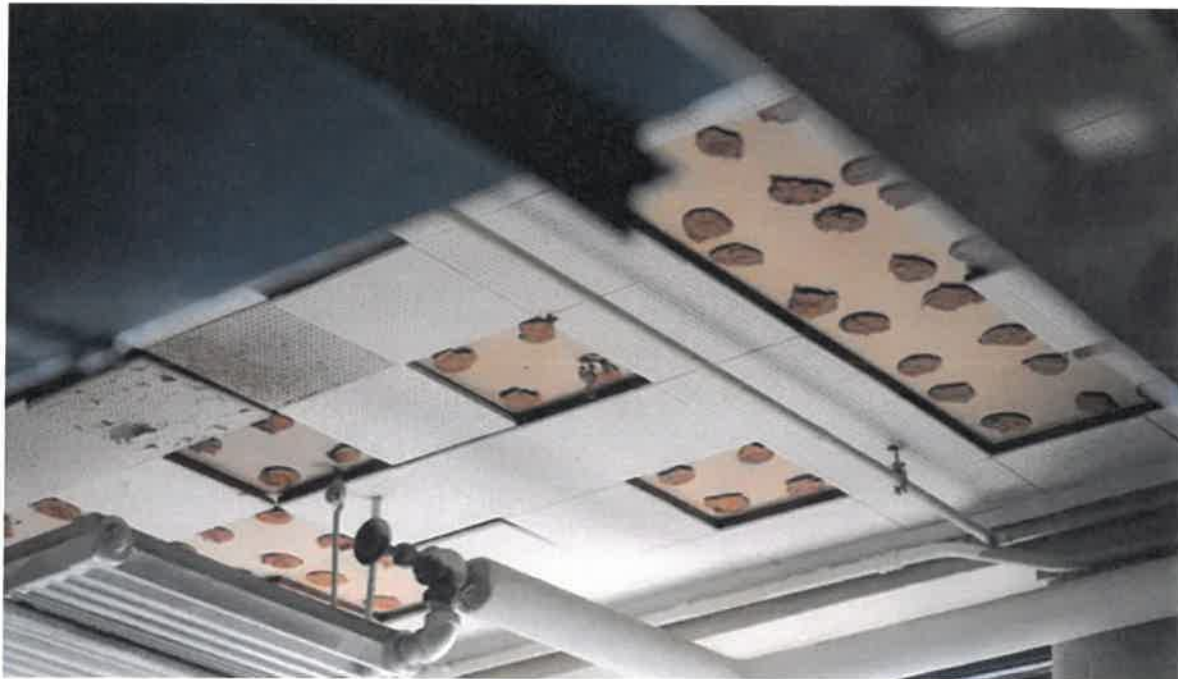


Figure 2: Many ceiling tiles have collapsed due to water damage.



Figure 3: Significant water damage to a hallway within the Hoffman School.



Figure 4: The balcony is closed due to a large chunk of cement which fell from the ceiling onto the balcony below, rendering the balcony unsafe.

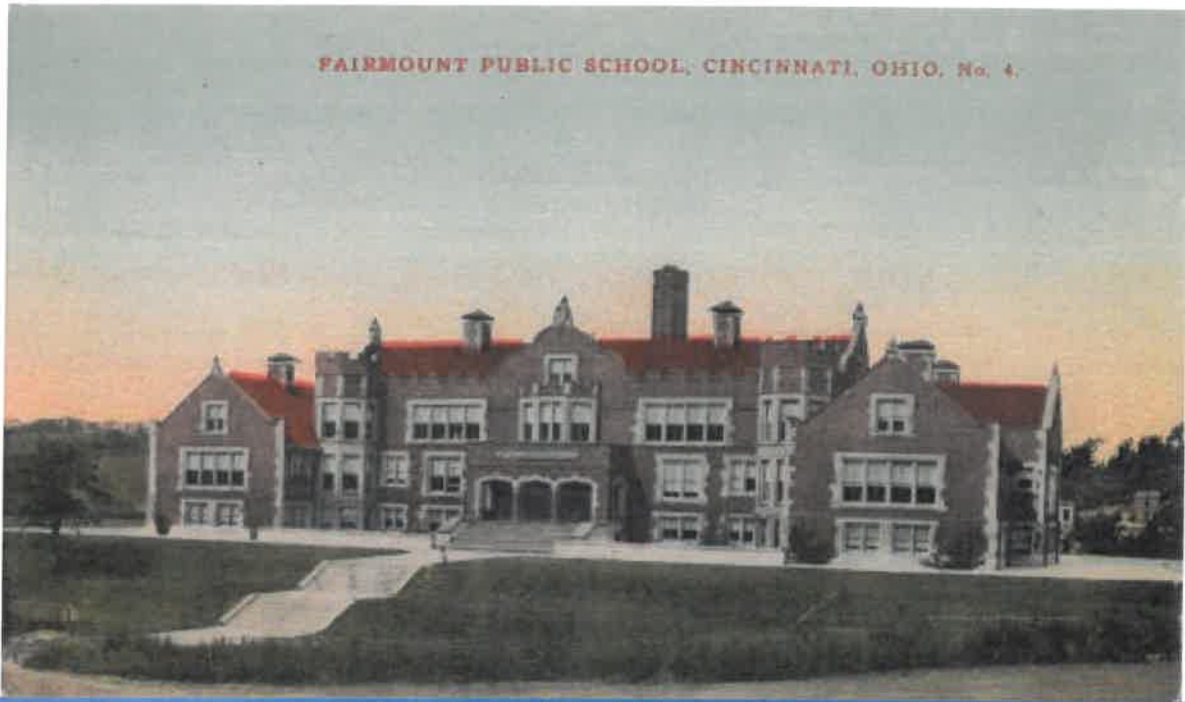
EXHIBIT B



EXHIBIT C



EXHIBIT D



Kellam, Caroline

From: Owen, Douglas
Sent: Monday, May 1, 2023 9:01 AM
To: Peg Conway; Conservator, Urban
Cc: Kellam, Caroline
Subject: RE: [External Email] Preserve Hoffman School

Ms. Conway,

Thank you for your email. I have added it to the project file for the Historic Conservation Board's consideration.

Thank you,

Please note, updated Over-the-Rhine New Construction Guidelines have been approved by the City Planning Commission and are scheduled for review by City Council. If you are considering new construction in this historic district, please review the updated guidelines at the following link: <https://www.cincinnati-oh.gov/planning/planning-projects-and-studies/active-ongoing/over-the-rhine-historic-conservation-guidelines-for-new-construction/>

Douglas Owen | Urban Conservator
City of Cincinnati
(513)352-4848

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

From: Peg Conway <pegconway@gmail.com>
Sent: Friday, April 28, 2023 5:40 PM
To: Conservator, Urban <urban.conservator@cincinnati-oh.gov>
Subject: [External Email] Preserve Hoffman School

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

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

Kellam, Caroline

From: Owen, Douglas
Sent: Monday, May 1, 2023 9:04 AM
To: D Kinney; Aftab, Mayor; Conservator, Urban
Cc: Kellam, Caroline
Subject: RE: [External Email] Demolition of Hoffman Grade School

Ms. Kinney,

Thank you for your email. I have added it to the project file for the Historic Conservation Board's consideration.

Thank you,

Please note, updated Over-the-Rhine New Construction Guidelines have been approved by the City Planning Commission and are scheduled for review by City Council. If you are considering new construction in this historic district, please review the updated guidelines at the following link: <https://www.cincinnati-oh.gov/planning/planning-projects-and-studies/active-ongoing/over-the-rhine-historic-conservation-guidelines-for-new-construction/>

Douglas Owen | Urban Conservator
City of Cincinnati
(513)352-4848

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

From: D Kinney <dkkinney14@outlook.com>
Sent: Saturday, April 29, 2023 7:47 PM
To: Aftab, Mayor <mayor.aftab@cincinnati-oh.gov>; Conservator, Urban <urban.conservator@cincinnati-oh.gov>
Subject: [External Email] Demolition of Hoffman Grade School

[You don't often get email from dkkinney14@outlook.com. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>]

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

Kellam, Caroline

From: Toyia Montgomery <toyia.montgomery@gmail.com>
Sent: Thursday, April 27, 2023 8:40 AM
To: Kellam, Caroline
Subject: [External Email] RE: Hoffman School

External Email Communication

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

City Lands Development Company, LLC

P.O. Box 14127

Cincinnati, Ohio 45250-0127

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 20th 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

Kellam, Caroline

From: Owen, Douglas
Sent: Wednesday, April 26, 2023 8:17 AM
To: Colin Klayer; Conservator, Urban
Cc: Kellam, Caroline
Subject: RE: [External Email] Save Hoffman School

Mr. Klayer,

Thank you for your email. I have added it to the project file for the Historic Conservation Board's consideration.

Thank you,

Please note, updated Over-the-Rhine New Construction Guidelines have been approved by the City Planning Commission and are scheduled for review by City Council. If you are considering new construction in this historic district, please review the updated guidelines at the following link: <https://www.cincinnati-oh.gov/planning/planning-projects-and-studies/active-ongoing/over-the-rhine-historic-conservation-guidelines-for-new-construction/>

Douglas Owen | Urban Conservator
City of Cincinnati
(513)352-4848

From: Colin Klayer <klayerc@gmail.com>
Sent: Wednesday, April 26, 2023 8:00 AM
To: Conservator, Urban <urban.conservator@cincinnati-oh.gov>
Subject: [External Email] Save Hoffman School

You don't often get email from 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

Kellam, Caroline

From: Owen, Douglas
Sent: Tuesday, April 25, 2023 10:46 AM
To: Brenda Jones; Maynes, Kasandra
Cc: Sturkey, David; Kellam, Caroline
Subject: RE: [External Email] Hoffman School Designation

Ms. Jones,

Thank you for your email. I have added it to the project file for the Historic Conservation Board's consideration.

Thank you,

Please note, updated Over-the-Rhine New Construction Guidelines have been approved by the City Planning Commission and are scheduled for review by City Council. If you are considering new construction in this historic district, please review the updated guidelines at the following link: <https://www.cincinnati-oh.gov/planning/planning-projects-and-studies/active-ongoing/over-the-rhine-historic-conservation-guidelines-for-new-construction/>

Douglas Owen | Urban Conservator
City of Cincinnati
(513)352-4848

From: Brenda Jones <bjonz03@gmail.com>
Sent: Tuesday, April 25, 2023 10:41 AM
To: Maynes, Kasandra <Kasandra.Maynes@cincinnati-oh.gov>
Cc: Sturkey, David <David.Sturkey@cincinnati-oh.gov>; Owen, Douglas <Douglas.Owen@cincinnati-oh.gov>
Subject: [External Email] Hoffman School Designation

Some people who received this message don't often get email from bjonz03@gmail.com. [Learn why this is important](#)

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.

Kellam, Caroline

From: Wendi Wilson <wendiwilson@fuse.net>
Sent: Tuesday, April 25, 2023 11:01 AM
To: Conservator, Urban; Kellam, Caroline
Subject: [External Email] Hoffman School Historic Landmark Designation (Amendment)

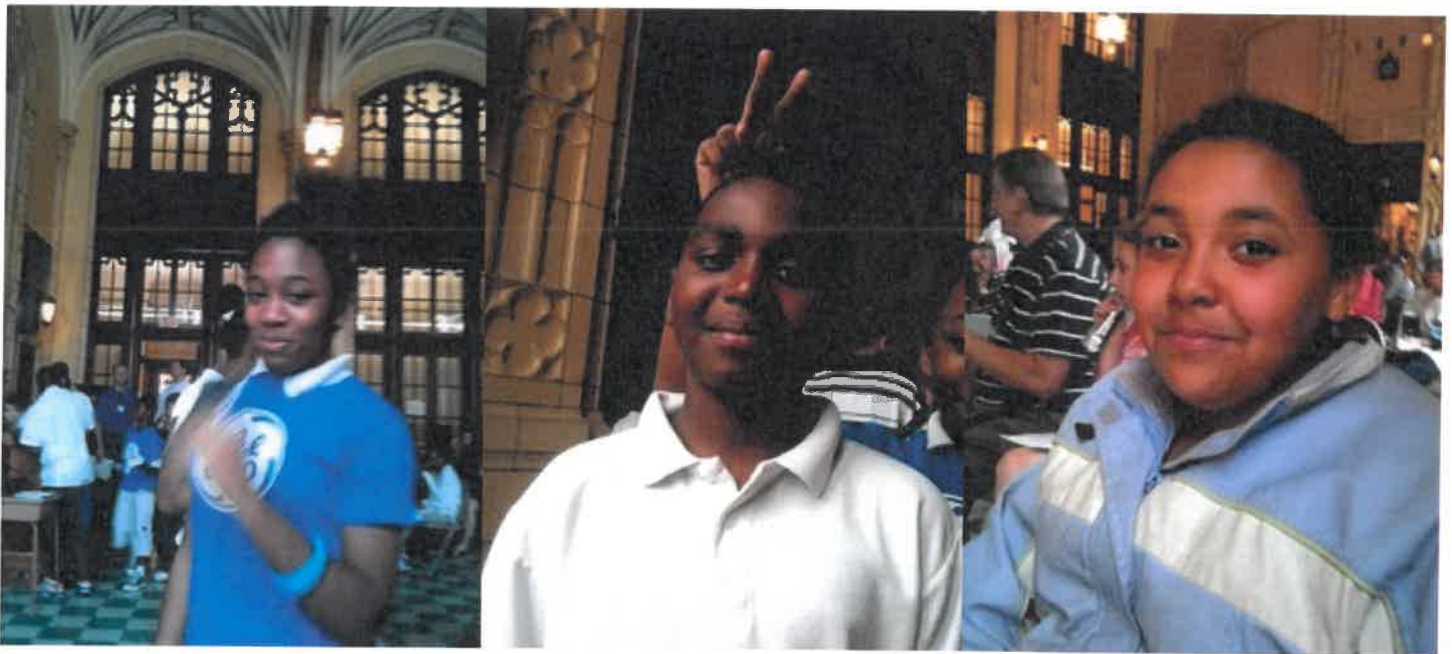
External Email Communication

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> 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

Kellam, Caroline

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!!!!

[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!

Kellam, Caroline

From: Brenda Jones <bjonz03@gmail.com>
Sent: Monday, April 17, 2023 5:32 PM
To: Kellam, Caroline
Subject: [External Email] Hoffman School Landmark Designation

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

Kellam, Caroline

From: Brenda Jones <bjonz03@gmail.com>
Sent: Monday, April 17, 2023 5:30 PM
To: Kellam, Caroline
Subject: [External Email] Hoffman Landmark Designation

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

Kellam, Caroline

From: John Frank <jjfr1932@gmail.com>
Sent: Thursday, April 13, 2023 4:23 PM
To: Owen, Douglas
Cc: Kellam, Caroline
Subject: Re: [External Email] Fwd: Hoffman School

You don't often get email from jjfr1932@gmail.com. [Learn why this is important](#)

Mr. Owen, thank you.

John Frank

On Apr 13, 2023, at 4:14 PM, Owen, Douglas <Douglas.Owen@cincinnati-oh.gov> wrote:

Mr. Frank,

Thank you for your email. I have added it to the project file for the Historic Conservation Board's consideration.

Thank you,

Please note, updated Over-the-Rhine New Construction Guidelines have been approved by the City Planning Commission and are scheduled for review by City Council. If you are considering new construction in this historic district, please review the updated guidelines at the following link: <https://www.cincinnati-oh.gov/planning/planning-projects-and-studies/active-ongoing/over-the-rhine-historic-conservation-guidelines-for-new-construction/>

Douglas Owen | Urban Conservator
City of Cincinnati
(513)352-4848

From: John Frank <jjfr1932@gmail.com>
Sent: Thursday, April 13, 2023 3:43 PM
To: Owen, Douglas <Douglas.Owen@cincinnati-oh.gov>
Subject: [External Email] Fwd: Hoffman School

You don't often get email from jjfr1932@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 <jjfr1932@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 seeing 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



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

Kellam, Caroline

From: jones.sara1@yahoo.com
Sent: Saturday, April 8, 2023 3:17 PM
To: Kellam, Caroline
Subject: [External Email] Hoffman School 3060 Durrell Avenue

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

External Email Communication

Dear Ms. Kellam:

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

To the City of Cincinnati City

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.

Kellam, Caroline

From: Karen Frye <karen.p.frye@gmail.com>
Sent: Thursday, April 6, 2023 2:10 PM
To: Owen, Douglas; Kellam, Caroline
Subject: [External Email] Hoffman School

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

Kellam, Caroline

From: Benjamin Zelinskas <zelinskas.3@gmail.com>
Sent: Thursday, April 6, 2023 11:05 AM
To: Kellam, Caroline
Subject: [External Email] Support for the historic designation of Hoffman School

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

Hello, Caroline

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. My wife and I are energized by our neighbors working to restore their historic homes. We are also actively investing in our 1906 brick build to preserve its original character.

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=Cj0KCQjw27mhBhC9ARIsAIFsETFvomx0S9FE0djwpmSvBHaPzD3ZXxpFmIWdV800-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>)

My ask is that the city 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

Kellam, Caroline

From: Thea Tjepkema <tjepruss@gmail.com>
Sent: Thursday, April 6, 2023 10:17 AM
To: Kellam, Caroline
Subject: [External Email] SAVE the HOFFMAN SCHOOL

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

External Email Communication

Attention: Caroline Kellam, Senior City Planner, Cincinnati Planning Commission,

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

Kellam, Caroline

From: snailman12@aol.com
Sent: Saturday, March 25, 2023 1:27 PM
To: Kellam, Caroline
Subject: [External Email] Meeting

You don't often get email from snailman12@aol.com. [Learn why this is important](#)
External Email Communication

I'd like to attend the meeting regarding the Hoffman School. Thank you

[Sent from the all new AOL app for iOS](#)

Kellam, Caroline

From: Kevin Kluender <kevin@drawingdept.com>
Sent: Wednesday, March 29, 2023 11:08 AM
To: Kellam, Caroline
Subject: [External Email] i would like to zoom attend the Wednesday April 12, 2023 at 4:30

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

re: hoffman school

thank you

--

Kevin Kluender
architect

drawing dept
architecture & design
3217 madison rd cincinnati ohio 45209
C: 513 237 8915 O: 513.272.8099 | www.drawingdept.com

Kellam, Caroline

From: Melissa Holland <melish3@gmail.com>
Sent: Saturday, March 25, 2023 8:02 PM
To: Kellam, Caroline
Subject: [External Email] Hoffman School Support Letter

[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



Kellam, Caroline

From: L S <lauracstolk@gmail.com>
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>

Kellam, Caroline

From: Kate Lash <katelash06@gmail.com>
Sent: Sunday, March 26, 2023 7:53 AM
To: Kellam, Caroline
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

Kellam, Caroline

From: Rob Simpson <robwrotethis@gmail.com>
Sent: Sunday, March 26, 2023 12:45 PM
To: Kellam, Caroline
Subject: [External Email] Hoffman School demolition

You don't often get email from 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

Kellam, Caroline

From: Sharifah Tafari <queenirifah@gmail.com>
Sent: Sunday, March 26, 2023 11:10 PM
To: Kellam, Caroline
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
(513) 225-2355

Kellam, Caroline

From: Kathy Kremch <kkremchek@cinci.rr.com>
Sent: Wednesday, March 29, 2023 10:56 AM
To: Kellam, Caroline
Subject: [External Email] A letter of support to save Hoffman school

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

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

Kellam, Caroline

From: Angie Lipscomb <lipscomb78@gmail.com>
Sent: Monday, April 3, 2023 4:56 PM
To: Kellam, Caroline
Subject: [External Email] Historic Conservation Mtg - 3060 Durrell

You don't often get email from 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

Kellam, Caroline

From: steve kenat <steventkenat@gmail.com>
Sent: Monday, March 27, 2023 1:09 PM
To: Kellam, Caroline; #COUNCIL; Conservator, Urban
Subject: [External Email] Hoffman School, Evanston

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

Kellam, Caroline

From: Carrie Rhodus <carrierhodus@gmail.com>
Sent: Saturday, March 25, 2023 10:45 PM
To: Kellam, Caroline
Subject: [External Email] Hoffman School Staff Conference

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

Hi Caroline,

I am reaching out to express my interest in attending the staff conference to discuss the Hoffman School designation on April 12th at 4:30PM. Please advise.

Carrie Rhodus

--

Carrie Rhodus
Historic Preservation Specialist
Phone: (513) 967-3727
Email: carrierhodus@gmail.com

Kellam, Caroline

From: Wendi Wilson <wendiwilson@fuse.net>
Sent: Friday, March 24, 2023 2:13 PM
To: Kellam, Caroline
Subject: Re: [External Email] Hoffman School Staff Conference April 12th 2023

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

Hi Caroline,

Yes, thanks for asking. I am in support of the Landmark Designation. I do intend to send letters to put my support in writing to both the Historic Conservation Board and to the City Planning Commission.

Wendi Wilson
513-675-3421

On Mar 24, 2023, at 12:43 PM, Kellam, Caroline <Caroline.Kellam@cincinnati-oh.gov> wrote:

Wendi,

Also, I meant to ask you are you in support of the Landmark designation?

Caroline

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



From: Wendi Wilson <wendiwilson@fuse.net>
Sent: Friday, March 24, 2023 11:26 AM
To: Kellam, Caroline <Caroline.Kellam@cincinnati-oh.gov>
Subject: [External Email] Hoffman School Staff Conference April 12th 2023

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

External Email Communication

Hello Caroline,

I would like to attend the meeting where Hoffman School Historic Designation will be discussed:

Wednesday April 12, 2023 at 4:30– Staff Conference via zoom.

Can you please add me to the invitation list?

If there is something else you require from me to be able to attend, let me know.

Thank you,

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)

Kellam, Caroline

From: Wendi Wilson <wendiwilson@fuse.net>
Sent: Wednesday, March 29, 2023 7:45 PM
To: Conservator, Urban; Kellam, Caroline
Subject: [External Email] Hoffman School Historic Landmark Designation

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

Kellam, Caroline

From: Owen, Douglas
Sent: Monday, April 3, 2023 10:30 AM
To: Mandy Stephens; Conservator, Urban; Kellam, Caroline; #COUNCIL
Subject: RE: [External Email] Hoffman School Demolition

Ms. Stephens,

Thank you for your email. It has been added to the project file for the Historic Conservation Board's consideration.

Thank you,

Douglas Owen | Urban Conservator
City of Cincinnati
(513)352-4848

From: Mandy Stephens <stephens7458@gmail.com>
Sent: Sunday, March 26, 2023 5:32 AM
To: Conservator, Urban <urban.conservator@cincinnati-oh.gov>; Caroline.Kellan@cincinnati-oh.gov; #COUNCIL <#COUNCIL@cincinnati-oh.gov>
Subject: [External Email] Hoffman School Demolition

 Some people who received this message don't often get email from 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

Kellam, Caroline

From: Conservator, Urban
Sent: Tuesday, March 28, 2023 8:58 AM
To: Kellam, Caroline
Subject: FW: [External Email] Hoffman School Preservation

From: lesley bailey <lesley.bailey16@gmail.com>
Sent: Tuesday, March 28, 2023 7:56 AM
To: Conservator, Urban <urban.conservator@cincinnati-oh.gov>
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.

Kellam, Caroline

From: Conservator, Urban
Sent: Monday, March 27, 2023 10:24 AM
To: Kellam, Caroline
Subject: FW: [External Email] A Request from a Professional Genealogist

Follow Up Flag: Follow up
Flag Status: Flagged

Caroline – FYI

From: L S <lauracstolk@gmail.com>
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>

Kellam, Caroline

From: Conservator, Urban
Sent: Monday, March 27, 2023 10:23 AM
To: Kellam, Caroline
Subject: FW: [External Email] Save Hoffman School threatened with demolition

Caroline - FYI

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

From: Kate Lash <katelash06@gmail.com>
Sent: Sunday, March 26, 2023 7:51 AM
To: Conservator, Urban <urban.conservator@cincinnati-oh.gov>
Subject: [External Email] Save Hoffman School threatened with demolition

[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

Kellam, Caroline

From: Conservator, Urban
Sent: Monday, March 27, 2023 10:23 AM
To: Kellam, Caroline
Subject: FW: [External Email] Hoffman School

Caroline - FYI

From: Carrie Rhodus <carrierhodus@gmail.com>
Sent: Saturday, March 25, 2023 10:41 PM
To: Conservator, Urban <urban.conservator@cincinnati-oh.gov>
Subject: [External Email] Hoffman School

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

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

Kellam, Caroline

From: Conservator, Urban
Sent: Monday, March 27, 2023 10:22 AM
To: Kellam, Caroline
Subject: FW: [External Email] Hoffman school support

Caroline - FYI

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

From: Melissa Holland <melish3@gmail.com>
Sent: Saturday, March 25, 2023 8:01 PM
To: Conservator, Urban <urban.conservator@cincinnati-oh.gov>
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

Kellam, Caroline

From: Conservator, Urban
Sent: Monday, March 27, 2023 10:22 AM
To: Kellam, Caroline
Subject: FW: [External Email] Hoffman School

Caroline - FYI

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

From: Clayton Adams <adamscw3@miamioh.edu>
Sent: Saturday, March 25, 2023 3:37 PM
To: Conservator, Urban <urban.conservator@cincinnati-oh.gov>
Cc: #COUNCIL <#COUNCIL@cincinnati-oh.gov>
Subject: [External Email] Hoffman School

[You don't often get email from 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

Kellam, Caroline

From: Mark Nelson <xclu@hotmail.com>
Sent: Monday, April 10, 2023 4:01 PM
To: Conservator, Urban; Kellam, Caroline; #COUNCIL
Subject: [External Email] Save Hoffman School

Some people who received this message don't often get email from xclu@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

Douglas Owen
Urban Conservator
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,

A handwritten signature in dark ink, appearing to read "Drew Gores", with a stylized, flowing script.

Drew Gores

Kellam, Caroline

From: Garland Waleko <garland.waleko@gmail.com>
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

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

Kellam, Caroline

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

Importance: High

FYI

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



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 sale 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**

EVANSTON BULLDOGS YOUTH ASSOCIATION
3060 Durrell Avenue Cincinnati, Ohio 45207
office: 513-400-3173
www.dawg4life.com

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

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



April 10, 2023

By electronic mail

Caroline Kellam
Senior City Planner
caroline.kellam@cincinnati-oh.gov

Douglas Owen
Urban Conservator
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
Vice Mayor Jan-Michele Lemon Kearney jan-michele.kearney@cincinnati-oh.gov
President Pro Tem Victoria Parks victoria.parks@cincinnati-oh.gov
Council Member Jeff Cramerding jeff.cramerding@cincinnati-oh.gov
Council Member Reggie Harris reggie.harris@cincinnati-oh.gov
Council Member Mark Jeffreys mark.jeffreys@cincinnati-oh.gov
Council Member Scotty Johnson scotty.johnson@cincinnati-oh.gov
Council Member Liz Keating iz.keating@cincinnati-oh.gov
Council Member Meeka Owens meeka.owens@cincinnati-oh.gov
Council Member Seth Walsh seth.walsh@cincinnati-oh.gov



3635 Reading Road Suite 200
Cincinnati, OH 45229
513.861.2232
growavondale.org

Russell E. Hairston
Avondale Development Corporation
3635 Reading Rd – Suite 201
Cincinnati, OH. 45229

May 22, 2023

Dear City Planning Commission, Mayor and Council

My name is Russell Hairston and I'm the President of Avondale Development Corporation. I celebrate Cincinnati's rich history and believe in the mission of the Cincinnati Preservation Association, but I am writing to oppose the proposed historic designation of 3060 Durrell. We understand the challenges of demolishing a beautiful structure like 3060 Durrell Ave; the Archdiocese of Cincinnati demolished St. Andrew's Church in Avondale in 2019 after it fell victim to the common challenges of vacant, blighted buildings in the area. Fortunately, ADC partnered with Kingsley + Co. and Fairfield Homes to redevelop the site into quality affordable housing. The new building is 100% pre-leased with Avondale residents with a growing waiting list, further evidence of Cincinnati's housing crisis. We therefore support Kingsley + Co. and their efforts to construct a mixed-income housing development at 3060 Durrell.

Furthermore, we support Pastor Peterson Mingo and Christ Temple Full Gospel Baptist Church in their decision to sell the building to Kingsley + Co. and find a better, safer home for their congregation. A historic designation would prevent quality affordable housing from replacing a blighted, underutilized site, and handcuff a church community to a deteriorating, dangerous building.

I appreciate your time and attention to this request.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Russell Hairston', is written over a large, light blue circular stamp or watermark.

Russell Hairston, Executive Director
Avondale Development Corporation
3635 Reading Rd – Suite 201
Cincinnati, OH. 45229
(513) 861-2232



**2915 Timbercrest Dr. | Cincinnati, OH 45238 |
admin@ChristianLivingSite.com
Rev. Dr. Robert E. Baines, Jr. – Owner/President**

May 22, 2023

To Whom It May Concern,

I've been Pastored for 29 years. I understand the financial challenges of owning and operating a church building. I have also known Pastor Mingo for 10 years. It is very shameful how there are efforts under way to block the autonomy of the church. I oppose the historic designation of 3060 Durrell Ave. This historic designation will negatively impact the value of the property. The church plans to use the sale proceeds to relocate to another building that better suits their needs as a congregation. There is currently no plan or funding to renovate the school. Pieces of the building are falling off and one brick almost struck a current Evanston Bulldog player. The last thing we want is another St. Mark's building that remains vacant and becomes a hub for crime and public health issues. The church congregation voted to sell the building and redevelop mixed-income housing to help combat Cincinnati's housing crisis. Do not let a third-party intervene to create golden handcuffs for our neighborhood. This designation will negatively impact the congregation and community, and ultimately become a lasting deterrent to the city. A historic mandate like this will result in the eventual conversion of the building into an intact exterior with no viable use beyond luxury condos, which does nothing to benefit a community desperate for more affordable housing. **Please do all you can to stop the historic mandate.**

Sincerely

A handwritten signature in black ink, appearing to read 'Robert E. Baines, Jr.', is written over a horizontal line.

Rev. Dr. Robert E. Baines, Jr.
Owner and President of Christian Living Site



30 West Third Street Floor 4M
Cincinnati, Ohio 45202
Phone (513) 631-9600
Fax (513) 631-9600

Dear City Planning Commission, Mayor and Council,

I am writing to oppose the proposed designation of 3060 Durrell in Evanston as a Cincinnati Local Historic Landmark and to express my support of Kingsley + Co. and its efforts to construct a mixed-income housing development at 3060 Durrell.

The City of Cincinnati is experiencing a housing crisis and major challenges surrounding providing critically needed equitable and affordable housing to all segments of the community. Kingsley has a history of committing to investing in the revitalization and improvement of the City's historically underserved communities and neighborhoods.

Kingsley's proposed development will not only activate a property that is a threat to public safety and health, but will also contribute to the revitalization and economic development of the Evanston neighborhood in alignment with the plans of the City of Cincinnati and Goals 1 and 2 of the City-approved Evanston neighborhood workplans by providing affordable, mixed-income housing without displacement and with African American participation and minority contractor involvement.

In Evanston most of the Development teams have not been Minorities in a Minority community. proceeding

I appreciate your time and attention to this request.

Sincerely,

A handwritten signature in dark ink, appearing to read "Monroe Barnes", is written over a light blue horizontal line.

Monroe Barnes, President MBJ Consultants

Dear City Planning Commission, Mayor and Council,

I am writing to oppose the proposed designation of 3060 Durrell in Evanston as a Cincinnati Local Historic Landmark and to express my support of Kingsley + Co. and its efforts to construct a mixed-income housing development at 3060 Durrell.

The City of Cincinnati is experiencing a housing crisis and major challenges surrounding providing critically needed equitable and affordable housing to all segments of the community. Kingsley has a history of committing to investing in the revitalization and improvement of the City's historically underserved communities and neighborhoods. Kingsley's proposed development will not only activate a property that is a threat to public safety and health, but will also contribute to the revitalization and economic development of the Evanston neighborhood in alignment with the plans of the City of Cincinnati and Goals 1 and 2 of the City-approved Evanston neighborhood workplans by providing affordable, mixed-income housing without displacement and with African American participation and minority contractor involvement.

I appreciate your time and attention to this request.

Sincerely,

A handwritten signature in black ink, appearing to read 'Mike Ealy', is written over a horizontal line.

Mike Ealy, President & CEO, Nassau Investments
Cincinnati, Ohio 45250

From: **William Cooper** <w.cooper8471@gmail.com>

Date: Mon, May 22, 2023 at 10:39 AM

Subject: Hoffman School

To: <mayor.aftab@cincinnati-oh.gov>, <jan-michele.kearney@cincinnati-oh.gov>, <victoria.parks@cincinnati-oh.gov>, <jeff.cramerding@cincinnati-oh.gov>, <reggie.harris@cincinnati-oh.gov>, <mark.jeffreys@cincinnati-oh.gov>, <scotty.johnson@cincinnati-oh.gov>, <liz.keating@cincinnati-oh.gov>, <meeka.owens@cincinnati-oh.gov>, <seth.walsh@cincinnati-oh.gov>, <Caroline.Kellam@cincinnati-oh.gov>, <planning@cincinnati-oh.gov>, <alex.peppers@cincinnati-oh.gov>, <david.sturkey@cincinnati-oh.gov>, <Kasandra.Maynes@cincinnati-oh.gov>

To whom it may concern:

I write to you today as a deeply concerned resident of Evanston, regarding the distressing situation surrounding Hoffman. My frustration lies not only with the dire state of the building but also with the Cincinnati Preservation Association's sudden interest in its preservation, while turning a blind eye to its decay for far too long.

Let me be clear: the condition of this building is an absolute disgrace. Bricks are falling off, the structure is crumbling, and leaks are causing irreparable damage. It poses a significant safety hazard to our community. It's truly disheartening to witness the Cincinnati Preservation Association conveniently awakening from their slumber only now, as the property faces potential redevelopment.

What exacerbates the situation is the dire financial circumstances of Christ Temple Baptist Church. This aging church, under the dedicated leadership of Pastor Mingo, has struggled for years, dealing with mounting maintenance costs and a dwindling congregation. They desperately need the proceeds from selling this property to sustain their operations, support their members, and continue their valuable community outreach efforts.

The irony is hard to ignore. The Cincinnati Preservation Association, who seemed disinterested in supporting the church during its years of struggle, now wants to impose a historic designation on the very building they neglected. It's an insult to our community and the church's needs. Where were they when the bricks were falling and the church needed assistance?

Please consider the larger impact of this situation. We must prioritize the welfare of our community over preserving a deteriorating structure with no true historical significance. Allowing the church to sell the property for redevelopment would not only address their financial woes but also revitalize our neighborhood, create new opportunities, and improve safety for everyone.

I urge you to support the church's endeavor to sell the property and provide them with the means to secure a brighter future. Our neighborhood deserves better than neglect and empty preservation gestures.

Thank you for your attention to this matter. I trust that you will consider the urgency and gravity of the situation when making your decision.

Thanks,

William

From: Melvina Johnson <johnsonmelvina750@aol.com>

To: mayor.aftab@cincinnati-oh.gov <mayor.aftab@cincinnati-oh.gov>; jan-michele.kearney@cincinnati-oh.gov <jan-michele.kearney@cincinnati-oh.gov>; victoria.parks@cincinnati-oh.gov <victoria.parks@cincinnati-oh.gov>; jeff.cramerding@cincinnati-oh.gov <jeff.cramerding@cincinnati-oh.gov>; reggie.harris@cincinnati-oh.gov <reggie.harris@cincinnati-oh.gov>; mark.jeffreys@cincinnati-oh.gov <mark.jeffreys@cincinnati-oh.gov>; scotty.johnson@cincinnati-oh.gov <scotty.johnson@cincinnati-oh.gov>; liz.keating@cincinnati-oh.gov <liz.keating@cincinnati-oh.gov>; meeka.owens@cincinnati-oh.gov <meeka.owens@cincinnati-oh.gov>; seth.walsh@cincinnati-oh.gov <seth.walsh@cincinnati-oh.gov>; Caroline.Kellam@cincinnati-oh.gov <caroline.kellam@cincinnati-oh.gov>; planning@cincinnati-oh.gov <planning@cincinnati-oh.gov>; david.sturkey@cincinnati-oh.gov <david.sturkey@cincinnati-oh.gov>

Sent: Monday, May 22, 2023 at 01:20:03 PM EDT

Subject: Christ Temple Full Gospel Baptist Church on Durrell

Hello Everyone,

As a member of the Christ Temple Full Gospel Baptist Church, I wanted to take a moment to express my unwavering support for the sale and demolition of our church property. It is time for a fresh start that will bring relief to our aging congregation, including myself.

Over the years, I have witnessed the gradual deterioration of our beloved church building, and it pains me to admit that it no longer meets the needs of our congregation. As an older member, navigating the stairs has become increasingly difficult, often causing me to miss services and feel isolated from our church community. The lack of accessibility has taken a toll on my spiritual well-being, and I believe it is time for a change that addresses the needs of all members.

Furthermore, the recent heating issues have been particularly challenging. Sitting in freezing cold temperatures during services is not only uncomfortable but also jeopardizes our health and enjoyment of worship. It breaks my heart to see fellow members shivering and unable to fully engage in the religious service we cherish. We deserve a place of worship that provides warmth, comfort, and a welcoming environment for all.

I fully understand and support the decision to sell the property and embark on a new chapter for our congregation. The state of disrepair is undeniable, and attempting costly renovations would only place a greater burden on our limited resources. It is time for us to prioritize the well-being of our congregation and embrace the possibilities that lie ahead.

By allowing the sale and subsequent demolition, we have the opportunity to create a fresh, accessible space that meets the needs of all members. The introduction of new development would not only provide a chance for us to gather comfortably but also revitalize the neighborhood we call home. I am excited about the potential positive impact it can have on our community, attracting new residents, businesses, and a renewed sense of vibrancy.

As an older member, I am ready for a change that will enhance our worship experience, bring us closer together, and ensure our long-term sustainability. It is my sincere hope that our congregation can move forward united in our support for this decision.

Warm regards,
Melvina

April 4, 2023

**Office of the Mayor
Mayor Aftab Pureval
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

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
Marklea Carter
Historic Board

May 16, 2023

Dear City Planning Commission, Mayor and Council,

My name is Sandra Jones-Mitchell and I'm the President of Serving Older Adults through Changing Times (SO-ACT) and past president of the Avondale Community Council.

I am writing to oppose the historic designation of the building at 3060 Durrell in Evanston as a Cincinnati Local Historic Landmark and to express SO-ACT's support of Pastor Peterson Mingo and the Christ Temple Full Gospel Baptist Church. We understand and fully support Kingsley + Co.'s plans to construct a mixed-income housing development at 3060 Durrell Ave.

Cincinnati is experiencing a housing crisis and major challenges surrounding providing critically needed equitable and affordable housing to all segments of the community, especially seniors. Kingsley is committed to investing in the revitalization and improvement of the city's historically underserved communities and neighborhoods. Kingsley's proposed development will activate a property threatening public safety and health, replacing it with new and affordable housing, while catalyzing economic development of Evanston; consistent with the Evanston neighborhood work plans approved by the city. The Cincinnati Preservation Association inserting themselves at the 11th hour in a private transaction is inappropriate and suspicious. Buildings with more historical significance than 3060 Durrell Ave. have been demolished without a thought, including Revelation Baptist Church that represented more historical significance than 3060 Durrell Ave. The Evanston Community deserves revitalization just like the West End, Over the Rhine, and other neighborhoods. Kingsley can contribute to Evanston's grow by purchasing and redeveloping 3060 Durrell, money that will provide the church with enough proceeds to relocate to a safe, one level building to support the aging congregation.

We appreciate your time and attention to this request and are happy to provide additional information as needed.

Sincerely,



Sandra Jones Mitchell
SO-ACT

From: Jindal Tork, Sonya
Sent: Thursday, May 18, 2023 9:01 AM
To: Caroline.Kellam@cincinnati-oh.gov; planning@cincinnati-oh.gov;
alex.peppers@cincinnati-oh.gov
Cc: david.sturkey@cincinnati-oh.gov; Kasandra.Maynes@cincinnati-oh.gov; Owen, Douglas;
Houston, Christopher S.
Subject: FW: Hoffman School - Letter in Opposition

Dear Ms. Kellam:

We note that the letter in opposition below was not referenced in the Historic Conservation Board Staff Report or included in the Historic Conversation Board case materials despite being submitted on April 12, 2023 well in advance of the May 8, 2023 hearing. We request that this letter in opposition (and any other written comments or statements in opposition) be included in the written record of both the Historic Conservation Board and City Planning Commission.

Thank you,
Sonya Jindal Tork

----- Forwarded Message -----

From: "sagesse" <sagesse@fuse.net>
To: "Caroline Kellam" <Caroline.Kellam@cincinnati-oh.gov>
Sent: Wednesday, April 12, 2023 5:49:20 PM
Subject: Re: Hoffman School - Local Landmark designation - Public staff conference - April 12, 2023, 4:30-6:30 PM

Dear Ms. Kellam:

Just a brief follow-up to note that I was able to listen to much of the meeting but, I was not able to make any comments. As an adjacent property owner we believe that the highest and best use of the existing school building is not as a church and there appears to be no budget to adequately support the structure's maintenance (which is a safety problem). Plus, there is limited supply and strong demand for housing in the area.

We would argue that the entire block should be redeveloped in a manner which would retain the historical flavor of the school while adding value to the community and providing additional tax revenue to the City and the County. Property owners located on the block's perimeter could be offered an exchange for ownership &/or residency in the new facility. Maybe a nice restaurant on the top floor with a scenic view would also be an improvement.

Have a good day.

John LaFreniere, Treas.
Sagesse Financial, Inc.

(513) 302-7383 / (513) 766-0690 (24/7)

Taft/ Sonya Jindal Tork, Partner
Private Client / Tax / Business
Direct: 513.357.9335 | Office Ext: 59335
Taft Office: Cincinnati

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

From: "Caroline Kellam" <Caroline.Kellam@cincinnati-oh.gov>
To: "Caroline Kellam" <Caroline.Kellam@cincinnati-oh.gov>
Sent: Wednesday, April 12, 2023 12:29:45 PM
Subject: Hoffman School - Local Landmark designation - Public staff conference - April 12, 2023, 4:30-6:30 PM

Hello everyone,

Below is the ZOOM link for the public staff conference meeting today regarding the proposed Local Landmark designation of the Hoffman School at 3060 Durrell Avenue. The purpose of the meeting is to gather information from neighboring property owners and interested parties regarding the proposal. No decision will be made at this meeting. This meeting will last two hours and there are some 40 persons wanting to speak on the matter. We want everyone to have an opportunity to speak so we encourage everyone to be as succinct as possible.

Please do not forward this link as we are trying to keep track of everyone signed up for the meeting. If you know someone who wants the link before 4pm today, please have them email me and I will send it separately. Thank you.

Caroline

680E600]

Dear City Planning Commission, Mayor and Council,

My name is Dan Lello and I'm the Manager for Hilton Capital. Our company owns a number of properties in Cincinnati, specifically in Evanston at 1514 Gilpin Ave , which is directly next to 3060 Durrell Avenue and the baseball field site. As a neighbor and someone that will be impacted by this. I strongly oppose the Historic Designation. The Cincinnati Preservation Association does not have a clear plan to redevelop these units and as a neighbor I do not want another historic vacant building sitting idle for years. These vacant buildings can attract crime and become hubs for drug dealing. I believe in the Historic Fabric of the City of Cincinnati and the mission of the Cincinnati Preservation Association, but I am writing to oppose the proposed designation of 3060 Durrell in Evanston as a Cincinnati Local Historic Landmark and to express my support of Pastor Peterson Mingo Christ Temple Full Gospel Baptist Church. The proceeds of this sale will be used by the church to build a new facility, on one level to support the congregation. We also support Kingsley + Co. and its efforts to construct a mixed-income housing development at 3060 Durrell. This development will be Minority Led, create quality housing, ensure African American participation, and minority contractor involvement.

I appreciate your time and attention to this request.

Sincerely,

A handwritten signature in blue ink, appearing to read "Dan Lello", is written over a horizontal line.

To whom it may concern,

My name is Kevin McGraw and I'm the Principal for Hilton Capital. Our company owns 1514 Gilpin Ave, which shares a property line with 3060 Durrell Avenue and the baseball field site. As a neighbor and someone that will be impacted by this Historic Designation consideration. I STRONGLY OPPOSE the Historic Designation.

I've become aware that Cincinnati Preservation Association never asked Pastor Mingo or his church about the Historic Designations application to the city. I've also been told that Pastor Mingo's church unanimously voted to sell the school for demolition to a third-party developer. The developer is planning a mixed income project on the ballfield site and former school site. This project will be a great addition to the Evanston community and go toward addressing the housing shortage in the Greater Cincinnati area. These vacant buildings can attract crime and become hubs for drug dealing. I believe in the Historic Fabric of the City of Cincinnati and the mission of the Cincinnati Preservation Association, but I am writing to oppose the proposed designation of 3060 Durrell in Evanston as a Cincinnati Local Historic Landmark and to express my support of Pastor Peterson Mingo and Christ Temple Full Gospel Baptist Church.

Thank you,

A handwritten signature in blue ink, appearing to read 'Kevin McGraw', with a stylized, cursive script.

Kevin McGraw

513-325-7665

From: **James Ross** <ross.j.j722@gmail.com>

Date: Thu, May 18, 2023 at 2:55 PM

Subject: OPPOSE THE HISTORIC DESIGNATION

To: <mayor.aftab@cincinnati-oh.gov>, <jan-michele. Kearney@cincinnati-oh.gov>, <victoria.parks@cincinnati-oh.gov>, <jeff.cramerding@cincinnati-oh.gov>, <reggie.harris@cincinnati-oh.gov>, <mark.jeffreys@cincinnati-oh.gov>, <scotty.johnson@cincinnati-oh.gov>, <liz.keating@cincinnati-oh.gov>, <meeka.owens@cincinnati-oh.gov>, <seth.walsh@cincinnati-oh.gov>, <Caroline.Kellam@cincinnati-oh.gov>, <planning@cincinnati-oh.gov>, <alex.peppers@cincinnati-oh.gov>, <david.sturkey@cincinnati-oh.gov>, <Kasandra.Maynes@cincinnati-oh.gov>

I gotta speak up about something that's been causing a stir in our neighborhood.....that proposed historic designation for 3060 Durrell Avenue. We gotta oppose it!!!! Let's talk about the condition of that building..... It's a total mess, falling apart, and a danger for the whole community. It's time to face the truth!!! There ain't no historical significance to it. It's just an old building in bad shape that needs knocked down. But here's the kicker..... if this historic designation goes through, it's gonna hit Christ Temple Baptist Church hard. Pastor Mingo and the church members are looking to sell that property to some other person. The money from the sale would help the church and support their ability to do more good in our community. Without the money, the church won't be able to keep community programs, provide support to their members, or make a real impact. We can't let that happen, can we?? We need our church to keep thriving and doing great things for our neighborhood. Thanks for taking the time to listen. I know you've got a lot goin on, but please consider the impact this decision will have on the church, our community, and Evanston!!!

- James

From: Terez Graves <trezzyygraves3020@aol.com>

To: mayor.aftab@cincinnati-oh.gov <mayor.aftab@cincinnati-oh.gov>; jan-michele. Kearney@cincinnati-oh.gov <jan-michele. Kearney@cincinnati-oh.gov>; victoria.parks@cincinnati-oh.gov <victoria.parks@cincinnati-oh.gov>; jeff.cramerding@cincinnati-oh.gov <jeff.cramerding@cincinnati-oh.gov>; reggie.harris@cincinnati-oh.gov <reggie.harris@cincinnati-oh.gov>; mark.jeffreys@cincinnati-oh.gov <mark.jeffreys@cincinnati-oh.gov>; scotty.johnson@cincinnati-oh.gov <scotty.johnson@cincinnati-oh.gov>; liz.keating@cincinnati-oh.gov <liz.keating@cincinnati-oh.gov>; meeka.owens@cincinnati-oh.gov <meeka.owens@cincinnati-oh.gov>; seth.walsh@cincinnati-oh.gov <seth.walsh@cincinnati-oh.gov>; Caroline.Kellam@cincinnati-oh.gov <Caroline.Kellam@cincinnati-oh.gov>; planning@cincinnati-oh.gov <planning@cincinnati-oh.gov>; alex.peppers@cincinnati-oh.gov <alex.peppers@cincinnati-oh.gov>; david.sturkey@cincinnati-oh.gov <david.sturkey@cincinnati-oh.gov>; kasandra.maynes@cincinnati-oh.gov <kasandra.maynes@cincinnati-oh.gov>

Sent: Thursday, May 18, 2023 at 05:32:46 PM EDT

Subject: Opposition of the Hoffman School Designation

Hello,

I am writing to strongly oppose the proposed historic designation of Hoffman School. As a neighbor in Evanston, I urge you to consider the lack of historical significance and the poor condition of this building, emphasizing that it does not warrant preservation. The current state of the Hoffman School is awful, with significant deterioration and neglect. It has become an eyesore in our community and a potential safety hazard. Designating it as historic would only impede progress and hinder the opportunity for revitalization and positive change. There's no proof of significant historical or architectural value. It does not contribute to the historical fabric of our neighborhood, and preserving it would serve no purpose other than stopping our community's growth and potential. I think you need to prioritize our community's needs by supporting the sale of Hoffman School to the developer. This opportunity for redevelopment would not only address the current blight but also create new housing options and economic growth within our neighborhood.

Thank you for considering the concerns of the Evanston community. I trust that you will make a decision that aligns with the best interests of our neighborhood, emphasizing the importance of progress, revitalization, and meeting the pressing needs of our residents.

From: James Booker <jbook513er@yahoo.com>

To: mayor.aftab@cincinnati-oh.gov <mayor.aftab@cincinnati-oh.gov>; jan-michele. Kearney@cincinnati-oh.gov <jan-michele. Kearney@cincinnati-oh.gov>; victoria.parks@cincinnati-oh.gov <victoria.parks@cincinnati-oh.gov>; jeff.cramerding@cincinnati-oh.gov <jeff.cramerding@cincinnati-oh.gov>; reggie.harris@cincinnati-oh.gov <reggie.harris@cincinnati-oh.gov>; mark.jeffreys@cincinnati-oh.gov <mark.jeffreys@cincinnati-oh.gov>; scotty.johnson@cincinnati-oh.gov <scotty.johnson@cincinnati-oh.gov>; liz.keating@cincinnati-oh.gov <liz.keating@cincinnati-oh.gov>; meeka.owens@cincinnati-oh.gov <meeka.owens@cincinnati-oh.gov>; seth.walsh@cincinnati-oh.gov <seth.walsh@cincinnati-oh.gov>; Caroline.Kellam@cincinnati-oh.gov <caroline.kellam@cincinnati-oh.gov>; planning@cincinnati-oh.gov <planning@cincinnati-oh.gov>; alex.peppers@cincinnati-oh.gov <alex.peppers@cincinnati-oh.gov>; david.sturkey@cincinnati-oh.gov <david.sturkey@cincinnati-oh.gov>; Kasandra.Maynes@cincinnati-oh.gov <Kasandra.Maynes@cincinnati-oh.gov>

Sent: Thursday, May 18, 2023 at 02:13:48 PM EDT

Subject: Opposition to Historic Designation at 3060 Durrell

Hi All,

I hope this email finds you well. As a concerned community member of Evanston, I'm writing to express my strong opposition to the proposed historic designation of 3060 Durrell Avenue. I kindly request your support in allowing the sale of the property, currently owned by Christ Temple Baptist Church and led by Pastor Mingo, to the Kingsley. This opportunity for community development, economic growth, and the creation of much-needed mixed-income housing is crucial for our neighborhood's future.

While I acknowledge the importance of historic preservation, we believe that designating 3060 Durrell Avenue as a historic building would have significant adverse effects on our community. The developer interested in purchasing the property aims to demolish the existing structure and construct 250 apartments. This development project aligns with the community's vision for progress, economic stimulation, and increased housing options for residents from diverse backgrounds.

Designating the building as historic would severely hinder the proposed development, impeding our neighborhood's growth and failing to address the urgent need for housing options. It is crucial to consider the broader implications and the potential positive impact of allowing the sale and subsequent development of 3060 Durrell Avenue. By opposing the historic designation, it can create opportunities for economic growth, support minority developers, and meet the pressing demand for mixed-income housing.

I understand and appreciate the Cincinnati Preservation Association's commitment to preserving our city's heritage. However, in this specific case, it is important to acknowledge that the association has no plans or funding to renovate the building. By designating it as historic, we would effectively prevent the private developer from demolishing the structure and hinder their ability to proceed with the proposed development that aligns with the community's needs and aspirations.

I request your support in opposing the historic designation of 3060 Durrell Avenue. By doing so, we can ensure the sale of the property to the developer, fostering community development, economic growth, and the creation of much-needed mixed-income housing. This decision will have a profound impact on our neighborhood's future, providing opportunities for job creation, improved housing options, and the overall enhancement of our community's well-being.

I appreciate your careful consideration and support in this matter. Your involvement and advocacy are critical to ensuring the long-term prosperity and development of Evanston. Together, we can make a significant difference in our community.

Sincerely,
James Booker

Attachments:

Berardi Letter in Opposition - 5-18-23.pdf; Kingsley 3060 Durrell Avenue April 18 Letter.pdf

From: George Berardi

Sent: Thursday, May 18, 2023 12:30 PM

To: mayor.aftab@cincinnati-oh.gov; jan-michele. Kearney@cincinnati-oh.gov; victoria.parks@cincinnati-oh.gov; jeff.cramerding@cincinnati-oh.gov; reggie.harris@cincinnati-oh.gov; mark.jeffreys@cincinnati-oh.gov; scotty.johnson@cincinnati-oh.gov; liz.keating@cincinnati-oh.gov; meeka.owens@cincinnati-oh.gov; seth.walsh@cincinnati-oh.gov; Caroline.Kellam@cincinnati-oh.gov; planning@cincinnati-oh.gov; alex.peppers@cincinnati-oh.gov; david.sturkey@cincinnati-oh.gov; Kasandra.Maynes@cincinnati-oh.gov

Subject: Kingsley 3060 Durrell Avenue

To the Mayor of Cincinnati, Members of Cincinnati City Council and Members of the Cincinnati Planning Commission: The appended memoranda are offered in opposition of the Cincinnati Local Historic Landmark Proposed Designation for 3060 Durrell Avenue, Evanston (Cincinnati).

Thank you for considering this position. George

George D. Berardi, AIA

President | CEO

E george@berardipartners.com

T 614.221.1110

C 614.582.3308

BERARDI+

1398 GOODALE BOULEVARD
COLUMBUS, OHIO 43212

berardipartners.com

...with studio locations in Detroit, Cleveland and Tampa

May 18, 2023

MEMORANDUM

TO: ***The Mayor of Cincinnati
The Members of Cincinnati City Council
Members of the Cincinnati City Planning Commission***

From: George Berardi, AIA,
President/CEO, Berardi+

Subject: ***3060 Durrell Avenue, Evanston (Cincinnati)
Cincinnati Local Historic Landmark Proposed Designation***

This brief writing is offered as my opposition of the proposed designation of 3060 Durrell Avenue, located in Evanston, as a Cincinnati Local Historic Landmark. Additionally I wish to express my support for Kingsley+Company and its efforts to construct a mixed-income housing development at the referenced location.

As with all major cities, the City of Cincinnati is experiencing a housing crisis and major challenges surrounding the provision of critically needed equitable and affordable housing to all segments of the community. Kingsley has a history of committing investments for the revitalization and improvement of the City's historically underserved communities and neighborhoods. Kingsley's proposed development will not only activate a property that is a threat to public safety and health, but will also contribute to the revitalization and economic development of the Evanston Neighborhood. Their proposal is in direct alignment with the plans of the City of Cincinnati and Goals 1 and 2 of the City-approved Evanston neighborhood workplans by providing affordable, mixed-income housing without displacement, and with African American participation and minority contractor involvement.

As I had presented my comments subject the limiting factors for a proposed historic designation to City Planning via my letter of April 18, 2023 (...appended hereto), my sole purpose was to offer an unbiased opinion discussing the lack of potential for redevelopment of the Hoffman School for the intended uses. This opinion remains founded upon the broad deterioration of the building, and our direct knowledge of probable costs for redevelopment when following the Secretary of the Interior's restrictive Guidelines for Rehabilitation. Of course, as options are being considered, the building continues to deteriorate, further accelerating depletion of its useful life, while posing health and safety issues.

I urge you to consider my opposition for the referenced designation based upon facts, and the building's condition. We trust you will consider all factors, and truly appreciate your time and attention to this request.

***Very truly yours,
Berardi+***



**George Berardi, AIA
President/CEO
Attachment**

April 18, 2023



**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 fulfillment 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

Dear Historic Conservation Board

I am writing to oppose the proposed designation of the building at 3060 Durrell in Evanston as a Cincinnati Local Historic Landmark and to express my support of Kingsley + Co. and its efforts to construct a mixed income housing development at 3060 Durrell.

Cincinnati is experiencing a housing crisis and major challenges surrounding providing critically needed equitable and affordable housing to all segments of the community. Kingsley has a history of committing to investing in the revitalization and improvement of the City's historically underserved communities and neighborhoods. Kingsley's proposed development will not only activate a property that is a threat to public safety and health with new and affordable housing, but will also contribute to the revitalization and economic development of the Evanston neighborhood in alignment with the Evanston neighborhood work plans approved by the City.

The proposed development would bring much needed housing to the Evanston Community while providing a safe beautiful place to live.

I appreciate your time and attention to this request and am happy to provide additional information as needed.

Sincerely,

Dan Lello

dotloop verified
05/01/23 9:48 AM EDT
KG90-4179-SUUN-HARB



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 sale 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,

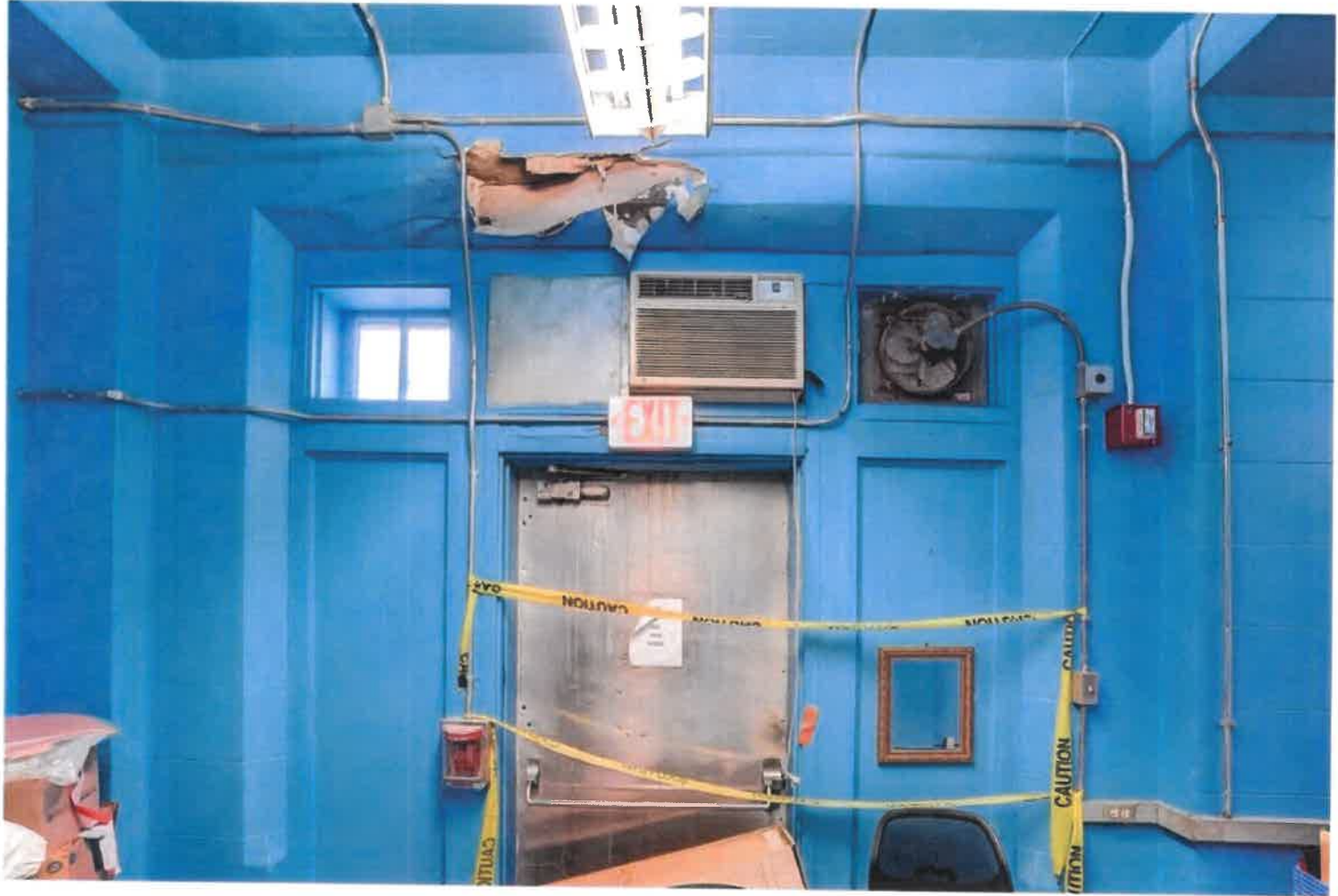

Senior Pastor Peterson W. Mingo,
Christ Temple Full Gospel Baptist Church

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







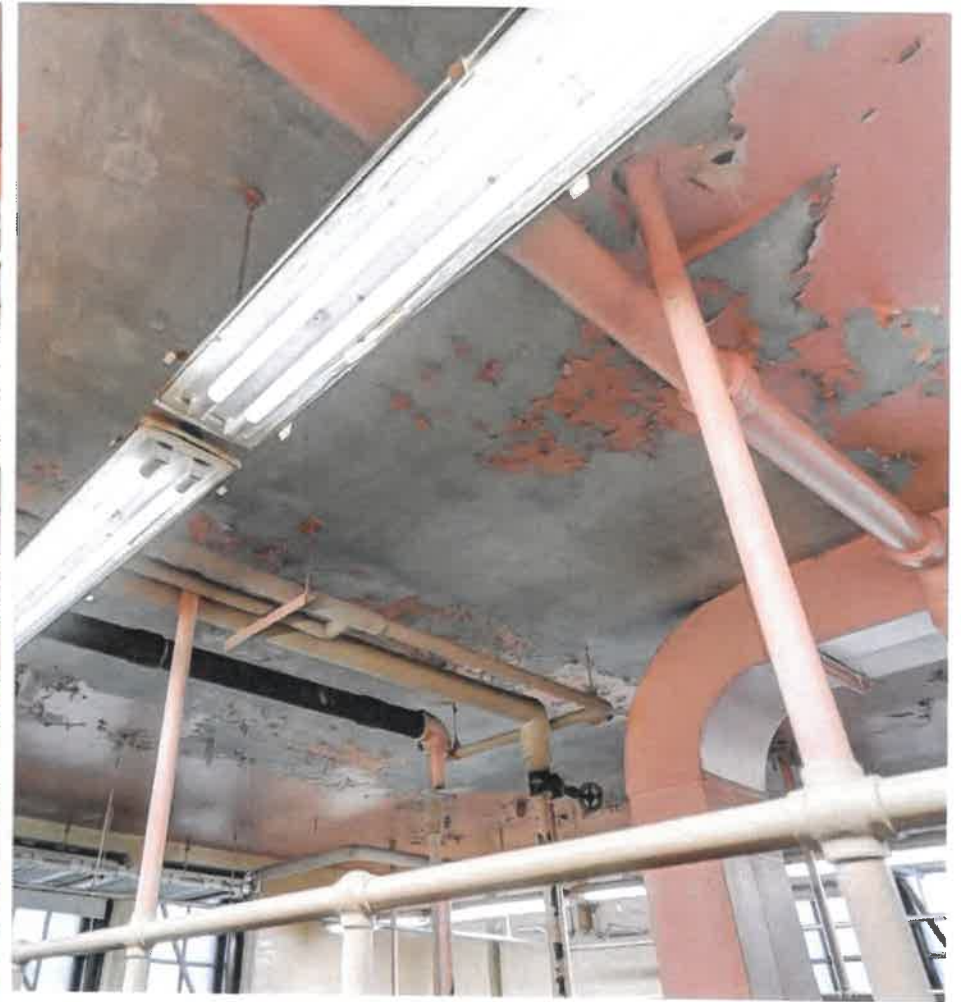








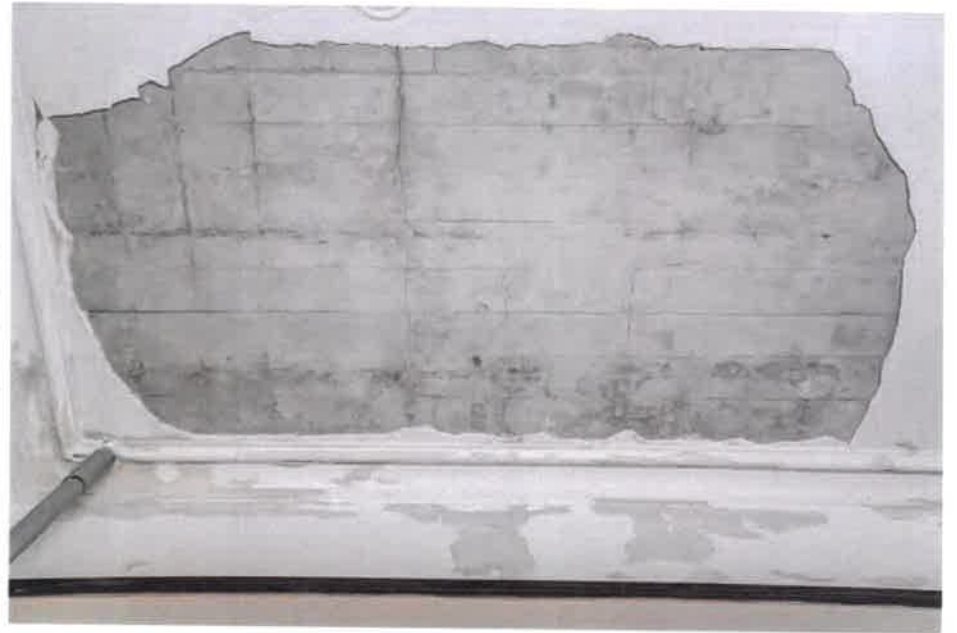




















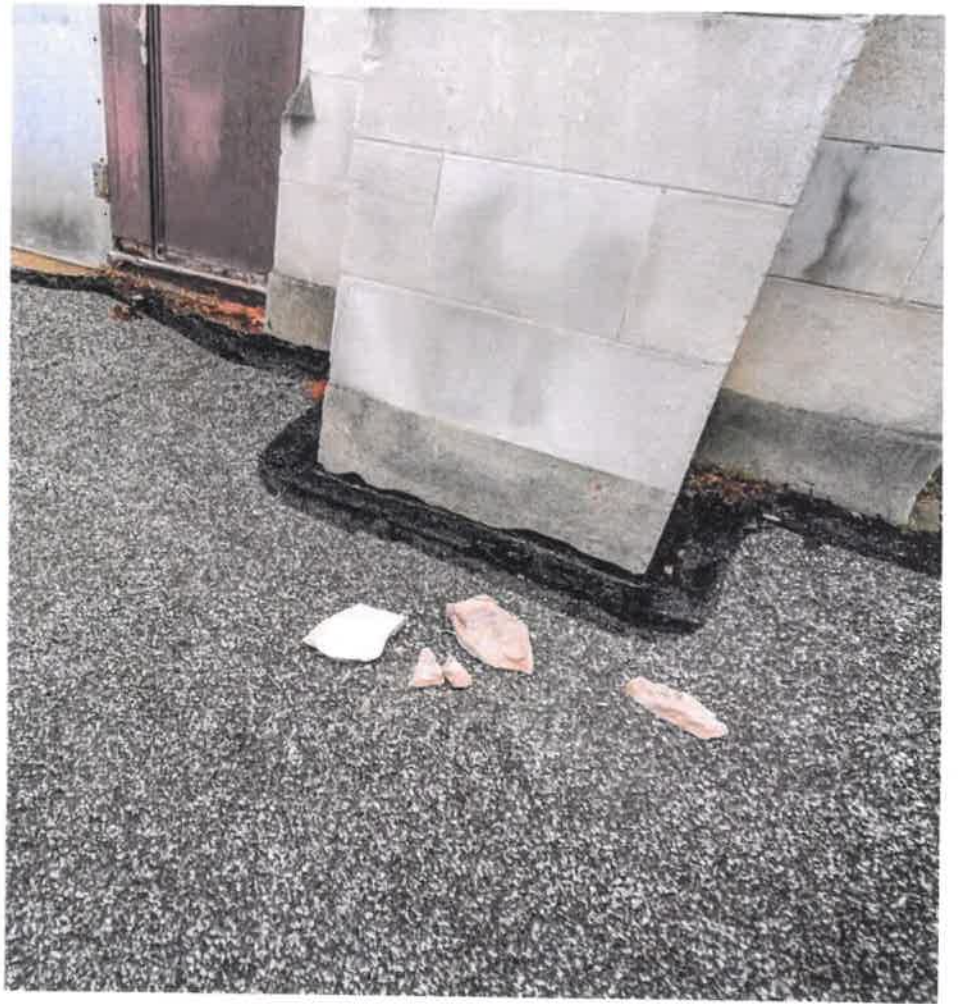


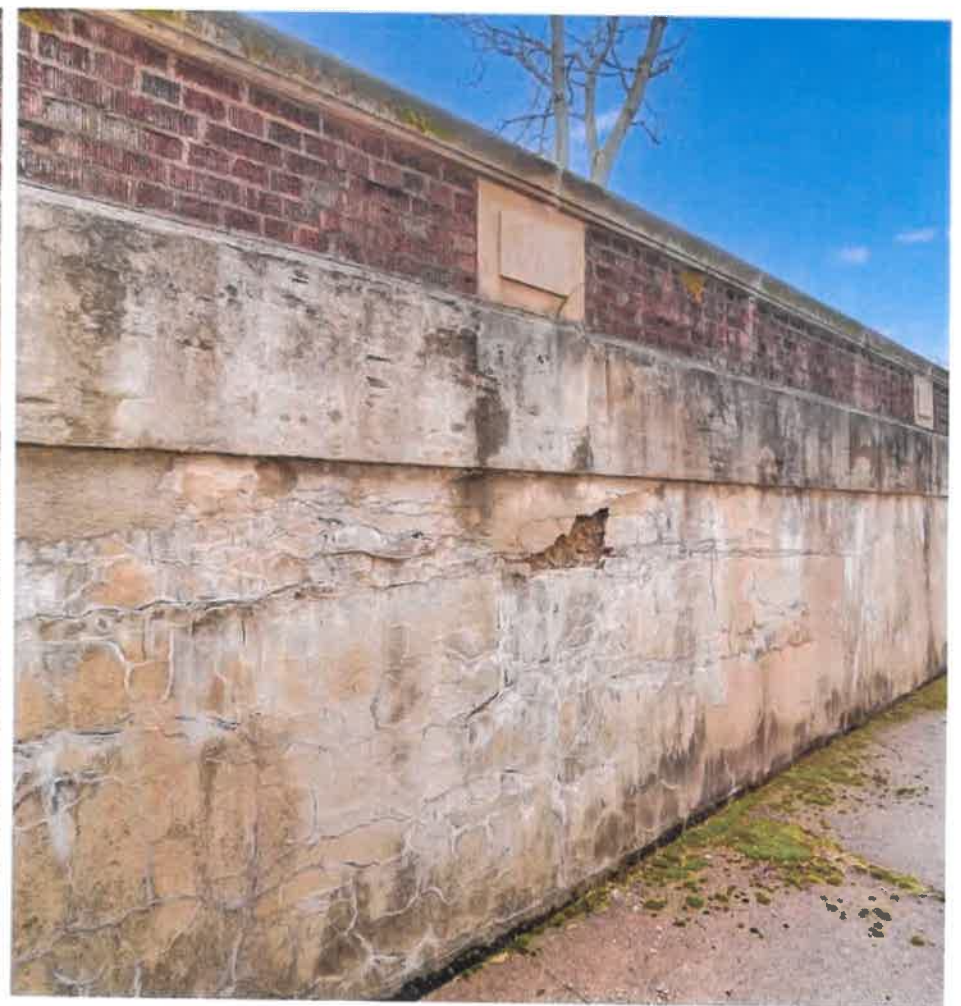


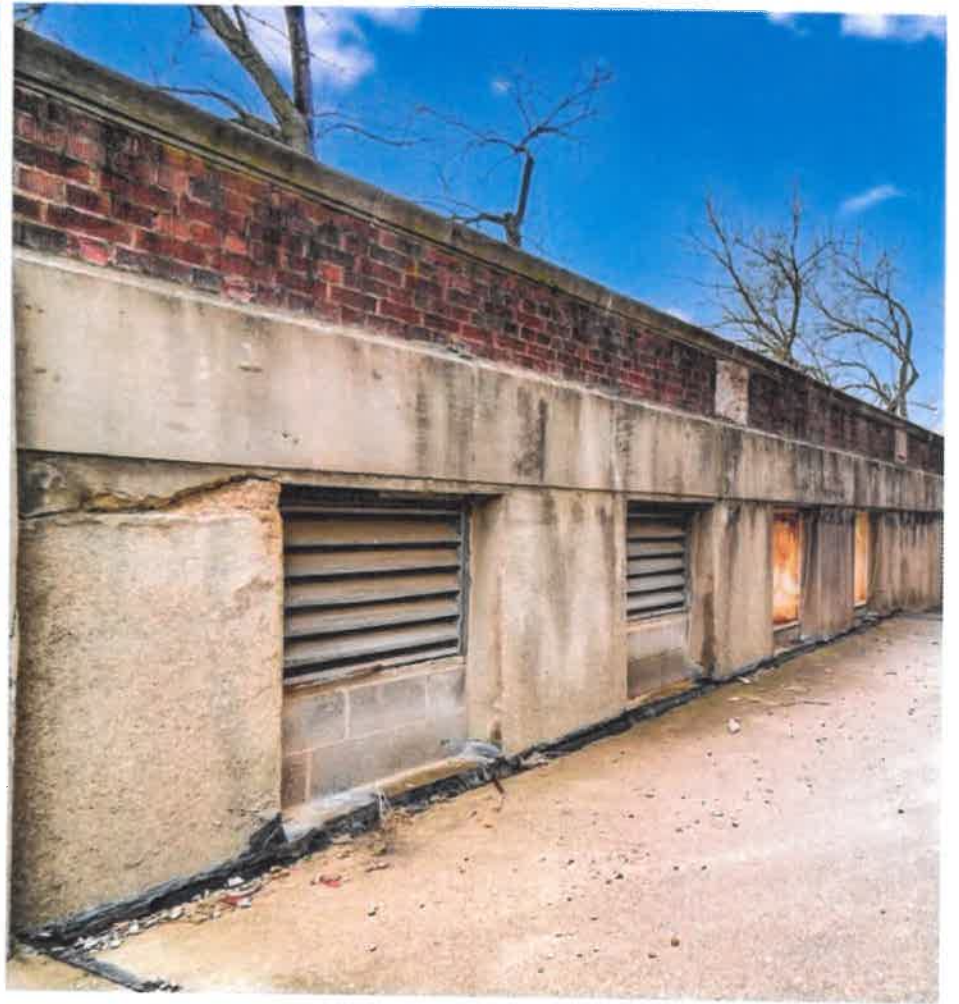






















April 3, 2023

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

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

Dear City Planning Commission, Mayor and Council,

I am writing to oppose the proposed designation of 3060 Durrell in Evanston as a Cincinnati Local Historic Landmark and to express my support of Kingsley + Co. and its efforts to construct a mixed-income housing development at 3060 Durrell.

The City of Cincinnati is experiencing a housing crisis and major challenges surrounding providing critically needed equitable and affordable housing to all segments of the community. Kingsley has a history of committing to investing in the revitalization and improvement of the City's historically underserved communities and neighborhoods. Kingsley's proposed development will not only activate a property that is a threat to public safety and health, but will also contribute to the revitalization and economic development of the Evanston neighborhood in alignment with the plans of the City of Cincinnati and Goals 1 and 2 of the City-approved Evanston neighborhood workplans by providing affordable, mixed-income housing without displacement and with African American participation and minority contractor involvement.

I appreciate your time and attention to this request.

Sincerely,


Signature

5-21-23
Date

2915 Colrain
Address

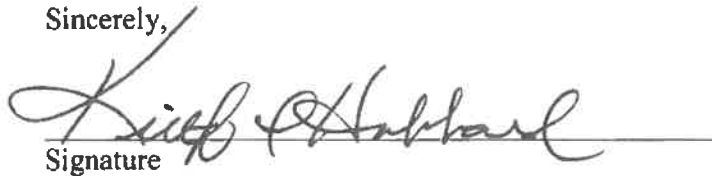
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I appreciate your time and attention to this request.

Sincerely,


Signature

5.21-23
Date

1276 SUNSET AVE CINTI. O.
Address

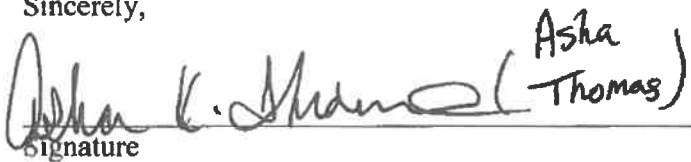
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I appreciate your time and attention to this request.

Sincerely,


Signature

5/21/2023
Date

2780 Baker Ave
Address

Dear City Planning Commission, Mayor and Council,

I am writing to oppose the proposed designation of 3060 Durrell in Evanston as a Cincinnati Local Historic Landmark and to express my support of Kingsley + Co. and its efforts to construct a mixed-income housing development at 3060 Durrell.

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I appreciate your time and attention to this request.

Sincerely,

Jennifer Hubbard

Signature

Jennifer Hubbard

Date

5-21-2023

Address

1274 Sunset Ave.

Dear City Planning Commission, Mayor and Council,

I am writing to oppose the proposed designation of 3060 Durrell in Evanston as a Cincinnati Local Historic Landmark and to express my support of Kingsley + Co. and its efforts to construct a mixed-income housing development at 3060 Durrell.

The City of Cincinnati is experiencing a housing crisis and major challenges surrounding providing critically needed equitable and affordable housing to all segments of the community. Kingsley has a history of committing to investing in the revitalization and improvement of the City's historically underserved communities and neighborhoods. Kingsley's proposed development will not only activate a property that is a threat to public safety and health, but will also contribute to the revitalization and economic development of the Evanston neighborhood in alignment with the plans of the City of Cincinnati and Goals 1 and 2 of the City-approved Evanston neighborhood workplans by providing affordable, mixed-income housing without displacement and with African American participation and minority contractor involvement.

I appreciate your time and attention to this request.

Sincerely, Willie Monghan

Willie Monghan
Signature

5/31/23
Date

2780 Barker Ave
Address

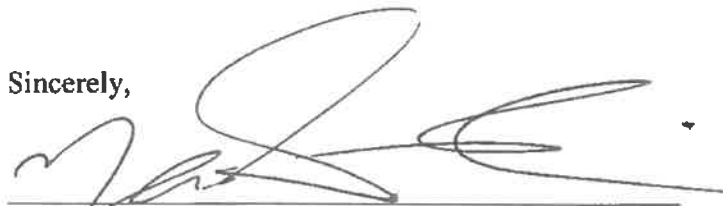
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I appreciate your time and attention to this request.

Sincerely,

A handwritten signature in black ink, appearing to be "J. R. ...", written over a horizontal line.

Signature

5/23/23
Date

A handwritten address "3571 Section Road" in black ink, written over a horizontal line.

Address

Dear City Planning Commission, Mayor and Council,

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I appreciate your time and attention to this request.

Sincerely,

Jonathan Phillipson


Signature

9/21/23
Date

534 Clinton Springs St.
Address

Dear City Planning Commission, Mayor and Council,

I am writing to oppose the proposed designation of 3060 Durrell in Evanston as a Cincinnati Local Historic Landmark and to express my support of Kingsley + Co. and its efforts to construct a mixed-income housing development at 3060 Durrell.

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Sincerely,


Signature

5/21/23
Date

524 Chinton Springs
Address

Robert Ragland

Dear City Planning Commission, Mayor and Council,

I am writing to oppose the proposed designation of 3060 Durrell in Evanston as a Cincinnati Local Historic Landmark and to express my support of Kingsley + Co. and its efforts to construct a mixed-income housing development at 3060 Durrell.

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I appreciate your time and attention to this request.

Sincerely,


Signature

5/2/23
Date

3912 Vine Vista Place Cincinnati 45217
Address

Dear City Planning Commission, Mayor and Council,

I am writing to oppose the proposed designation of 3060 Durrell in Evanston as a Cincinnati Local Historic Landmark and to express my support of Kingsley + Co. and its efforts to construct a mixed-income housing development at 3060 Durrell.

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I appreciate your time and attention to this request.

Sincerely,

Deonte Anderson
Signature

5/21/23
Date

7761 Shawnee Rd
Address

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I appreciate your time and attention to this request.

Sincerely,


Signature

5/21/2013
Date

5527 Clearview Drive Con OH 45238
Address

Dear City Planning Commission, Mayor and Council,

I am writing to oppose the proposed designation of 3060 Durrell in Evanston as a Cincinnati Local Historic Landmark and to express my support of Kingsley + Co. and its efforts to construct a mixed-income housing development at 3060 Durrell.

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Sincerely,


Signature Demetress Burned

5/21/23
Date

9245 Deergrass Parkway /C
Address Bene Atn 45236

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I appreciate your time and attention to this request.

Sincerely, Shirl Terry

Shirl Terry
Signature

5-21-23

Date

1713 Northampton Dr.
Address

Dear City Planning Commission, Mayor and Council,

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Sincerely,


Signature

5/21/23
Date

5751 Kirby Ave · Cincinnati OH 45239
Address


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I appreciate your time and attention to this request.

Sincerely,

 Amber Mingo-Fogel 5-21-23
Signature Date

1544 Sorathan Ave
Address


Dear City Planning Commission, Mayor and Council,

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Sincerely,


Signature Ricardo Foggie 05/22/23
Date

1544 Jonathan Ave
Address

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I appreciate your time and attention to this request.

Sincerely,


Signature

21 MAY 23
Date

5281 CHARLOE ST
Address
CIN. OH. 45227

Dear City Planning Commission, Mayor and Council,

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I appreciate your time and attention to this request.

Sincerely,

Alonzo White
Signature

5-21-2023
Date

818 Walkway
Address

Dear City Planning Commission, Mayor and Council,

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I appreciate your time and attention to this request.

Sincerely,

Charmain Spears Charmain Spears

Signature

5/21/23

Date

7 E McMillian Street 45219

Address

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I appreciate your time and attention to this request.

Sincerely,

Elonnie Crosby
Signature

Elonnie
Crosby

5/21/23
Date

2240 Westwood Northern Blvd All
Address

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I appreciate your time and attention to this request.

Sincerely,


Signature

HARRISON

5-21-2023
Date

926 Barry Lane
Address

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I appreciate your time and attention to this request.

Sincerely,

Paul Howard
Signature

5.21.23
Date

Paul Howard
3896 Pebble Creek LN
Address

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Sincerely,

Michael DAVIS
Michael Davis
Signature

5-21-23
Date

1816 Hewitt AUC
Address

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I appreciate your time and attention to this request.

Sincerely,

Signature

 John Evenson

Date

5-21-2023

Address

828 OAK ST

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I appreciate your time and attention to this request.

Sincerely,

Reedie Mingo Leslie Mingo 5/21/2023
Signature Date

7853 Greenland Pl. in 45237
Address

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I appreciate your time and attention to this request.

Sincerely,

Lois Mingo Lois, Mingo 5/21/23
Signature Date

Blue Rock St.
Address

Lois Mingo

9

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I appreciate your time and attention to this request.

Sincerely,

Helene L. Crosby
Helene L. Crosby
Signature

5/21/23
Date

2350 Losantiville
Address

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I appreciate your time and attention to this request.

Sincerely,


Signature

5-21-23
Date

3980 School Section Rd
Address

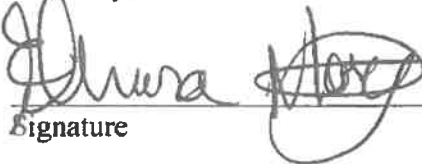
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I appreciate your time and attention to this request.

Sincerely,


Signature

Elnora Morgan 5.21.23
Date

113 Winkler St. Cincinnati 45219
Address

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I appreciate your time and attention to this request.

Sincerely,


Signature

5/21/23
Date

8480 Forest Valley Dr. 45247
Address

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I appreciate your time and attention to this request.

Sincerely,

 Victoria Prince
Signature

5-21-23
Date

3591 Janlin Ct.
Address

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I appreciate your time and attention to this request.

Sincerely,

Valerie S. Williams
Signature

5/21/23
Date


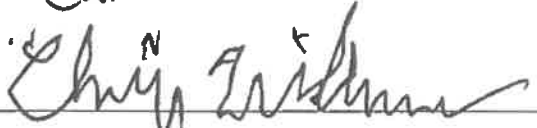
5290 Aster Park Drive Apt 1308
Address


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Sincerely, 

Signature


Date

Address

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I appreciate your time and attention to this request.

Sincerely,

Signature

Address

Date

Bryan Axle

5/21/23

3452 Greenwood Ave

Dear City Planning Commission, Mayor and Council,

I am writing to oppose the proposed designation of 3060 Durrell in Evanston as a Cincinnati Local Historic Landmark and to express my support of Kingsley + Co. and its efforts to construct a mixed-income housing development at 3060 Durrell.

The City of Cincinnati is experiencing a housing crisis and major challenges surrounding providing critically needed equitable and affordable housing to all segments of the community. Kingsley has a history of committing to investing in the revitalization and improvement of the City's historically underserved communities and neighborhoods. Kingsley's proposed development will not only activate a property that is a threat to public safety and health, but will also contribute to the revitalization and economic development of the Evanston neighborhood in alignment with the plans of the City of Cincinnati and Goals 1 and 2 of the City-approved Evanston neighborhood workplans by providing affordable, mixed-income housing without displacement and with African American participation and minority contractor involvement.

I appreciate your time and attention to this request.

Sincerely,

Althea Barrett
Althea Barrett
Signature

5/21/23
Date

957 Butterfly Ct.
Address

Dear City Planning Commission, Mayor and Council,

I am writing to oppose the proposed designation of 3060 Durrell in Evanston as a Cincinnati Local Historic Landmark and to express my support of Kingsley + Co. and its efforts to construct a mixed-income housing development at 3060 Durrell.

The City of Cincinnati is experiencing a housing crisis and major challenges surrounding providing critically needed equitable and affordable housing to all segments of the community. Kingsley has a history of committing to investing in the revitalization and improvement of the City's historically underserved communities and neighborhoods. Kingsley's proposed development will not only activate a property that is a threat to public safety and health, but will also contribute to the revitalization and economic development of the Evanston neighborhood in alignment with the plans of the City of Cincinnati and Goals 1 and 2 of the City-approved Evanston neighborhood workplans by providing affordable, mixed-income housing without displacement and with African American participation and minority contractor involvement.

I appreciate your time and attention to this request.

Sincerely,



Signature



Date

439 Hawthorne Ave Can
OH 45205

Address

Dear City Planning Commission, Mayor and Council,

I am writing to oppose the proposed designation of 3060 Durrell in Evanston as a Cincinnati Local Historic Landmark and to express my support of Kingsley + Co. and its efforts to construct a mixed-income housing development at 3060 Durrell.

The City of Cincinnati is experiencing a housing crisis and major challenges surrounding providing critically needed equitable and affordable housing to all segments of the community. Kingsley has a history of committing to investing in the revitalization and improvement of the City's historically underserved communities and neighborhoods. Kingsley's proposed development will not only activate a property that is a threat to public safety and health, but will also contribute to the revitalization and economic development of the Evanston neighborhood in alignment with the plans of the City of Cincinnati and Goals 1 and 2 of the City-approved Evanston neighborhood workplans by providing affordable, mixed-income housing without displacement and with African American participation and minority contractor involvement.

I appreciate your time and attention to this request.

Sincerely,

Victor L Gay
Signature

5/24/23
Date

2211 Reading Rd
Address

Dear City Planning Commission, Mayor and Council,

I am writing to oppose the proposed designation of 3060 Durrell in Evanston as a Cincinnati Local Historic Landmark and to express my support of Kingsley + Co. and its efforts to construct a mixed-income housing development at 3060 Durrell.

The City of Cincinnati is experiencing a housing crisis and major challenges surrounding providing critically needed equitable and affordable housing to all segments of the community. Kingsley has a history of committing to investing in the revitalization and improvement of the City's historically underserved communities and neighborhoods. Kingsley's proposed development will not only activate a property that is a threat to public safety and health, but will also contribute to the revitalization and economic development of the Evanston neighborhood in alignment with the plans of the City of Cincinnati and Goals 1 and 2 of the City-approved Evanston neighborhood workplans by providing affordable, mixed-income housing without displacement and with African American participation and minority contractor involvement.

I appreciate your time and attention to this request.

Sincerely,



Signature



Date

Address

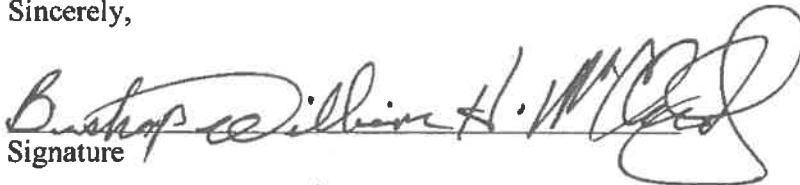
Dear City Planning Commission, Mayor and Council,

I am writing to oppose the proposed designation of 3060 Durrell in Evanston as a Cincinnati Local Historic Landmark and to express my support of Kingsley + Co. and its efforts to construct a mixed-income housing development at 3060 Durrell.

The City of Cincinnati is experiencing a housing crisis and major challenges surrounding providing critically needed equitable and affordable housing to all segments of the community. Kingsley has a history of committing to investing in the revitalization and improvement of the City's historically underserved communities and neighborhoods. Kingsley's proposed development will not only activate a property that is a threat to public safety and health, but will also contribute to the revitalization and economic development of the Evanston neighborhood in alignment with the plans of the City of Cincinnati and Goals 1 and 2 of the City-approved Evanston neighborhood workplans by providing affordable, mixed-income housing without displacement and with African American participation and minority contractor involvement.

I appreciate your time and attention to this request.

Sincerely,


Signature

5/21/23
Date

2175 Lykes Rd St. Cloud FL 34769
Address

Dear City Planning Commission, Mayor and Council,

I am writing to oppose the proposed designation of 3060 Durrell in Evanston as a Cincinnati Local Historic Landmark and to express my support of Kingsley + Co. and its efforts to construct a mixed-income housing development at 3060 Durrell.

The City of Cincinnati is experiencing a housing crisis and major challenges surrounding providing critically needed equitable and affordable housing to all segments of the community. Kingsley has a history of committing to investing in the revitalization and improvement of the City's historically underserved communities and neighborhoods. Kingsley's proposed development will not only activate a property that is a threat to public safety and health, but will also contribute to the revitalization and economic development of the Evanston neighborhood in alignment with the plans of the City of Cincinnati and Goals 1 and 2 of the City-approved Evanston neighborhood workplans by providing affordable, mixed-income housing without displacement and with African American participation and minority contractor involvement.

I appreciate your time and attention to this request.

Sincerely,

Linda B. McClellan
Signature

5/21/2023
Date

2175 St. Clair Road St. Clair, Ohio
Address

Dear City Planning Commission, Mayor and Council,

I am writing to oppose the proposed designation of 3060 Durrell in Evanston as a Cincinnati Local Historic Landmark and to express my support of Kingsley + Co. and its efforts to construct a mixed-income housing development at 3060 Durrell.

The City of Cincinnati is experiencing a housing crisis and major challenges surrounding providing critically needed equitable and affordable housing to all segments of the community. Kingsley has a history of committing to investing in the revitalization and improvement of the City's historically underserved communities and neighborhoods. Kingsley's proposed development will not only activate a property that is a threat to public safety and health, but will also contribute to the revitalization and economic development of the Evanston neighborhood in alignment with the plans of the City of Cincinnati and Goals 1 and 2 of the City-approved Evanston neighborhood workplans by providing affordable, mixed-income housing without displacement and with African American participation and minority contractor involvement.

I appreciate your time and attention to this request.

Sincerely,

William Scales
Signature

5/21/23
Date

3515 McHenry, Cincinnati, OH 45225
Address

Dear City Planning Commission, Mayor and Council,

I am writing to oppose the proposed designation of 3060 Durrell in Evanston as a Cincinnati Local Historic Landmark and to express my support of Kingsley + Co. and its efforts to construct a mixed-income housing development at 3060 Durrell.

The City of Cincinnati is experiencing a housing crisis and major challenges surrounding providing critically needed equitable and affordable housing to all segments of the community. Kingsley has a history of committing to investing in the revitalization and improvement of the City's historically underserved communities and neighborhoods. Kingsley's proposed development will not only activate a property that is a threat to public safety and health, but will also contribute to the revitalization and economic development of the Evanston neighborhood in alignment with the plans of the City of Cincinnati and Goals 1 and 2 of the City-approved Evanston neighborhood workplans by providing affordable, mixed-income housing without displacement and with African American participation and minority contractor involvement.

I appreciate your time and attention to this request.

Sincerely,


Signature

5/21/23
Date

9928 Greenview Dr. 45231
Address

Dear City Planning Commission, Mayor and Council,

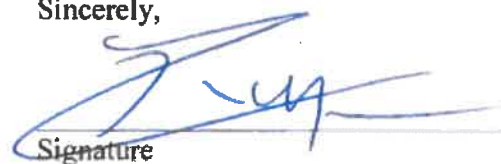
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The City of Cincinnati is experiencing a housing crisis and major challenges surrounding providing critically needed equitable and affordable housing to all segments of the community. Kingsley has a history of committing to investing in the revitalization and improvement of the City's historically underserved communities and neighborhoods. Kingsley's proposed development will not only activate a property that is a threat to public safety and health, but will also contribute to the revitalization and economic development of the Evanston neighborhood in alignment with the plans of the City of Cincinnati and Goals 1 and 2 of the City-approved Evanston neighborhood workplans by providing affordable, mixed-income housing without displacement and with African American participation and minority contractor involvement.

I appreciate your time and attention to this request.

Sincerely,

Rozell Martin


Signature

5/21/23
Date

5099 Greenriver Dr
Address

Dear City Planning Commission, Mayor and Council,

I am writing to oppose the proposed designation of 3060 Durrell in Evanston as a Cincinnati Local Historic Landmark and to express my support of Kingsley + Co. and its efforts to construct a mixed-income housing development at 3060 Durrell.

The City of Cincinnati is experiencing a housing crisis and major challenges surrounding providing critically needed equitable and affordable housing to all segments of the community. Kingsley has a history of committing to investing in the revitalization and improvement of the City's historically underserved communities and neighborhoods. Kingsley's proposed development will not only activate a property that is a threat to public safety and health, but will also contribute to the revitalization and economic development of the Evanston neighborhood in alignment with the plans of the City of Cincinnati and Goals 1 and 2 of the City-approved Evanston neighborhood workplans by providing affordable, mixed-income housing without displacement and with African American participation and minority contractor involvement.

I appreciate your time and attention to this request.

Sincerely, Jacqueline Reed


Signature

5-21-53
Date

1579 W. Calbreath Rd.
Address

Dear City Planning Commission, Mayor and Council,

I am writing to oppose the proposed designation of 3060 Durrell in Evanston as a Cincinnati Local Historic Landmark and to express my support of Kingsley + Co. and its efforts to construct a mixed-income housing development at 3060 Durrell.

The City of Cincinnati is experiencing a housing crisis and major challenges surrounding providing critically needed equitable and affordable housing to all segments of the community. Kingsley has a history of committing to investing in the revitalization and improvement of the City's historically underserved communities and neighborhoods. Kingsley's proposed development will not only activate a property that is a threat to public safety and health, but will also contribute to the revitalization and economic development of the Evanston neighborhood in alignment with the plans of the City of Cincinnati and Goals 1 and 2 of the City-approved Evanston neighborhood workplans by providing affordable, mixed-income housing without displacement and with African American participation and minority contractor involvement.

I appreciate your time and attention to this request.

Sincerely,

Pamela M. Winston
Signature

21 May 23
Date

926 Barry Ln
Address

May 16, 2023

Dear City Planning Commission, Mayor and Council,

My name is Sandra Jones-Mitchell and I'm the President of Serving Older Adults through Changing Times (SO-ACT) and past president of the Avondale Community Council.

I am writing to oppose the historic designation of the building at 3060 Durrell in Evanston as a Cincinnati Local Historic Landmark and to express SO-ACT's support of Pastor Peterson Mingo and the Christ Temple Full Gospel Baptist Church. We understand and fully support Kingsley + Co.'s plans to construct a mixed-income housing development at 3060 Durrell Ave.

Cincinnati is experiencing a housing crisis and major challenges surrounding providing critically needed equitable and affordable housing to all segments of the community, especially seniors. Kingsley is committed to investing in the revitalization and improvement of the city's historically underserved communities and neighborhoods. Kingsley's proposed development will activate a property threatening public safety and health, replacing it with new and affordable housing, while catalyzing economic development of Evanston; consistent with the Evanston neighborhood work plans approved by the city. The Cincinnati Preservation Association inserting themselves at the 11th hour in a private transaction is inappropriate and suspicious. Buildings with more historical significance than 3060 Durrell Ave. have been demolished without a thought, including Revelation Baptist Church that represented more historical significance than 3060 Durrell Ave. The Evanston Community deserves revitalization just like the West End, Over the Rhine, and other neighborhoods. Kingsley can contribute to Evanston's grow by purchasing and redeveloping 3060 Durrell, money that will provide the church with enough proceeds to relocate to a safe, one level building to support the aging congregation.

We appreciate your time and attention to this request and are happy to provide additional information as needed.

Sincerely,


Sandra Jones Mitchell
SO-ACT

From: Jindal Tork, Sonya
Sent: Thursday, May 18, 2023 9:01 AM
To: Caroline.Kellam@cincinnati-oh.gov; planning@cincinnati-oh.gov;
alex.peppers@cincinnati-oh.gov
Cc: david.sturkey@cincinnati-oh.gov; Kasandra.Maynes@cincinnati-oh.gov; Owen, Douglas;
Houston, Christopher S.
Subject: FW: Hoffman School - Letter in Opposition

Dear Ms. Kellam:

We note that the letter in opposition below was not referenced in the Historic Conservation Board Staff Report or included in the Historic Conversation Board case materials despite being submitted on April 12, 2023 well in advance of the May 8, 2023 hearing. We request that this letter in opposition (and any other written comments or statements in opposition) be included in the written record of both the Historic Conservation Board and City Planning Commission.

Thank you,
Sonya Jindal Tork

----- Forwarded Message -----

From: "sagesse" <sagesse@fuse.net>
To: "Caroline Kellam" <Caroline.Kellam@cincinnati-oh.gov>
Sent: Wednesday, April 12, 2023 5:49:20 PM
Subject: Re: Hoffman School - Local Landmark designation - Public staff conference - April 12, 2023, 4:30-6:30 PM

Dear Ms. Kellam:

Just a brief follow-up to note that I was able to listen to much of the meeting but, I was not able to make any comments. As an adjacent property owner we believe that the highest and best use of the existing school building is not as a church and there appears to be no budget to adequately support the structure's maintenance (which is a safety problem). Plus, there is limited supply and strong demand for housing in the area.

We would argue that the entire block should be redeveloped in a manner which would retain the historical flavor of the school while adding value to the community and providing additional tax revenue to the City and the County. Property owners located on the block's perimeter could be offered an exchange for ownership &/or residency in the new facility. Maybe a nice restaurant on the top floor with a scenic view would also be an improvement.

Have a good day.

John LaFreniere, Treas.
Sagesse Financial, Inc.

(513) 302-7383 / (513) 766-0690 (24/7)

Taft/ Sonya Jindal Tork, Partner
Private Client / Tax / Business
Direct: 513.357.9335 | Office Ext: 59335
Taft Office: Cincinnati

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

From: "Caroline Kellam" <Caroline.Kellam@cincinnati-oh.gov>
To: "Caroline Kellam" <Caroline.Kellam@cincinnati-oh.gov>
Sent: Wednesday, April 12, 2023 12:29:45 PM
Subject: Hoffman School - Local Landmark designation - Public staff conference - April 12, 2023, 4:30-6:30 PM

Hello everyone,

Below is the ZOOM link for the public staff conference meeting today regarding the proposed Local Landmark designation of the Hoffman School at 3060 Durrell Avenue. The purpose of the meeting is to gather information from neighboring property owners and interested parties regarding the proposal. No decision will be made at this meeting. This meeting will last two hours and there are some 40 persons wanting to speak on the matter. We want everyone to have an opportunity to speak so we encourage everyone to be as succinct as possible.

Please do not forward this link as we are trying to keep track of everyone signed up for the meeting. If you know someone who wants the link before 4pm today, please have them email me and I will send it separately. Thank you.

Caroline

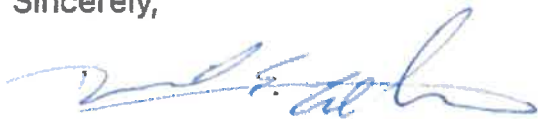
680E600]

Dear City Planning Commission, Mayor and Council,

My name is Dan Lello and I'm the Manager for Hilton Capital. Our company owns a number of properties in Cincinnati, specifically in Evanston at 1514 Gilpin Ave , which is directly next to 3060 Durrell Avenue and the baseball field site. As a neighbor and someone that will be impacted by this. I strongly oppose the Historic Designation. The Cincinnati Preservation Association does not have a clear plan to redevelop these units and as a neighbor I do not want another historic vacant building sitting idle for years. These vacant buildings can attract crime and become hubs for drug dealing. I believe in the Historic Fabric of the City of Cincinnati and the mission of the Cincinnati Preservation Association, but I am writing to oppose the proposed designation of 3060 Durrell in Evanston as a Cincinnati Local Historic Landmark and to express my support of Pastor Peterson Mingo Christ Temple Full Gospel Baptist Church. The proceeds of this sale will be used by the church to build a new facility, on one level to support the congregation. We also support Kingsley + Co. and its efforts to construct a mixed-income housing development at 3060 Durrell. This development will be Minority Led, create quality housing, ensure African American participation, and minority contractor involvement.

I appreciate your time and attention to this request.

Sincerely,

A handwritten signature in blue ink, appearing to read "Dan Lello", written over a horizontal line.

To whom it may concern,

My name is Kevin McGraw and I'm the Principal for Hilton Capital. Our company owns 1514 Gilpin Ave, which shares a property line with 3060 Durrell Avenue and the baseball field site. As a neighbor and someone that will be impacted by this Historic Designation consideration. I **STRONGLY OPPOSE** the Historic Designation.

I've become aware that Cincinnati Preservation Association never asked Pastor Mingo or his church about the Historic Designations application to the city. I've also been told that Pastor Mingo's church unanimously voted to sell the school for demolition to a third-party developer. The developer is planning a mixed income project on the ballfield site and former school site. This project will be a great addition to the Evanston community and go toward addressing the housing shortage in the Greater Cincinnati area. These vacant buildings can attract crime and become hubs for drug dealing. I believe in the Historic Fabric of the City of Cincinnati and the mission of the Cincinnati Preservation Association, but I am writing to oppose the proposed designation of 3060 Durrell in Evanston as a Cincinnati Local Historic Landmark and to express my support of Pastor Peterson Mingo and Christ Temple Full Gospel Baptist Church.

Thank you,

A handwritten signature in blue ink, appearing to read 'Kevin McGraw', with a stylized, cursive script.

Kevin McGraw

513-325-7665

From: **James Ross** <ross.j.j722@gmail.com>

Date: Thu, May 18, 2023 at 2:55 PM

Subject: OPPOSE THE HISTORIC DESIGNATION

To: <mayor.atab@cincinnati-oh.gov>, <jan-michele. Kearney@cincinnati-oh.gov>, <victoria.parks@cincinnati-oh.gov>, <jeff.cramerding@cincinnati-oh.gov>, <reggie.harris@cincinnati-oh.gov>, <mark.jeffreys@cincinnati-oh.gov>, <scotty.johnson@cincinnati-oh.gov>, <liz.keating@cincinnati-oh.gov>, <meeka.owens@cincinnati-oh.gov>, <seth.walsh@cincinnati-oh.gov>, <Caroline.Kellam@cincinnati-oh.gov>, <planning@cincinnati-oh.gov>, <alex.peppers@cincinnati-oh.gov>, <david.sturkey@cincinnati-oh.gov>, <Kasandra.Maynes@cincinnati-oh.gov>

I gotta speak up about something that's been causing a stir in our neighborhood.....that proposed historic designation for 3060 Durrell Avenue. We gotta oppose it!!!! Let's talk about the condition of that building..... It's a total mess, falling apart, and a danger for the whole community. It's time to face the truth!!! There ain't no historical significance to it. It's just an old building in bad shape that needs knocked down. But here's the kicker..... if this historic designation goes through, it's gonna hit Christ Temple Baptist Church hard. Pastor Mingo and the church members are looking to sell that property to some other person. The money from the sale would help the church and support their ability to do more good in our community. Without the money, the church won't be able to keep community programs, provide support to their members, or make a real impact. We can't let that happen, can we?? We need our church to keep thriving and doing great things for our neighborhood. Thanks for taking the time to listen. I know you've got a lot goin on, but please consider the impact this decision will have on the church, our community, and Evanston!!!

- James

From: Terez Graves <trezzyygraves3020@aol.com>

To: mayor.atab@cincinnati-oh.gov <mayor.atab@cincinnati-oh.gov>; jan-michele. Kearney@cincinnati-oh.gov <jan-michele. Kearney@cincinnati-oh.gov>; victoria.parks@cincinnati-oh.gov <victoria.parks@cincinnati-oh.gov>; jeff.cramerding@cincinnati-oh.gov <jeff.cramerding@cincinnati-oh.gov>; reggie.harris@cincinnati-oh.gov <reggie.harris@cincinnati-oh.gov>; mark.jeffreys@cincinnati-oh.gov <mark.jeffreys@cincinnati-oh.gov>; scotty.johnson@cincinnati-oh.gov <scotty.johnson@cincinnati-oh.gov>; liz.keating@cincinnati-oh.gov <liz.keating@cincinnati-oh.gov>; meeka.owens@cincinnati-oh.gov <meeka.owens@cincinnati-oh.gov>; seth.walsh@cincinnati-oh.gov <seth.walsh@cincinnati-oh.gov>; Caroline.Kellam@cincinnati-oh.gov <caroline.kellam@cincinnati-oh.gov>; planning@cincinnati-oh.gov <planning@cincinnati-oh.gov>; alex.peppers@cincinnati-oh.gov <alex.peppers@cincinnati-oh.gov>; david.sturkey@cincinnati-oh.gov <david.sturkey@cincinnati-oh.gov>; Kasandra.Maynes@cincinnati-oh.gov <Kasandra.Maynes@cincinnati-oh.gov>

Sent: Thursday, May 18, 2023 at 05:32:46 PM EDT

Subject: Opposition of the Hoffman School Designation

Hello,

I am writing to strongly oppose the proposed historic designation of Hoffman School. As a neighbor in Evanston, I urge you to consider the lack of historical significance and the poor condition of this building, emphasizing that it does not warrant preservation. The current state of the Hoffman School is awful, with significant deterioration and neglect. It has become an eyesore in our community and a potential safety hazard. Designating it as historic would only impede progress and hinder the opportunity for revitalization and positive change. There's no proof of significant historical or architectural value. It does not contribute to the historical fabric of our neighborhood, and preserving it would serve no purpose other than stopping our community's growth and potential. I think you need to prioritize our community's needs by supporting the sale of Hoffman School to the developer. This opportunity for redevelopment would not only address the current blight but also create new housing options and economic growth within our neighborhood.

Thank you for considering the concerns of the Evanston community. I trust that you will make a decision that aligns with the best interests of our neighborhood, emphasizing the importance of progress, revitalization, and meeting the pressing needs of our residents.

From: James Booker <jbook513er@yahoo.com>

To: mayor.aftab@cincinnati-oh.gov <mayor.aftab@cincinnati-oh.gov>; jan-michele. Kearney@cincinnati-oh.gov <jan-michele. Kearney@cincinnati-oh.gov>; victoria.parks@cincinnati-oh.gov <victoria.parks@cincinnati-oh.gov>; jeff.cramerding@cincinnati-oh.gov <jeff.cramerding@cincinnati-oh.gov>; reggie.harris@cincinnati-oh.gov <reggie.harris@cincinnati-oh.gov>; mark.jeffreys@cincinnati-oh.gov <mark.jeffreys@cincinnati-oh.gov>; scotty.johnson@cincinnati-oh.gov <scotty.johnson@cincinnati-oh.gov>; liz.keating@cincinnati-oh.gov <liz.keating@cincinnati-oh.gov>; meeka.owens@cincinnati-oh.gov <meeka.owens@cincinnati-oh.gov>; seth.walsh@cincinnati-oh.gov <seth.walsh@cincinnati-oh.gov>; Caroline.Kellam@cincinnati-oh.gov <caroline.kellam@cincinnati-oh.gov>; planning@cincinnati-oh.gov <planning@cincinnati-oh.gov>; alex.peppers@cincinnati-oh.gov <alex.peppers@cincinnati-oh.gov>; david.sturkey@cincinnati-oh.gov <david.sturkey@cincinnati-oh.gov>; Kasandra.Maynes@cincinnati-oh.gov <Kasandra.Maynes@cincinnati-oh.gov>

Sent: Thursday, May 18, 2023 at 02:13:48 PM EDT

Subject: Opposition to Historic Designation at 3060 Durrell

Hi All,

I hope this email finds you well. As a concerned community member of Evanston, I'm writing to express my strong opposition to the proposed historic designation of 3060 Durrell Avenue. I kindly request your support in allowing the sale of the property, currently owned by Christ Temple Baptist Church and led by Pastor Mingo, to the Kingsley. This opportunity for community development, economic growth, and the creation of much-needed mixed-income housing is crucial for our neighborhood's future.

While I acknowledge the importance of historic preservation, we believe that designating 3060 Durrell Avenue as a historic building would have significant adverse effects on our community. The developer interested in purchasing the property aims to demolish the existing structure and construct 250 apartments. This development project aligns with the community's vision for progress, economic stimulation, and increased housing options for residents from diverse backgrounds.

Designating the building as historic would severely hinder the proposed development, impeding our neighborhood's growth and failing to address the urgent need for housing options. It is crucial to consider the broader implications and the potential positive impact of allowing the sale and subsequent development of 3060 Durrell Avenue. By opposing the historic designation, it can create opportunities for economic growth, support minority developers, and meet the pressing demand for mixed-income housing.

I understand and appreciate the Cincinnati Preservation Association's commitment to preserving our city's heritage. However, in this specific case, it is important to acknowledge that the association has no plans or funding to renovate the building. By designating it as historic, we would effectively prevent the private developer from demolishing the structure and hinder their ability to proceed with the proposed development that aligns with the community's needs and aspirations.

I request your support in opposing the historic designation of 3060 Durrell Avenue. By doing so, we can ensure the sale of the property to the developer, fostering community development, economic growth, and the creation of much-needed mixed-income housing. This decision will have a profound impact on our neighborhood's future, providing opportunities for job creation, improved housing options, and the overall enhancement of our community's well-being.

I appreciate your careful consideration and support in this matter. Your involvement and advocacy are critical to ensuring the long-term prosperity and development of Evanston. Together, we can make a significant difference in our community.

Sincerely,
James Booker

Attachments:

Berardi Letter in Opposition - 5-18-23.pdf; Kingsley 3060 Durrell Avenue April 18 Letter.pdf

From: George Berardi

Sent: Thursday, May 18, 2023 12:30 PM

To: mayor.aftab@cincinnati-oh.gov; jan-michele.kearney@cincinnati-oh.gov; victoria.parks@cincinnati-oh.gov; jeff.cramerding@cincinnati-oh.gov; reggie.harris@cincinnati-oh.gov; mark.jeffreys@cincinnati-oh.gov; scotty.johnson@cincinnati-oh.gov; liz.keating@cincinnati-oh.gov; meeka.owens@cincinnati-oh.gov; seth.walsh@cincinnati-oh.gov; Caroline.Kellam@cincinnati-oh.gov; planning@cincinnati-oh.gov; alex.peppers@cincinnati-oh.gov; david.sturkey@cincinnati-oh.gov; Kasandra.Maynes@cincinnati-oh.gov

Subject: Kingsley 3060 Durrell Avenue

To the Mayor of Cincinnati, Members of Cincinnati City Council and Members of the Cincinnati Planning Commission: The appended memoranda are offered in opposition of the Cincinnati Local Historic Landmark Proposed Designation for 3060 Durrell Avenue, Evanston (Cincinnati).

Thank you for considering this position. George

George D. Berardi, AIA

President | CEO

E george@berardipartners.com

T 614.221.1110

C 614.582.3308

BERARDI+

1398 GOODALE BOULEVARD
COLUMBUS, OHIO 43212

berardipartners.com

...with studio locations in Detroit, Cleveland and Tampa

May 18, 2023

MEMORANDUM

TO: ***The Mayor of Cincinnati
The Members of Cincinnati City Council
Members of the Cincinnati City Planning Commission***

From: George Berardi, AIA,
President/CEO, Berardi+

Subject: ***3060 Durrell Avenue, Evanston (Cincinnati)
Cincinnati Local Historic Landmark Proposed Designation***

This brief writing is offered as my opposition of the proposed designation of 3060 Durrell Avenue, located in Evanston, as a Cincinnati Local Historic Landmark. Additionally I wish to express my support for Kingsley+Company and its efforts to construct a mixed-income housing development at the referenced location.

As with all major cities, the City of Cincinnati is experiencing a housing crisis and major challenges surrounding the provision of critically needed equitable and affordable housing to all segments of the community. Kingsley has a history of committing investments for the revitalization and improvement of the City's historically underserved communities and neighborhoods. Kingsley's proposed development will not only activate a property that is a threat to public safety and health, but will also contribute to the revitalization and economic development of the Evanston Neighborhood. Their proposal is in direct alignment with the plans of the City of Cincinnati and Goals 1 and 2 of the City-approved Evanston neighborhood workplans by providing affordable, mixed-income housing without displacement, and with African American participation and minority contractor involvement.

As I had presented my comments subject the limiting factors for a proposed historic designation to City Planning via my letter of April 18, 2023 (...appended hereto), my sole purpose was to offer an unbiased opinion discussing the lack of potential for redevelopment of the Hoffman School for the intended uses. This opinion remains founded upon the broad deterioration of the building, and our direct knowledge of probable costs for redevelopment when following the Secretary of the Interior's restrictive Guidelines for Rehabilitation. Of course, as options are being considered, the building continues to deteriorate, further accelerating depletion of its useful life, while posing health and safety issues.

I urge you to consider my opposition for the referenced designation based upon facts, and the building's condition. We trust you will consider all factors, and truly appreciate your time and attention to this request.

***Very truly yours,
Berardi+***



**George Berardi, AIA
President/CEO
Attachment**

BERARDI+

April 18, 2023



**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 fulfillment 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

Dear Historic Conservation Board

I am writing to oppose the proposed designation of the building at 3060 Durrell in Evanston as a Cincinnati Local Historic Landmark and to express my support of Kingsley + Co. and its efforts to construct a mixed income housing development at 3060 Durrell.

Cincinnati is experiencing a housing crisis and major challenges surrounding providing critically needed equitable and affordable housing to all segments of the community. Kingsley has a history of committing to investing in the revitalization and improvement of the City's historically underserved communities and neighborhoods. Kingsley's proposed development will not only activate a property that is a threat to public safety and health with new and affordable housing, but will also contribute to the revitalization and economic development of the Evanston neighborhood in alignment with the Evanston neighborhood work plans approved by the City.

The proposed development would bring much needed housing to the Evanston Community while providing a safe beautiful place to live.

I appreciate your time and attention to this request and am happy to provide additional information as needed.

Sincerely,

<i>Dan Lello</i>	dotloop verified 05/01/23 9:48 AM EDT KG90-4179-SUUN-HARB
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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 sale 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.

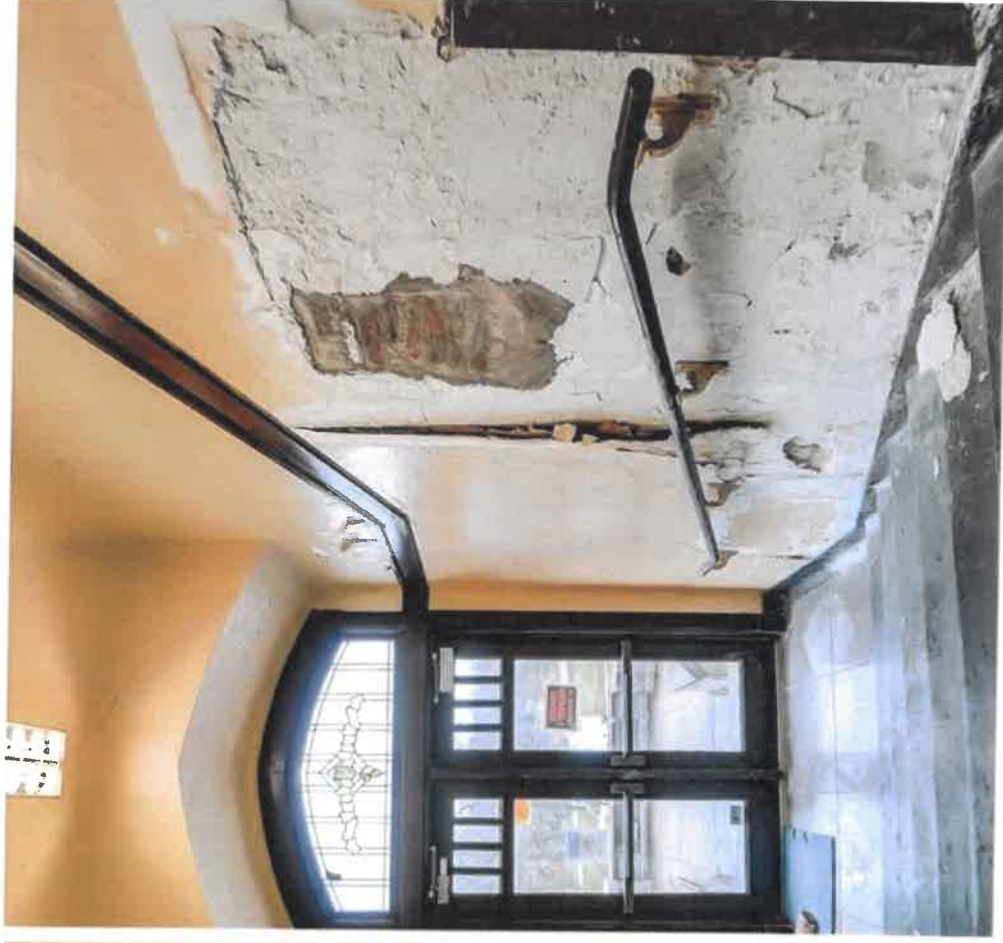
Respectfully,


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





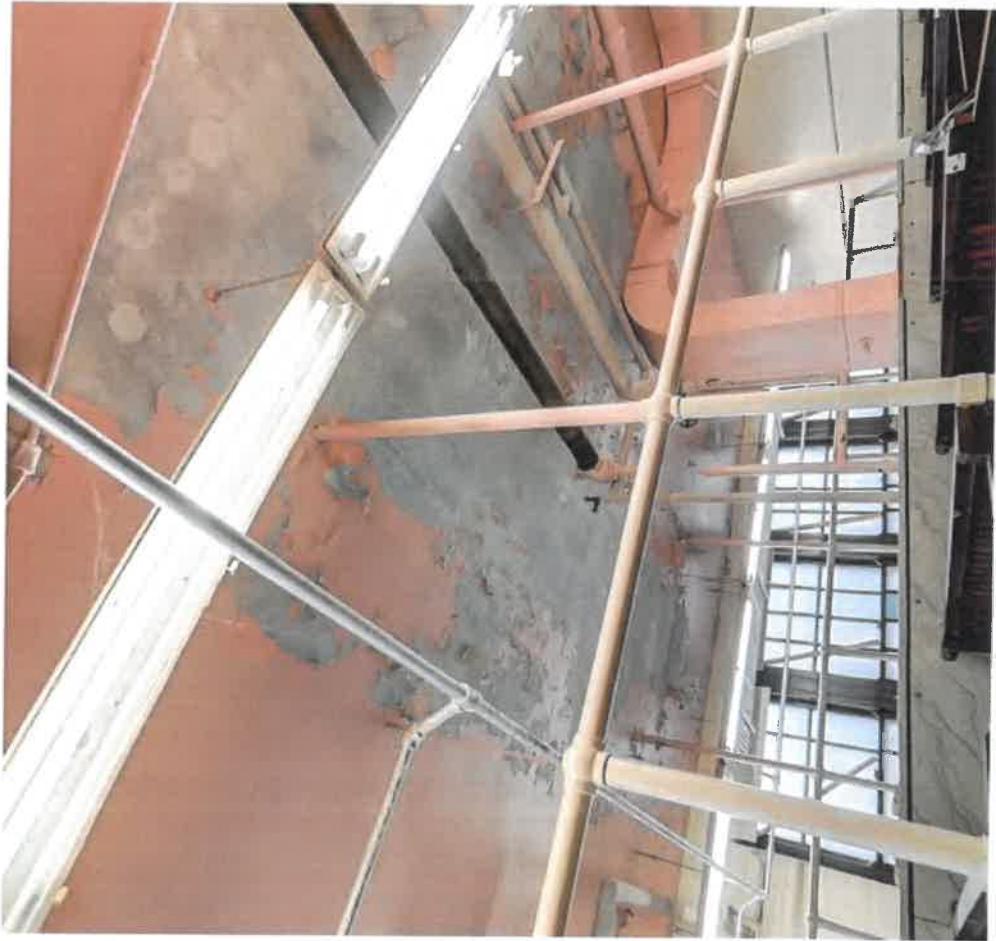




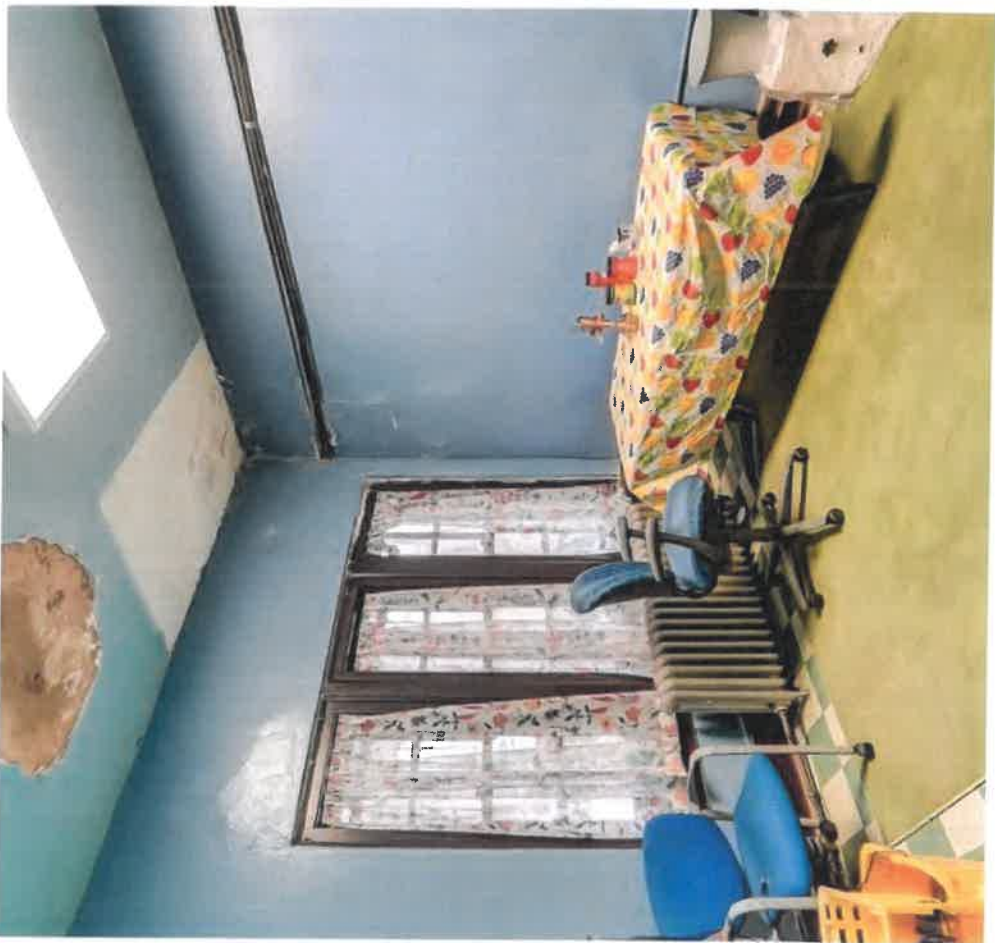










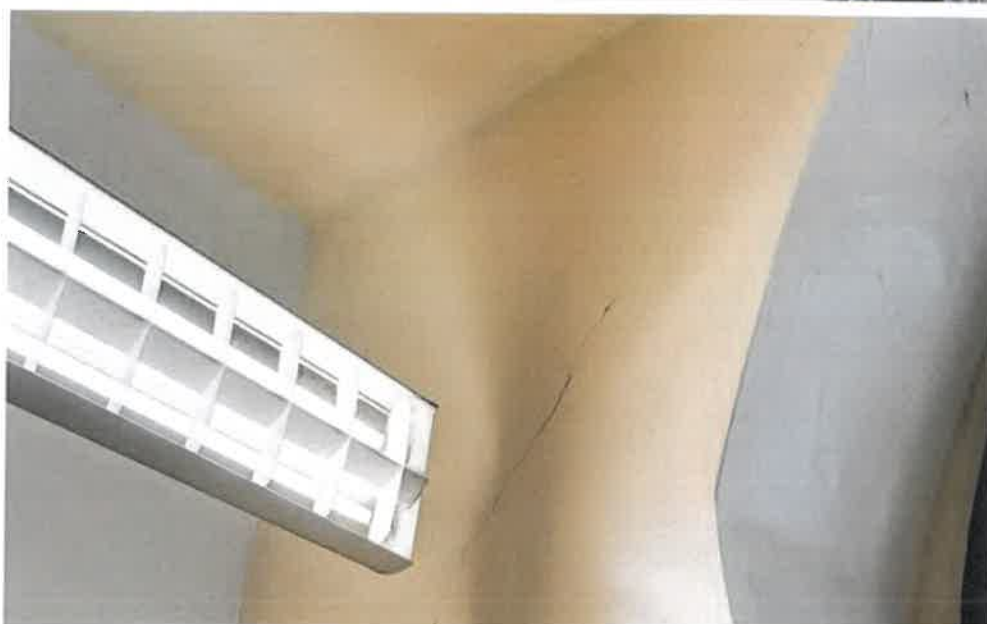








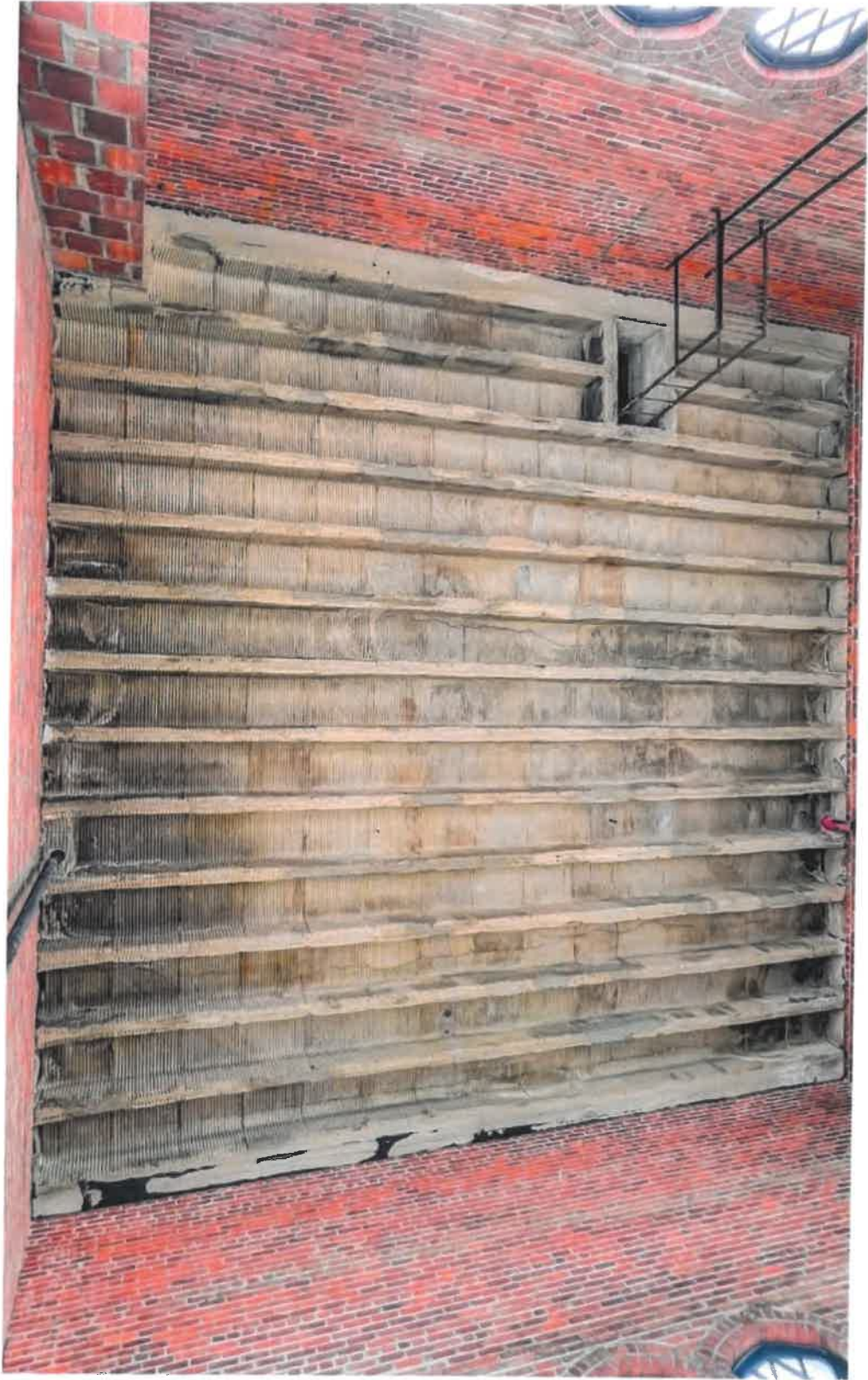






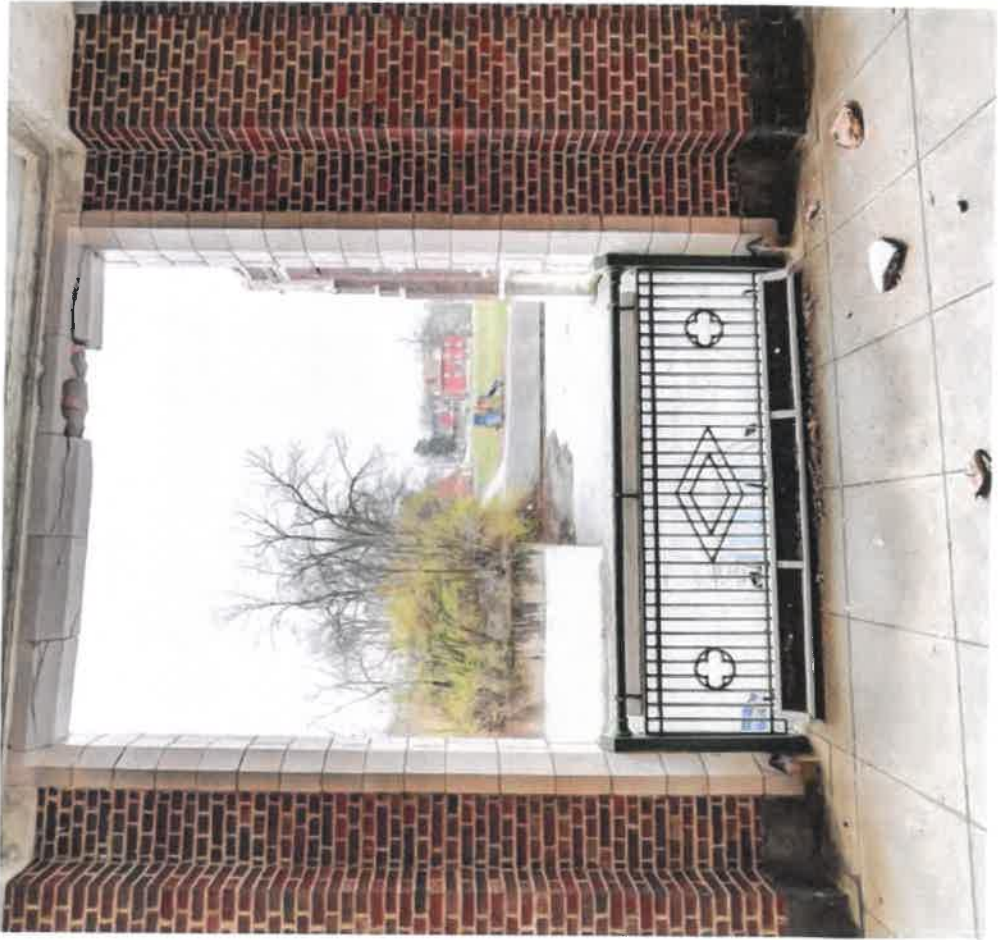




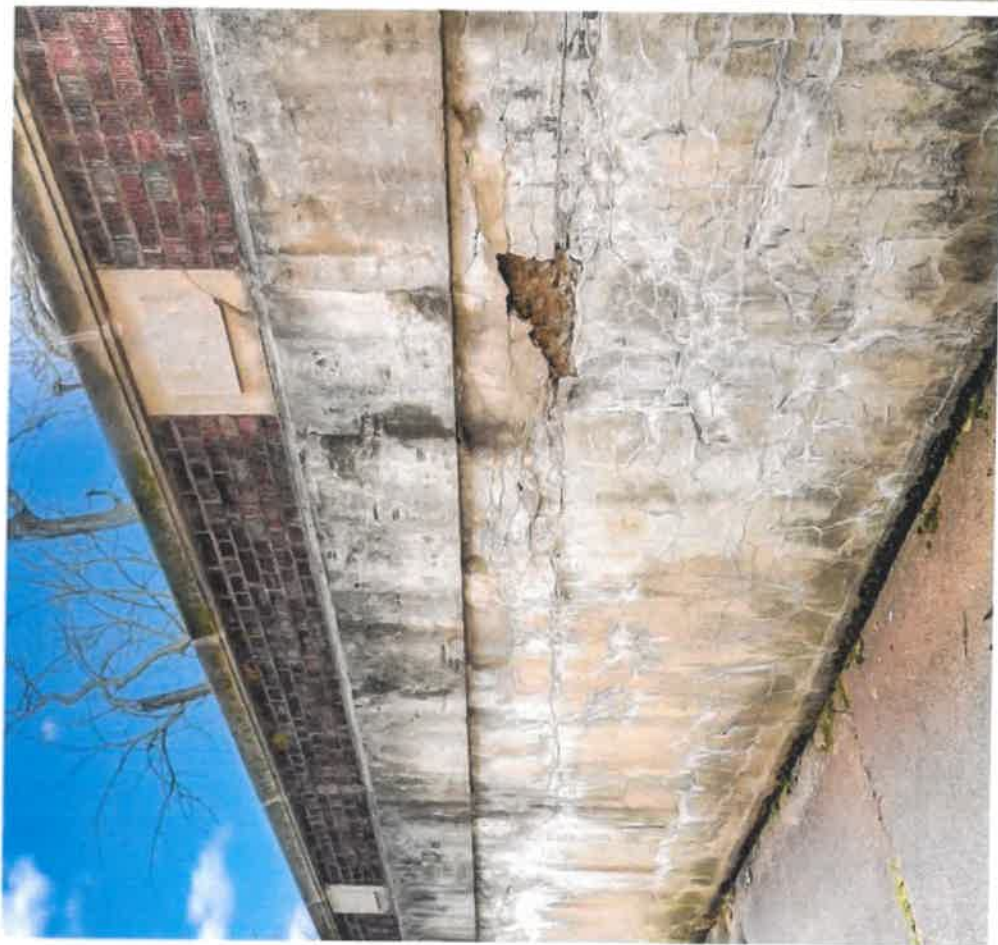
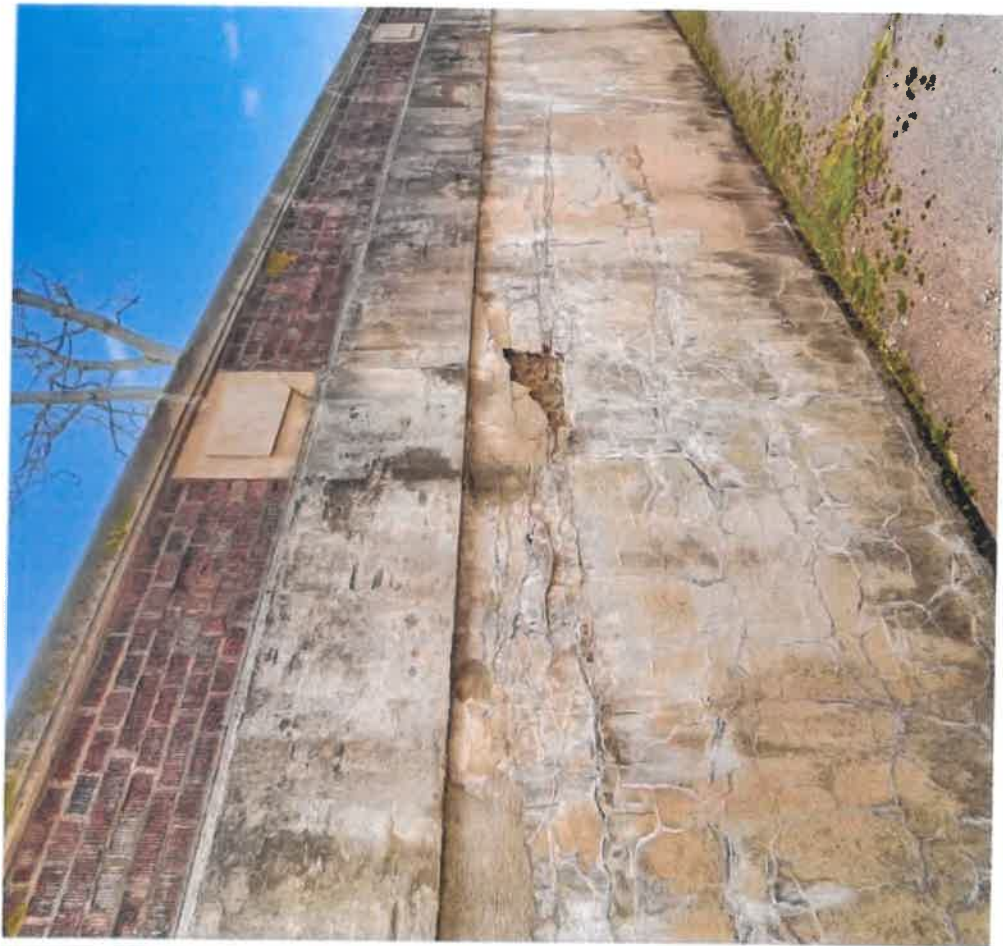


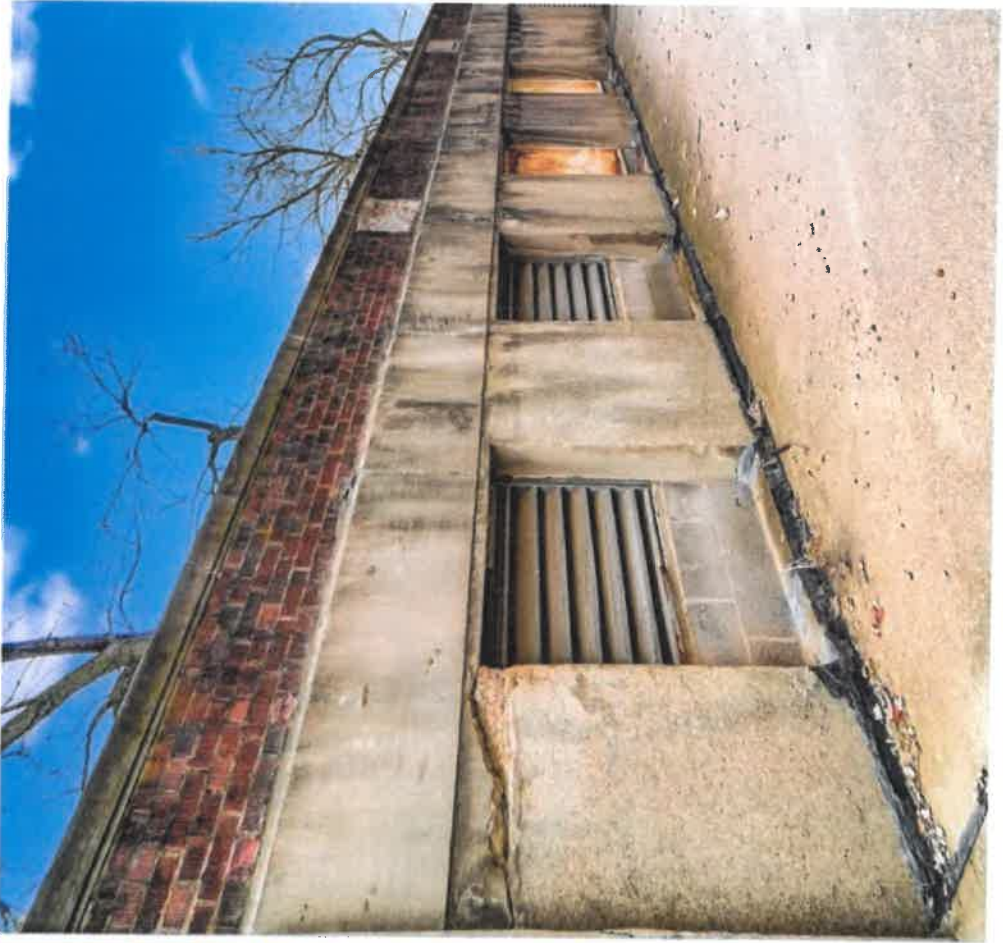








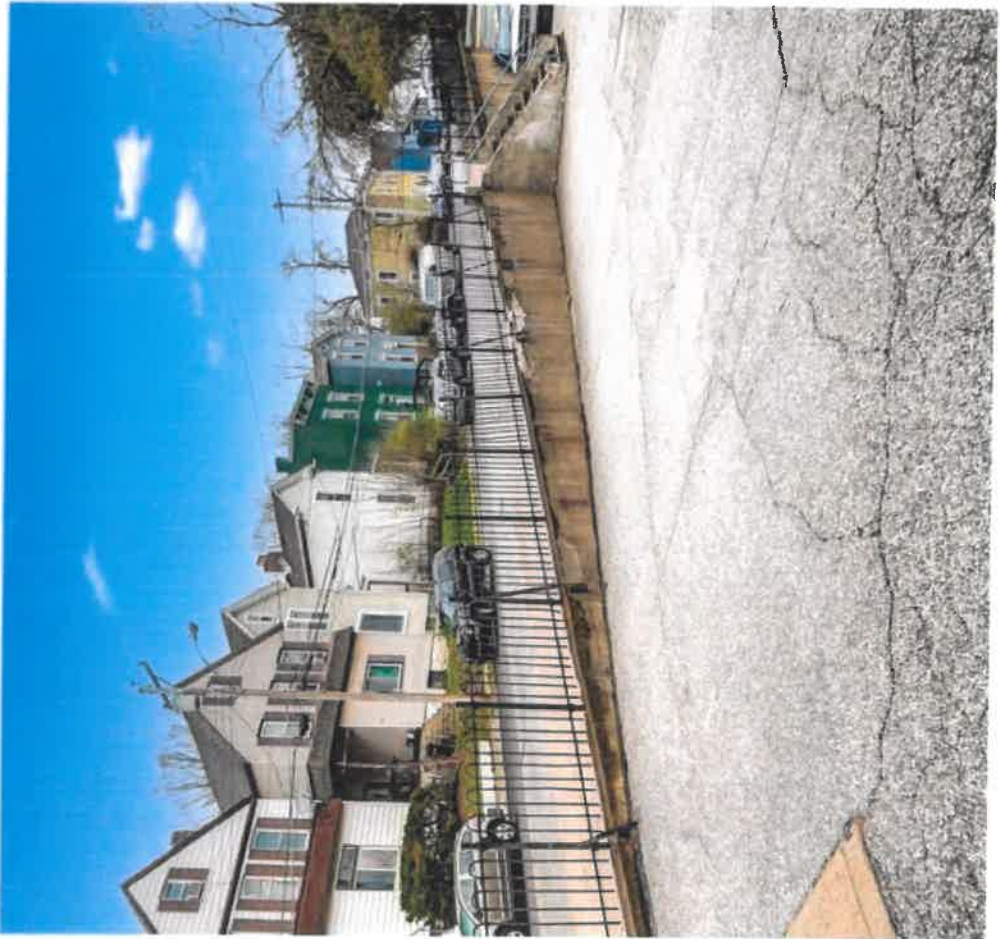














April 3, 2023

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

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

Dear City Planning Commission, Mayor and Council,

I am writing to oppose the proposed designation of 3060 Durrell in Evanston as a Cincinnati Local Historic Landmark and to express my support of Kingsley + Co. and its efforts to construct a mixed-income housing development at 3060 Durrell.

The City of Cincinnati is experiencing a housing crisis and major challenges surrounding providing critically needed equitable and affordable housing to all segments of the community. Kingsley has a history of committing to investing in the revitalization and improvement of the City's historically underserved communities and neighborhoods. Kingsley's proposed development will not only activate a property that is a threat to public safety and health, but will also contribute to the revitalization and economic development of the Evanston neighborhood in alignment with the plans of the City of Cincinnati and Goals 1 and 2 of the City-approved Evanston neighborhood workplans by providing affordable, mixed-income housing without displacement and with African American participation and minority contractor involvement.

I appreciate your time and attention to this request.

Sincerely,


Signature

5-18-23
Date

Address

Dear City Planning Commission, Mayor and Council,

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I appreciate your time and attention to this request.

Sincerely,

Signature



Date

5-15-2023

Address

1625 600 Durrell Ave
Evanston Ohio

Dear City Planning Commission, Mayor and Council,

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I appreciate your time and attention to this request.

Sincerely,

Romy Lewis

Signature

5/18/25

Date

929 Dana Ave

Address

Dear City Planning Commission, Mayor and Council,

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I appreciate your time and attention to this request.

Sincerely,

Signature

Date

Address

3362
glenway AVE

5/18/23


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I appreciate your time and attention to this request.

Sincerely,


Signature

5-18
Date

3915 Hemphill Way
Address

Dear City Planning Commission, Mayor and Council,

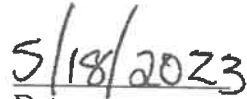
I am writing to oppose the proposed designation of 3060 Durrell in Evanston as a Cincinnati Local Historic Landmark and to express my support of Kingsley + Co. and its efforts to construct a mixed-income housing development at 3060 Durrell.


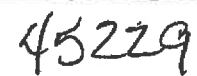
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I appreciate your time and attention to this request.

Sincerely,


Signature


Date


Address


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I appreciate your time and attention to this request.

Sincerely,

Regina Woodard
Signature

5/18/2023
Date

3390 goldrush court
Address

1.229

Dear City Planning Commission, Mayor and Council,

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I appreciate your time and attention to this request.

Sincerely

Signature



Date

5-18-23

Address

1820 Kinney Ave

Dear City Planning Commission, Mayor and Council,

I am writing to oppose the proposed designation of 3060 Durrell in Evanston as a Cincinnati Local Historic Landmark and to express my support of Kingsley + Co. and its efforts to construct a mixed-income housing development at 3060 Durrell.

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I appreciate your time and attention to this request.

Sincerely,

Mary Taylor
Signature

5/18/23
Date

3330 Woodburn Ave
Address

Dear City Planning Commission, Mayor and Council,

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I appreciate your time and attention to this request.

Sincerely,



Signature

5/18/23

Date

N/A

Address

Dear City Planning Commission, Mayor and Council,

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I appreciate your time and attention to this request.

Sincerely,



Signature



Date

Address

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I appreciate your time and attention to this request.

Sincerely,



Signature

5-18-27

Date

Address

Dear City Planning Commission, Mayor and Council,

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Signature

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Dear City Planning Commission, Mayor and Council,

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The City of Cincinnati is experiencing a housing crisis and major challenges surrounding providing critically needed equitable and affordable housing to all segments of the community. Kingsley has a history of committing to investing in the revitalization and improvement of the City's historically underserved communities and neighborhoods. Kingsley's proposed development will not only activate a property that is a threat to public safety and health, but will also contribute to the revitalization and economic development of the Evanston neighborhood in alignment with the plans of the City of Cincinnati and Goals 1 and 2 of the City-approved Evanston neighborhood workplans by providing affordable, mixed-income housing without displacement and with African American participation and minority contractor involvement.

I appreciate your time and attention to this request.

Sincerely,


Signature

1/8-5-23
Date

25 Lyndale Rd
Address

Dear City Planning Commission, Mayor and Council,


I am writing to oppose the proposed designation of 3060 Durrell in Evanston as a Cincinnati Local Historic Landmark and to express my support of Kingsley + Co. and its efforts to construct a mixed-income housing development at 3060 Durrell.

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Sincerely,


Signature


Date

Address


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I appreciate your time and attention to this request.

Sincerely,


Signature

5-18-23
Date

3543 Edgewood Ave.
Address


Dear City Planning Commission, Mayor and Council,

I am writing to oppose the proposed designation of 3060 Durrell in Evanston as a Cincinnati Local Historic Landmark and to express my support of Kingsley + Co. and its efforts to construct a mixed-income housing development at 3060 Durrell.

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I appreciate your time and attention to this request.

Sincerely,


Signature

5/18/20
Date

1047 Academy Ave
Address

Dear City Planning Commission, Mayor and Council,

I am writing to oppose the proposed designation of 3060 Durrell in Evanston as a Cincinnati Local Historic Landmark and to express my support of Kingsley + Co. and its efforts to construct a mixed-income housing development at 3060 Durrell.

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I appreciate your time and attention to this request.

Sincerely,

Darius Foggie
Signature

5/18-23
Date

1828 Kline ave
Address

Dear City Planning Commission, Mayor and Council,

I am writing to oppose the proposed designation of 3060 Durrell in Evanston as a Cincinnati Local Historic Landmark and to express my support of Kingsley + Co. and its efforts to construct a mixed-income housing development at 3060 Durrell.

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Sincerely,



Signature

5-18-23

Date

3543 Newton Ave

Address

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I appreciate your time and attention to this request.

Sincerely,

Dual Banks
Signature

5.17.23
Date

1818 KINNEY AVE
Address



Dear City Planning Commission, Mayor and Council,

I am writing to oppose the proposed designation of 3060 Durrell in Evanston as a Cincinnati Local Historic Landmark and to express my support of Kingsley + Co. and its efforts to construct a mixed-income housing development at 3060 Durrell.

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I appreciate your time and attention to this request.

Sincerely,

B. Hamby
Signature

5-17-23
Date

Address

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Sincerely,



Signature

5/12/23

Date

Address

Dear City Planning Commission, Mayor and Council,

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Sincerely,


Signature

5/18/23
Date

1413 Rambler Pl.
Address

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I appreciate your time and attention to this request.

Sincerely,


Signature

5-18-23
Date

6970 Cloverbrook Ave
Address


Dear City Planning Commission, Mayor and Council,

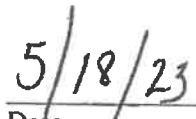
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Signature


Date


Address

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I appreciate your time and attention to this request.

Sincerely,

Signature

Date

Address

1010 Princeton Glendale Rd. #101
West Chester, OH 45242

05-18-2023

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I appreciate your time and attention to this request.

Sincerely,

Payle Myung
Signature

05-18-2023
Date

3480 Lawrenceburg rd. lot 24
Address
Clev. OH. 45052

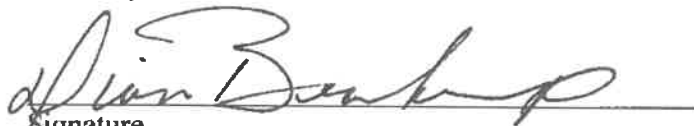
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Sincerely,


Signature

5/18/23
Date

4031 Montgomery Rd.
Address

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I appreciate your time and attention to this request.

Sincerely,

Signature

Date

Address


1725 Cream Ave

5/16/23

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Sincerely,



Signature

05/18/2023

Date

3235 Wold Ave

Address

Dear City Planning Commission, Mayor and Council,

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I appreciate your time and attention to this request.

Sincerely, Joyce Maina

Signature

5/18/23
Date

Address

2586 Queen City Ave

Dear City Planning Commission, Mayor and Council,

I am writing to oppose the proposed designation of 3060 Durrell in Evanston as a Cincinnati Local Historic Landmark and to express my support of Kingsley + Co. and its efforts to construct a mixed-income housing development at 3060 Durrell.

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Sincerely,


Signature

5/18/23
Date

9289 White Birch Drive
Address

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Sincerely,


Signature


Date


Address

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I appreciate your time and attention to this request.

Sincerely,

Elaine Holt
Signature

5-18-23
Date

1862 Farley Ave
Address

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I appreciate your time and attention to this request.

Sincerely,

Arlene C. Lee
Signature

5/18/23
Date

3060 CAVANAUGH AVE
Address

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I appreciate your time and attention to this request.

Sincerely,

Leon M. Hunter
Signature

5/18/22
Date

Address

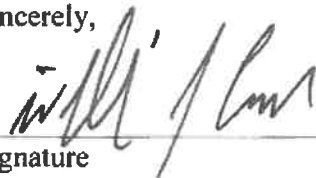
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Sincerely,


Signature

5-18-23
Date

5 Henry Court Cold Spring Ky 41076
Address

Dear City Planning Commission, Mayor and Council,

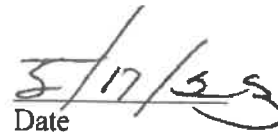
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I appreciate your time and attention to this request.

Sincerely,


Signature


Date


Address

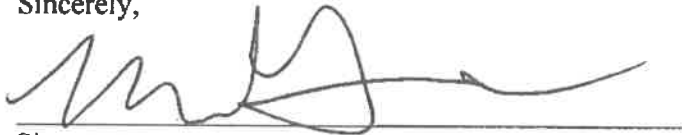
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Sincerely,


Signature

5/17/23
Date

2538 hachberry st 402
Address

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I appreciate your time and attention to this request.

Sincerely,

Rodney DeBunrows
Signature

5/19/23
Date

3317 Spokane
Address

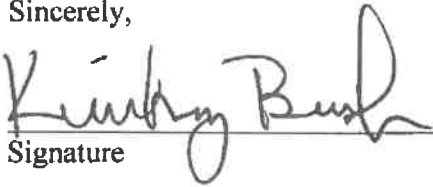
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Sincerely,


Signature

5-19-23
Date

6408 WAYNE ST
Address

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I appreciate your time and attention to this request.

Sincerely,

LILLIE JONES
Signature

5/18/23
Date

3508 TRIMBLE AVE
Address

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Sincerely,


Signature

5/18/23
Date

868 Beecher St. Cincinnati, Ohio
Address

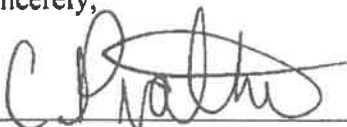
Dear City Planning Commission, Mayor and Council,

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The City of Cincinnati is experiencing a housing crisis and major challenges surrounding providing critically needed equitable and affordable housing to all segments of the community. Kingsley has a history of committing to investing in the revitalization and improvement of the City's historically underserved communities and neighborhoods. Kingsley's proposed development will not only activate a property that is a threat to public safety and health, but will also contribute to the revitalization and economic development of the Evanston neighborhood in alignment with the plans of the City of Cincinnati and Goals 1 and 2 of the City-approved Evanston neighborhood workplans by providing affordable, mixed-income housing without displacement and with African American participation and minority contractor involvement.

I appreciate your time and attention to this request.

Sincerely,



Signature

5/18/23

Date

3469 Wabash Ave

Address

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I appreciate your time and attention to this request.

Sincerely,



Signature

5/19/23
Date

3204 Woodhorne Ave

Address

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I appreciate your time and attention to this request.

Sincerely,


Signature

5/18/23
Date

3353 WABASH AVE
Address

✓ / -

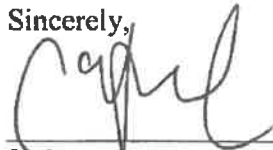
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Sincerely,



Signature

5/18/23

Date

119 Maplewood Drive

Address

maple shade, NJ 08052

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I appreciate your time and attention to this request.

Sincerely,

Marcia Van

Signature

5-18-23

Date

3501 Section Rd #203

Address

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Sincerely,


Signature

5-18-23
Date

Evanston
Address

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Sincerely,



Signature

5-18-23
Date



Address



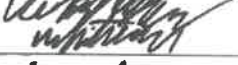





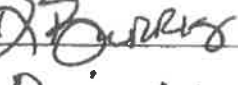
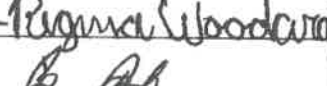



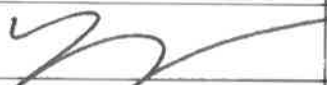
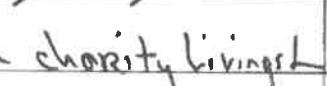


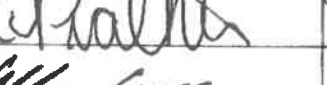


**OPPOSITION TO CINCINNATI PRESERVATION ASSOCIATION'S APPLICATION FOR PROPOSED DESIGNATION
OF 3060 DURRELL AS A CITY OF CINCINNATI LOCAL HISTORICAL LANDMARK**

I oppose the proposed designation of 3060 Durrell in Evanston as a City of Cincinnati Local Historic Landmark and support Kingsley + Co.'s proposed mixed-income housing redevelopment at 3060 Durrell.

[illegible]

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Name Print	Name Signature	Address	Date
Carl Baxter		6347 BEECHMONT AVE #205	5/18/23
TICKRY WALKER		1913 JAGUONAVE	5/18/23
Christopher Whitehead		3711 Hackberry	5/18/23
CURTIS COBB		158 GROVE RD	9/10/23
Annette Campbell		3543 Newton Ave	5-18-23
Dave Powell		1047 Academy Ave	5/18/23
Julia			5-18-2023
Adam Lazor		3915 Hemphill WAY	5-18-23
Danille Burrows		3559 Reading Rd #325	5.18.23
Regina Woodward		3390 goldrush court	5.18.23
Brian Burt		1006 Ebury Lane	5.18.23
Mary Taylor		3930 Woodburn	5/18/23
CS		" "	5/18/23
Angus Ellison			5/18/23
Ken			5/18/23
Charity Livingston		3543 Delaware Ave	5/18/23
Kate Miller			5/18/23
Megan Freeman		48 Beecher St. Cincinnati Ohio	5/18/23
Cera Prather		3409 Wabash Ave	5/18/23
Ethan Cunningham		3204 Woodburn Ave	5/18/23


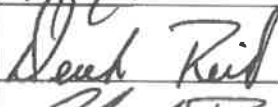

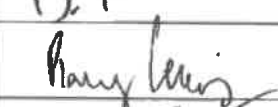
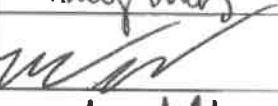
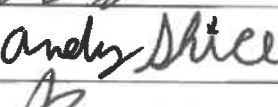

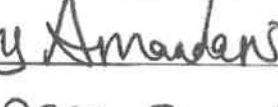
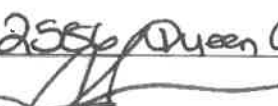
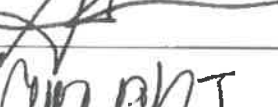
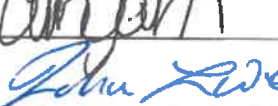
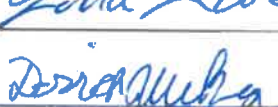
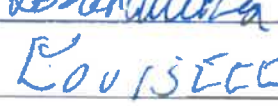
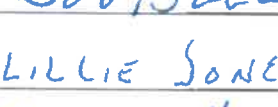


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[illegible]

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Name Print	Name Signature	Address	Date
Mark Fuller			5/17/23
Derek Reid			5/18/23
Stewart Burns			5/18/23
Douglas Farrie	D. F.		5/18/23
Honny Lewis		929 Dana Ave	5/18/23
Bobby Brown		3332 Glenway Ave	5/18/23
Andrew Shirer		4013 Hanover Dr	5/18/23
Paige Jones		1420 Kinnery	5/18/23
Amanda Nicky		3553 Van Antwerp	5/18/23
Joyce Mayna		2586 Queen City	5/18/23
Anthony, Jr.		25 Lyndale Rd	5-18-23
Anyah Thompson			5-18-23
John Lake			5/18/23
Derrick Muth		3123 HARVARD Av	5-18-23
Laura Givens		6312 Englewood	5-18-23
Lillian Jones	LILLIE JONES	3508 TRIMBLE	5/18/23
Alma D. Furr	ALMA D. FURR	3353 WABASH AVE	5/18/23
Marcia Van	Marcia Van	3501 Section Rd.	5/18/23
Candice Reed			5/19/23
Kim Bush		248 Wayne	5/19/23

Peppers, Alex

From: Terez Graves <trezzyygraves3020@aol.com>
Sent: Thursday, May 18, 2023 5:33 PM
To: Aftab, Mayor; Kearney, Jan-Michele; Parks, Victoria; Cramerding, Jeff; Harris, Reggie; Jeffreys, Mark; Johnson, Scotty; Keating, Liz; Owens, Meeka; Walsh, Seth; Kellam, Caroline; Cincinnati City Planning; Peppers, Alex; Sturkey, David; Maynes, Kasandra
Subject: [External Email] Opposition of the Hoffman School Designation

You don't often get email from trezzyygraves3020@aol.com. [Learn why this is important](#)

External Email Communication

Hello,

I am writing to strongly oppose the proposed historic designation of Hoffman School. As a neighbor in Evanston, I urge you to consider the lack of historical significance and the poor condition of this building, emphasizing that it does not warrant preservation. The current state of the Hoffman School is awful, with significant deterioration and neglect. It has become an eyesore in our community and a potential safety hazard. Designating it as historic would only impede progress and hinder the opportunity for revitalization and positive change. There's no proof of significant historical or architectural value. It does not contribute to the historical fabric of our neighborhood, and preserving it would serve no purpose other than stopping our community's growth and potential. I think you need to prioritize our community's needs by supporting the sale of Hoffman School to the developer. This opportunity for redevelopment would not only address the current blight but also create new housing options and economic growth within our neighborhood.

Thank you for considering the concerns of the Evanston community. I trust that you will make a decision that aligns with the best interests of our neighborhood, emphasizing the importance of progress, revitalization, and meeting the pressing needs of our residents.

Peppers, Alex

From: James Ross <ross.jj722@gmail.com>
Sent: Thursday, May 18, 2023 2:55 PM
To: Aftab, Mayor; Kearney, Jan-Michele; Parks, Victoria; Cramerding, Jeff; Harris, Reggie; Jeffreys, Mark; Johnson, Scotty; Keating, Liz; Owens, Meeka; Walsh, Seth; Kellam, Caroline; Cincinnati City Planning; Peppers, Alex; Sturkey, David; Maynes, Kasandra
Subject: [External Email] OPPOSE THE HISTORIC DESIGNATION

Some people who received this message don't often get email from ross.jj722@gmail.com. [Learn why this is important](#)

External Email Communication

I gotta speak up about something that's been causing a stir in our neighborhood.....that proposed historic designation for 3060 Durrell Avenue. We gotta oppose it!!!! Let's talk about the condition of that building..... It's a total mess, falling apart, and a danger for the whole community. It's time to face the truth!!! There ain't no historical significance to it. It's just an old building in bad shape that needs knocked down. But here's the kicker..... if this historic designation goes through, it's gonna hit Christ Temple Baptist Church hard. Pastor Mingo and the church members are looking to sell that property to some other person. The money from the sale would help the church and support their ability to do more good in our community. Without the money, the church won't be able to keep community programs, provide support to their members, or make a real impact. We can't let that happen, can we?? We need our church to keep thriving and doing great things for our neighborhood. Thanks for taking the time to listen. I know you've got a lot goin on, but please consider the impact this decision will have on the church, our community, and Evanston!!!

- James

Peppers, Alex

From: James Booker <jbook513er@yahoo.com>
Sent: Thursday, May 18, 2023 2:14 PM
To: Aftab, Mayor; Kearney, Jan-Michele; Parks, Victoria; Cramerding, Jeff; Harris, Reggie; Jeffreys, Mark; Johnson, Scotty; Keating, Liz; Owens, Meeka; Walsh, Seth; Kellam, Caroline; Cincinnati City Planning; Peppers, Alex; Sturkey, David; Maynes, Kasandra
Subject: [External Email] Opposition to Historic Designation at 3060 Durrell

You don't often get email from jbook513er@yahoo.com. [Learn why this is important](#)

External Email Communication

Hi All,

I hope this email finds you well. As a concerned community member of Evanston, I'm writing to express my strong opposition to the proposed historic designation of 3060 Durrell Avenue. I kindly request your support in allowing the sale of the property, currently owned by Christ Temple Baptist Church and led by Pastor Mingo, to the Kingsley. This opportunity for community development, economic growth, and the creation of much-needed mixed-income housing is crucial for our neighborhood's future.

While I acknowledge the importance of historic preservation, we believe that designating 3060 Durrell Avenue as a historic building would have significant adverse effects on our community. The developer interested in purchasing the property aims to demolish the existing structure and construct 250 apartments. This development project aligns with the community's vision for progress, economic stimulation, and increased housing options for residents from diverse backgrounds.

Designating the building as historic would severely hinder the proposed development, impeding our neighborhood's growth and failing to address the urgent need for housing options. It is crucial to consider the broader implications and the potential positive impact of allowing the sale and subsequent development of 3060 Durrell Avenue. By opposing the historic designation, it can create opportunities for economic growth, support minority developers, and meet the pressing demand for mixed-income housing.

I understand and appreciate the Cincinnati Preservation Association's commitment to preserving our city's heritage. However, in this specific case, it is important to acknowledge that the association has no plans or funding to renovate the building. By designating it as historic, we would effectively prevent the private developer from demolishing the structure and hinder their ability to proceed with the proposed development that aligns with the community's needs and aspirations.

I request your support in opposing the historic designation of 3060 Durrell Avenue. By doing so, we can ensure the sale of the property to the developer, fostering community development, economic growth, and the creation of much-needed mixed-income housing. This decision will have a profound impact on our neighborhood's future, providing opportunities for job creation, improved housing options, and the overall enhancement of our community's well-being.

I appreciate your careful consideration and support in this matter. Your involvement and advocacy are critical to ensuring the long-term prosperity and development of Evanston. Together, we can make a significant difference in our community.

Sincerely,
James Booker

.

Peppers, Alex

From: Jindal Tork, Sonya <jindal@taftlaw.com>
Sent: Thursday, May 18, 2023 9:01 AM
To: Kellam, Caroline; Cincinnati City Planning; Peppers, Alex
Cc: Sturkey, David; Maynes, Kasandra; Owen, Douglas; Houston, Christopher S.
Subject: [External Email] FW: Hoffman School - Letter in Opposition

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

External Email Communication

Dear Ms. Kellam:

We note that the letter in opposition below was not referenced in the Historic Conservation Board Staff Report or included in the Historic Conversation Board case materials despite being submitted on April 12, 2023 well in advance of the May 8, 2023 hearing. We request that this letter in opposition (and any other written comments or statements in opposition) be included in the written record of both the Historic Conservation Board and City Planning Commission.

Thank you,
Sonya Jindal Tork

----- Forwarded Message -----

From: "sagesse" <sagesse@fuse.net>
To: "Caroline Kellam" <Caroline.Kellam@cincinnati-oh.gov>
Sent: Wednesday, April 12, 2023 5:49:20 PM
Subject: Re: Hoffman School - Local Landmark designation - Public staff conference - April 12, 2023, 4:30-6:30 PM

Dear Ms. Kellam:

Just a brief follow-up to note that I was able to listen to much of the meeting but, I was not able to make any comments. As an adjacent property owner we believe that the highest and best use of the existing school building is not as a church and there appears to be no budget to adequately support the structure's maintenance (which is a safety problem). Plus, there is limited supply and strong demand for housing in the area.

We would argue that the entire block should be redeveloped in a manner which would retain the historical flavor of the school while adding value to the community and providing additional tax revenue to the City and the County. Property owners located on the block's perimeter could be offered an exchange for ownership &/or residency in the new facility. Maybe a nice restaurant on the top floor with a scenic view would also be an improvement.

Have a good day.

John LaFreniere, Treas.
Sagesse Financial, Inc.

(513) 302-7383 / (513) 766-0690 (24/7)



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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taftlaw.com

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

From: "Caroline Kellam" <Caroline.Kellam@cincinnati-oh.gov>

To: "Caroline Kellam" <Caroline.Kellam@cincinnati-oh.gov>

Sent: Wednesday, April 12, 2023 12:29:45 PM

Subject: Hoffman School - Local Landmark designation - Public staff conference - April 12, 2023, 4:30-6:30 PM

Hello everyone,

Below is the ZOOM link for the public staff conference meeting today regarding the proposed Local Landmark designation of the Hoffman School at 3060 Durrell Avenue. The purpose of the meeting is to gather information from neighboring property owners and interested parties regarding the proposal. No decision will be made at this meeting. This meeting will last two hours and there are some 40 persons wanting to speak on the matter. We want everyone to have an opportunity to speak so we encourage everyone to be as succinct as possible.

Please do not forward this link as we are trying to keep track of everyone signed up for the meeting. If you know someone who wants the link before 4pm today, please have them email me and I will send it separately. Thank you.

Caroline

680E600]

Peppers, Alex

From: George Berardi <george@berardipartners.com>
Sent: Thursday, May 18, 2023 12:30 PM
To: Aftab, Mayor; Kearney, Jan-Michele; Parks, Victoria; Cramerding, Jeff; Harris, Reggie; Jeffreys, Mark; Johnson, Scotty; Keating, Liz; Owens, Meeka; Walsh, Seth; Kellam, Caroline; Cincinnati City Planning; Peppers, Alex; Sturkey, David; Maynes, Kasandra
Subject: [External Email] Kingsley 3060 Durrell Avenue
Attachments: Berardi Letter in Opposition - 5-18-23.pdf; Kingsley 3060 Durrell Avenue April 18 Letter.pdf

External Email Communication

To the Mayor of Cincinnati, Members of Cincinnati City Council and Members of the Cincinnati Planning Commission: The appended memoranda are offered in opposition of the Cincinnati Local Historic Landmark Proposed Designation for 3060 Durrell Avenue, Evanston (Cincinnati).

Thank you for considering this position. George

George D. Berardi, AIA

President | CEO

E george@berardipartners.com

T 614.221.1110

C 614.582.3308

BERARDI+

1398 GOODALE BOULEVARD
COLUMBUS, OHIO 43212

berardipartners.com

...with studio locations in Detroit, Cleveland and Tampa

April 18, 2023



**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

May 18, 2023

MEMORANDUM

TO: ***The Mayor of Cincinnati
The Members of Cincinnati City Council
Members of the Cincinnati City Planning Commission***

From: George Berardi, AIA,
President/CEO, Berardi+

Subject: ***3060 Durrell Avenue, Evanston (Cincinnati)
Cincinnati Local Historic Landmark Proposed Designation***

This brief writing is offered as my opposition of the proposed designation of 3060 Durrell Avenue, located in Evanston, as a Cincinnati Local Historic Landmark. Additionally I wish to express my support for Kingsley+Company and its efforts to construct a mixed-income housing development at the referenced location.

As with all major cities, the City of Cincinnati is experiencing a housing crisis and major challenges surrounding the provision of critically needed equitable and affordable housing to all segments of the community. Kingsley has a history of committing investments for the revitalization and improvement of the City's historically underserved communities and neighborhoods. Kingsley's proposed development will not only activate a property that is a threat to public safety and health, but will also contribute to the revitalization and economic development of the Evanston Neighborhood. Their proposal is in direct alignment with the plans of the City of Cincinnati and Goals 1 and 2 of the City-approved Evanston neighborhood workplans by providing affordable, mixed-income housing without displacement, and with African American participation and minority contractor involvement.

As I had presented my comments subject the limiting factors for a proposed historic designation to City Planning via my letter of April 18, 2023 (...appended hereto), my sole purpose was to offer an unbiased opinion discussing the lack of potential for redevelopment of the Hoffman School for the intended uses. This opinion remains founded upon the broad deterioration of the building, and our direct knowledge of probable costs for redevelopment when following the Secretary of the Interior's restrictive Guidelines for Rehabilitation. Of course, as options are being considered, the building continues to deteriorate, further accelerating depletion of its useful life, while posing health and safety issues.

I urge you to consider my opposition for the referenced designation based upon facts, and the building's condition. We trust you will consider all factors, and truly appreciate your time and attention to this request.

***Very truly yours,
Berardi+***



**George Berardi, AIA
President/CEO
Attachment**

BERARDI+

April 18, 2023



**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.

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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.

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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

Peppers, Alex

From: William Cooper <w.cooper8471@gmail.com>
Sent: Monday, May 22, 2023 10:39 AM
To: Aftab, Mayor; Kearney, Jan-Michele; Parks, Victoria; Cramerding, Jeff; Harris, Reggie; Jeffreys, Mark; Johnson, Scotty; Keating, Liz; Owens, Meeka; Walsh, Seth; Kellam, Caroline; Cincinnati City Planning; Peppers, Alex; Sturkey, David; Maynes, Kasandra
Subject: [External Email] Hoffman School

Some people who received this message don't often get email from w.cooper8471@gmail.com. [Learn why this is important](#)

External Email Communication

To whom it may concern:

I write to you today as a deeply concerned resident of Evanston, regarding the distressing situation surrounding Hoffman. My frustration lies not only with the dire state of the building but also with the Cincinnati Preservation Association's sudden interest in its preservation, while turning a blind eye to its decay for far too long.

Let me be clear: the condition of this building is an absolute disgrace. Bricks are falling off, the structure is crumbling, and leaks are causing irreparable damage. It poses a significant safety hazard to our community. It's truly disheartening to witness the Cincinnati Preservation Association conveniently awakening from their slumber only now, as the property faces potential redevelopment.

What exacerbates the situation is the dire financial circumstances of Christ Temple Baptist Church. This aging church, under the dedicated leadership of Pastor Mingo, has struggled for years, dealing with mounting maintenance costs and a dwindling congregation. They desperately need the proceeds from selling this property to sustain their operations, support their members, and continue their valuable community outreach efforts.

The irony is hard to ignore. The Cincinnati Preservation Association, who seemed disinterested in supporting the church during its years of struggle, now wants to impose a historic designation on the very building they neglected. It's an insult to our community and the church's needs. Where were they when the bricks were falling and the church needed assistance?

Please consider the larger impact of this situation. We must prioritize the welfare of our community over preserving a deteriorating structure with no true historical significance. Allowing the church to sell the property for redevelopment would not only address their financial woes but also revitalize our neighborhood, create new opportunities, and improve safety for everyone.

I urge you to support the church's endeavor to sell the property and provide them with the means to secure a brighter future. Our neighborhood deserves better than neglect and empty preservation gestures.

Thank you for your attention to this matter. I trust that you will consider the urgency and gravity of the situation when making your decision.

Thanks,
William

Peppers, Alex

From: Mattie Walden <matt.wald513@yahoo.com>
Sent: Monday, May 22, 2023 11:25 AM
To: Aftab, Mayor; Kearney, Jan-Michele; Parks, Victoria; Cramerding, Jeff; Harris, Reggie; Jeffreys, Mark; Johnson, Scotty; Keating, Liz; Owens, Meeka; Walsh, Seth; Kellam, Caroline; Cincinnati City Planning; Peppers, Alex; Sturkey, David; Maynes, Kasandra
Subject: [External Email] Oppose Hoffman as Historic

You don't often get email from matt.wald513@yahoo.com. [Learn why this is important](#)

External Email Communication

Good morning,

I am writing to you today as a devoted member of Christ Temple Baptist Church, filled with deep concern and apprehension over the proposed historic designation of our church property at 3060 Durrell Avenue. The implications of this decision have far-reaching consequences that will directly impact our congregation and jeopardize the future of our beloved church.

Let me begin by expressing the immense love and dedication we have for our church community. Over the years, we have weathered countless challenges, supported one another in times of hardship, and worked tirelessly to make a positive difference in our neighborhood. Our church serves as the spiritual and social cornerstone for countless individuals, offering guidance, and hope.

However, the financial strain on our church has become increasingly overwhelming. The costly maintenance and upkeep of the building has placed an enormous burden on our already limited resources. As a result, we have made the easy decision to sell the property. This sale represents a lifeline for our congregation, providing much-needed funds to sustain our operations, continue our community outreach, and support our members.

It is disheartening to witness the Cincinnati Preservation Association's relentless pursuit of a historic designation for our property. While they claim to advocate for preservation, it is evident that they have no true understanding of the dire situation our church faces. They have no skin in the game, no money at risk. Meanwhile, the financial well-being of our congregation hangs in the balance.

Let me emphasize that the building itself holds no significant historical value. It is in a state of disrepair, with crumbling walls, leaky roofs, and structural issues that pose a serious threat to safety. Designating it as historic serves no purpose other than hindering our church's ability to navigate the difficult road ahead.

We ask you to prioritize the well-being of our church and its faithful members. By allowing the sale and demolition, you would be safeguarding the future of our congregation, ensuring that we can continue to provide spiritual guidance, support, and community services to those who rely on us. This decision would enable us to invest in our church's growth and secure a brighter future for all.

Please consider the genuine needs of our congregation and the significant impact this decision will have on our church community. We ask that you support our endeavor to sell the property, allowing us to protect the livelihood of our members and fulfill our mission of serving and uplifting our neighborhood.

Thank you for your attention to this urgent matter. We trust in your wisdom and compassion as you deliberate on this issue, keeping the best interests of our congregation and community at heart.

Mattie Walden

Peppers, Alex

From: Melvina Johnson <johnsonmelvina750@aol.com>
Sent: Monday, May 22, 2023 1:20 PM
To: Aftab, Mayor; Kearney, Jan-Michele; Parks, Victoria; Cramerding, Jeff; Harris, Reggie; Jeffreys, Mark; Johnson, Scotty; Keating, Liz; Owens, Meeka; Walsh, Seth; Kellam, Caroline; Cincinnati City Planning; Sturkey, David
Subject: [External Email] Christ Temple Full Gospel Baptist Church on Durrell

You don't often get email from johnsonmelvina750@aol.com. [Learn why this is important](#)

External Email Communication

Hello Everyone,

As a member of the Christ Temple Full Gospel Baptist Church, I wanted to take a moment to express my unwavering support for the sale and demolition of our church property. It is time for a fresh start that will bring relief to our aging congregation, including myself.

Over the years, I have witnessed the gradual deterioration of our beloved church building, and it pains me to admit that it no longer meets the needs of our congregation. As an older member, navigating the stairs has become increasingly difficult, often causing me to miss services and feel isolated from our church community. The lack of accessibility has taken a toll on my spiritual well-being, and I believe it is time for a change that addresses the needs of all members.

Furthermore, the recent heating issues have been particularly challenging. Sitting in freezing cold temperatures during services is not only uncomfortable but also jeopardizes our health and enjoyment of worship. It breaks my heart to see fellow members shivering and unable to fully engage in the religious service we cherish. We deserve a place of worship that provides warmth, comfort, and a welcoming environment for all.

I fully understand and support the decision to sell the property and embark on a new chapter for our congregation. The state of disrepair is undeniable, and attempting costly renovations would only place a greater burden on our limited resources. It is time for us to prioritize the well-being of our congregation and embrace the possibilities that lie ahead.

By allowing the sale and subsequent demolition, we have the opportunity to create a fresh, accessible space that meets the needs of all members. The introduction of new development would not only provide a chance for us to gather comfortably but also revitalize the neighborhood we call home. I am excited about the potential positive impact it can have on our community, attracting new residents, businesses, and a renewed sense of vibrancy.

As an older member, I am ready for a change that will enhance our worship experience, bring us closer together, and ensure our long-term sustainability. It is my sincere hope that our congregation can move forward united in our support for this decision.

Warm regards,
Melvina

Peppers, Alex

From: sagesse@fuse.net
Sent: Tuesday, May 23, 2023 1:09 AM
To: Cincinnati City Planning
Subject: [External Email] Hoffman School - Local Landmark designation - Planning Commission Meeting 6/2/2023

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

External Email Communication

Dear Sirs:

In response to your recent inquiry about the 6/2/2023 Planning Commission meeting, we would like to restate our previous comments (see below) relative to the suitability of limiting appropriate development based on the physical maintenance of an obsolete structure for the purpose of maintaining a historical record. We would argue for maintaining the spirit of and knowledge that can be learned from the history but, not the actual structure.

Please advise if we can be of further service.

Have a good day.

John LaFreniere, Treas.
Sagesse Financial, Inc.
(513) 302-7383 / (513) 766-0690 (24/7)

----- Forwarded Message -----

From: "sagesse" <sagesse@fuse.net>
To: "Caroline Kellam" <Caroline.Kellam@cincinnati-oh.gov>
Sent: Wednesday, April 12, 2023 5:49:20 PM
Subject: Re: Hoffman School - Local Landmark designation - Public staff conference - April 12, 2023, 4:30-6:30 PM

Dear Ms. Kellam:

Just a brief follow-up to note that I was able to listen to much of the meeting but, I was not able to make any comments. As an adjacent property owner we believe that the highest and best use of the existing school building is not as a church and there appears to be no budget to adequately support the structure's maintenance (which is a safety problem). Plus, there is limited supply and strong demand for housing in the area.

We would argue that the entire block should be redeveloped in a manner which would retain the historical flavor of the school while adding value to the community and providing additional tax

revenue to the City and the County. Property owners located on the block's perimeter could be offered an exchange for ownership &/or residency in the new facility. Maybe a nice restaurant on the top floor with a scenic city view facing west would also be an improvement.

Have a good day.

John LaFreniere, Treas.
Sagesse Financial, Inc.

(513) 302-7383 / (513) 766-0690 (24/7)

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

From: "Caroline Kellam" <Caroline.Kellam@cincinnati-oh.gov>

To: "Caroline Kellam" <Caroline.Kellam@cincinnati-oh.gov>

Sent: Wednesday, April 12, 2023 12:29:45 PM

Subject: Hoffman School - Local Landmark designation - Public staff conference - April 12, 2023, 4:30-6:30 PM

Hello everyone,

Below is the ZOOM link for the public staff conference meeting today regarding the proposed Local Landmark designation of the Hoffman School at 3060 Durrell Avenue. The purpose of the meeting is to gather information from neighboring property owners and interested parties regarding the proposal. No decision will be made at this meeting. This meeting will last two hours and there are some 40 persons wanting to speak on the matter. We want everyone to have an opportunity to speak so we encourage everyone to be as succinct as possible.

Please do not forward this link as we are trying to keep track of everyone signed up for the meeting. If you know someone who wants the link before 4pm today, please have them email me and I will send it separately. Thank you.

Caroline

May 18, 2023

MEMORANDUM

TO: ***The Mayor of Cincinnati
The Members of Cincinnati City Council
Members of the Cincinnati City Planning Commission***

From: George Berardi, AIA,
President/CEO, Berardi+

Subject: ***3060 Durrell Avenue, Evanston (Cincinnati)
Cincinnati Local Historic Landmark Proposed Designation***

This brief writing is offered as my opposition of the proposed designation of 3060 Durrell Avenue, located in Evanston, as a Cincinnati Local Historic Landmark. Additionally I wish to express my support for Kingsley+Company and its efforts to construct a mixed-income housing development at the referenced location.

As with all major cities, the City of Cincinnati is experiencing a housing crisis and major challenges surrounding the provision of critically needed equitable and affordable housing to all segments of the community. Kingsley has a history of committing investments for the revitalization and improvement of the City's historically underserved communities and neighborhoods. Kingsley's proposed development will not only activate a property that is a threat to public safety and health, but will also contribute to the revitalization and economic development of the Evanston Neighborhood. Their proposal is in direct alignment with the plans of the City of Cincinnati and Goals 1 and 2 of the City-approved Evanston neighborhood workplans by providing affordable, mixed-income housing without displacement, and with African American participation and minority contractor involvement.

As I had presented my comments subject the limiting factors for a proposed historic designation to City Planning via my letter of April 18, 2023 (...appended hereto), my sole purpose was to offer an unbiased opinion discussing the lack of potential for redevelopment of the Hoffman School for the intended uses. This opinion remains founded upon the broad deterioration of the building, and our direct knowledge of probable costs for redevelopment when following the Secretary of the Interior's restrictive Guidelines for Rehabilitation. Of course, as options are being considered, the building continues to deteriorate, further accelerating depletion of its useful life, while posing health and safety issues.

I urge you to consider my opposition for the referenced designation based upon facts, and the building's condition. We trust you will consider all factors, and truly appreciate your time and attention to this request.

***Very truly yours,
Berardi+***



**George Berardi, AIA
President/CEO
Attachment**

April 18, 2023



**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 fulfillment 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

BERARDI+

Peppers, Alex

From: Jindal Tork, Sonya <jindal@taftlaw.com>
Sent: Friday, May 19, 2023 2:51 PM
To: Peppers, Alex; Keough-Jurs, Katherine; Kellam, Caroline
Cc: Ahouse, Emily; Sturkey, David; Maynes, Kasandra; Houston, Christopher S.
Subject: 3060 Durrell / Hoffman School - Opposition to Proposed Designation as Local Historic Landmark
Attachments: 2023-05-01 - Taft Law Brief & Exhibits re 3060 Durrell.pdf; 3060 Durrell - Taft Law Powerpoint Presentation - 2023-05-19.pdf

Dear Ms. Keough-Jurs, Mr. Peppers, Ms. Kellam, and City Planning Commission:

On behalf of Kingsley Investment Group LLC (dba Kingsley + Co.) ("Kingsley"), we write and attach materials in opposition to the Cincinnati Preservation Association's proposed designation of 3060 Durrell as a Cincinnati Local Historic Landmark. We request that this email and the attached materials be included and made part of the written record.

The City of Cincinnati is experiencing a housing crisis and major challenges surrounding providing critically needed equitable and affordable housing to all segments of the community. Kingsley is a Cincinnati-based, African-American developer with a history of committing to investing in the revitalization and improvement of the City's historically underserved communities and neighborhoods. Kingsley has been under contract to purchase 3060 Durrell from Evanston's Christ Temple Full Gospel Baptist Church since June 2022 of last year and, with the Church's support and blessing, plans to build a mixed-income housing development at 3060 Durrell adding approximately 250 new apartment units to the City's strained housing supply. Kingsley's proposed redevelopment will not only activate a property that is a threat to public safety, health, and welfare, but will also contribute to the revitalization and economic development of the Evanston neighborhood in alignment with Plan Cincinnati and the overriding and primary goals (Goals 1 and 2) of the City-approved Evanston neighborhood workplans by providing affordable, mixed-income housing without displacement while retaining an economically diverse neighborhood and facilitating African-American participation and minority/BIPOC contractor involvement.

As a woman of color and Cincinnati native who returned to Cincinnati after law school, this issue is also personally important to me as I want to live, work, and raise my children in a community that addresses the needs of all segments of the community and also supports and gives equal opportunities to people of color and minority/BIPOC-owned businesses. My personal passion with respect to these issues is reflected by the time and effort I put into our attached brief in opposition.

If you would take the time to review and consider our brief and the attached materials, I would really appreciate it. I have also attached for your reference a PowerPoint highlighting some of the arguments in the brief.

Thank you for your time and consideration.

Sincerely,
Sonya Jindal Tork



Sonya Jindal Tork, Partner
Private Client / Tax / Business
Direct: 513.357.9335 | Office Ext: 59335
Taft Office: Cincinnati

3060 Durrell
**Opposition to Proposed Designation
as Local Historic Landmark**

Taft Stettinius & Hollister LLP
Sonya Jindal Tork
Christopher (Kit) S. Houston

Taft/

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

Kingsley's Legal Interest in 3060 Durrell & Commitment to Developing Mixed-Income (Including Equitable & Affordable) Housing for Cincinnati's Historically Underserved Communities

- Kingsley under contract to purchase 3060 Durrell since June 2022
 - Current property owner (Christ Temple Full Gospel Baptist Church) opposed to Proposed Designation (Exhibits B & C)
 - Designation would result in an unconstitutional taking of property
- Kingsley proposed redevelopment (Exhibit A)
 - Approximately 250 new housing units
 - Critically needed equitable, affordable, mixed-income housing for City and Evanston community
 - Facilitates reinvestment, revitalization, and economic development into City and Evanston community without displacement while retaining economically diverse neighborhood and facilitating African American participation and minority contractor involvement in alignment with the 2019-2029 Evanston Work Plan
 - Activates a currently blighted and uninhabitable property that is threat to public safety, health, and welfare
 - Compatible with (i) CZC Historic Preservation Rules, (ii) Overall Purposes of CZC (see CZC § 1400-03(d), (f); 1435(b), (d), and (e)), (iii) Plan Cincinnati, and (iv) Evanston Work Plans
- No attempts to designate as local historic landmark until now
 - 20 years ago - identified as excellent redevelopment opportunity in City-approved, publicly available work plans
 - 10 years ago - publicly auctioned off to another private developer
 - Evanston Community Council voted to rezone 3060 Durrell as planned-unit development (PUD)

CZC § 1435-07-2-B(c): Kingsley Redevelopment Consistent with Plan Cincinnati & Primary/Overriding Goals of City-approved Evanston Work Plans

- Per CZC § 1435-07-2-B(c), in determining whether to approve/disapprove Proposed Designation, the Planning Commission shall consider: (i) the relationship of proposed designation to comprehensive plans of City and community in which proposed Historic Landmark located; (ii) the effect of proposed designation on surrounding areas and economic development plans of City; and (iii) such other planning and historic preservation considerations as may be relevant to the proposed designation.
- Proposed Designation inconsistent/incompatible with Plan Cincinnati's Live Goal 3 as it will prevent Kingsley's proposed redevelopment, which achieves Plan Cincinnati's Live Goal 3. Plan Cincinnati's Live Goal 3 provides the following:
 - Provides full spectrum of housing options, improves housing quality and affordability, provides "quality healthy housing for all income levels" and distributes "housing that is affordable throughout the City"
 - Creates "mixed-income developments that will result in more economically diverse neighborhoods"
- Proposed Designation inconsistent/incompatible with Evanston Work Plans primary/overriding goals ("Goal 1" & "Goal 2")
 - Kingsley proposed redevelopment directly on point with Evanston Work Plans "Goal 1" and "Goal 2"
 - Relevant points from the Evanston Work Plans:
 - "Mixed-use, mix-income" development with "Mix of affordable and market rate housing"
 - "Create[s] a sustainable, mixed income neighborhood without displacement"
 - Addresses "growing concerns of Gentrification and its negative effects on the community"
 - Addresses "need to aggressively push to retain affordable housing"
 - Facilitates "African American participation" and "minority contractor involvement in all construction projects"

Proposed Development Compatible with Specific Purposes of CZC Historic Preservation Rules & Overall Purposes of CZC

- Proposed development will:
 - (i) stabilize and increase property values (CZC § 1435-03(d));
 - (ii) strengthen the local economy (CZC § 1435-03(e));
 - (iii) enhance the city's attractions to current and prospective residents, businesses and tourists (CZC § 1435-03(f));
 - (iv) facilitate reinvestment in and revitalization of certain districts and neighborhoods (CZC § 1435-03(i)); and
 - (v) facilitate and encourage economic development (CZC § 1435-03(j))

Proposed Designation Incompatible with Specific Purposes of CZC Historic Preservation Rules & Overall Purposes of CZC

- Proposed Designation would act as a threat to public health, safety, and welfare (CZC § 1435-03(b))
 - Per architect, “myriad of hazards linked with the existing uses and occupancy violations attributed to the lack of building safety systems.” “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.” (Exhibit H)
 - “Crumbling structure” (Exhibits C & G)
 - Unstable foundation, interior rotting, extensive water damage, mold and lead (Exhibits B & C)
 - Materials falling from building with concrete slab nearly crushing child (Exhibits B & C)
 - “Asbestos-containing materials” report (floors, insulation, doors, roof, vents, pipes, walls and ceilings) (Exhibit I)

Proposed Designation Incompatible with Specific Purposes of CZC Historic Preservation Rules & Overall Purposes of CZC

- Inhibits reinvestment, revitalization, economic development, private investment and new housing for **all segments** of community (CZC § 1435-03 and CZC § 1400-03)
- Per architect, adaptive reuse “poses extreme impossibilities” and prohibitively expensive (Exhibit H)
 - Asbestos abatement cost = approx. \$1,573,623 (Exhibit I)
 - Extensive water damage and broken radiant heating repair costs = approx. \$500,000 - \$1M (Exhibit C)
 - Cost of renovation = approx. \$400-500 per sq. ft.
- Per architect, renovation incompatible with City’s and Evanton’s housing needs (“total number of dwellings possible is limited to a range of 22 apartments”) (Exhibit H)
- Per architect, “restructuring would not be permitted by the State Historic Preservation Office under Section 106 reviews.” (Exhibit H)
- Ohio historic tax credits not available for redevelopment
 - Per Cincinnati Preservation Association (CPA) statement, Ohio law H.B. 45 “**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**”, which will “**exacerbate the severe shortage that Cincinnati already faces**” and prevent “**equitable development**” necessary for “**retaining an economically diverse population**” in the City’s changing neighborhoods

Other Developers Cannot Repurpose the Existing Structure AND offer Mixed-Income/Affordable Housing

- Redevelopment of building as is would not result in a use consistent with the City's and Evanston's plans
- Would result in very expensive housing
- Despite CPA's tortious interference with Kingsley's contract, CPA and other developers who have never been inside or inspected building or conducted any due diligence as Kingsley has over the course of entire year, have not provided any credible evidence that 3060 Durrell can be repurposed to provide for approximately 250 mixed-income, affordable housing units
 - Per Cincinnati Preservation Association (CPA) statement, Ohio law H.B. 45 “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”, which will “exacerbate the severe shortage that Cincinnati already faces” and prevent “equitable development” necessary for “retaining an economically diverse population” in the City's changing neighborhoods

“Historic Significance”: Does Not Meet CZC § 1435-07-1 Criterion 1

- In order to qualify under CZC § 1435-07-01(a)(1), the CPA must show that 3060 Durrell has an “[a]ssociation with events that have made a significant contribution to the broad patterns of our history”
- Per the Department of the Interior's guidelines on designation of Historical Places :
 - The “property **must have an important association** within the associated context.”
 - A “mere association with historic events or trends is not enough ... the **property’s specific association** must be considered as well.”
 - A “building historically in commercial use must be shown to have been significant in commercial history.”
 - See How to Apply the National Register Criteria for Evaluation (1995), p. 12 (emphasis added).
 - Example: “A railroad station that served as the focus of a community's transportation system and commerce” *Id.*
- 3060 Durrell is not associated with “events that have made significant contribution to broad patterns of our history.”
 - There is no evidence that the building is important within the Progressive Era, or the City Beautiful movement.
 - There is no evidence that it bears any significance in educational history.

“Historic Significance”: Does Not Meet CZC § 1435-07-1 Criterion 1

- 3060 Durrell’s former use as a school has no bearing on qualification as Jacobethan Revival Style architecture
- Proposed designation reinforces urban inequality City Beautiful movement and Progressive Era unsuccessfully sought to alleviate by prioritizing aesthetics and utopian ideals over the mixed-income/affordable housing needs of City and Evanston
- Designations not sought for other buildings referenced by CPA associated with City Beautiful movement and Progressive Era:
 - Corryville’s Schiel School (demolished for private developer’s residential development);
 - Avondale’s Samuel Ach Junior High (racially segregated; scene of protests resulting from racial tensions generated by dislocation from urban renewal projects; demolished after Cincinnati Board of Education studied comparative cost of renovation and new construction) (Exhibit F);
 - Other existing structures CPA claims are examples of Jacobethan Revival Style architecture: Roosevelt School; McKinley School Addition; Central Fairmount School
- Historic designations not approved by Historic Conservation Board for other historically black buildings and churches
 - 1556 John St. in West End (historic black church and focal point for civil rights activity including visits from Dr. Martin Luther King, Jr.; built as Hebrew Synagogue in 1865 and home of Revelation Baptist Church; demolished after Church decided to sell dilapidated building to FC Cincinnati in what some have called the “latest iteration of gentrification” after FC Cincinnati provided fair and acceptable offer that allowed Church to move to another location)

“Historic Significance”: Does Not Meet CZC § 1435-07-1 Criterion 3 & Does Not Qualify under CZC § 1435-01-H3

- To qualify under CZC § 1435-07-1(a)(3), the Planning Commission must find that 3060 Durrell “[e]mbodies the distinctive characteristics of a type, period, method of construction or that represent a significant and distinguishable entity whose components may lack individual distinction”
- CZC § 1435-01-H3: "Historic Significance" means: (a) the attributes or characteristics of a district, site or structure that possess **integrity of** location, design, setting, **materials, workmanship, feeling** and association; (b) a district, site or structure that is associated with events that have made a contribution to the broad patterns of our history; (c) a district, site or structure that is associated with the lives of persons significant in the past; (d) a district, site or structure that embodies the distinctive characteristics of a type, period or method of construction; (e) a district, site or structure that represents a significant and distinguishable entity whose components may lack individual distinction; or (f) a district, site or structure that has yielded, or may be likely to yield, information important in prehistory or history.

“Historic Significance”: Does Not Meet CZC § 1435-07-1 Criterion 3 & Does Not Qualify under CZC § 1435-01-H3

- Not “significant”
 - Not architecturally significant building and not designed by Samuel Hannaford (designed 7 years after his death)
 - Numerous examples of Jacobethan school and non-school structures remaining in City
- Not “well-preserved”; does not possess integrity of materials, workmanship or feeling
 - CPA Historic Designation Report and photos inaccurate and misleading (Exhibits C & G)
 - “**Crumbling structure**” (Exhibits C & G)
 - Materials falling from building with concrete slab nearly crushing child (Exhibits B & C)
 - Unstable foundation, interior rotting, extensive water damage, mold and lead (Exhibits B & C)
 - “**Asbestos-containing materials**” report (floors, insulation, doors, roof, vents, pipes, walls and ceilings) (Exhibit I)
 - Opinion of historic architecture firm, Berardi+: Adaptive reuse “**poses extreme impossibilities**” and “**restructuring would not be permitted by the State Historic Preservation Office under Section 106 reviews**” (Exhibit H)
 - Building has been modified over time (e.g., installation of an elevator)



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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 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.¹ 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.²

The Church is supportive of Kingsley's planned development and is opposed to the Proposed Designation.³ 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.⁴ 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.⁵ 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.

¹ 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/>.

² See Exhibit A, Kingsley Development Plans for 3060 Durrell.

³ 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").

⁴ See Exhibit D, Toyia Montgomery Letter (Apr. 27, 2023).

⁵ 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.⁶ 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.

⁶ 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.”⁷ 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*”.⁸ 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.⁹ 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.”¹⁰ 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.”¹¹ 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.”¹² Other commentators have noted that “[i]n its quest to create rigorously planned spaces that would promote utopian ideals and

⁷ See CPA’s Historic Designation Report at 12.

⁸ See CPA’s Historic Designation Report at 3 (emphasis added.)

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

¹⁰ See CPA’s Historic Designation Report at 7.

¹¹ See CPA’s Historic Designation Report at 9.

¹² See Wikipedia, *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.”¹³

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.¹⁴ 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.”¹⁵ 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.”¹⁶ 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.

¹³ 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.”).

¹⁴ See CPA Historic Designation Report at 9.

¹⁵ See Exhibit F, *Lost Cincinnati: Why Buildings Die*.

¹⁶ *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."¹⁷ 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.¹⁸ 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 misleading¹⁹ 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.²⁰ 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.²¹ As noted by the Church, 3060 Durrell is a "crumbling structure" with extensive water damage,²² "[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."²³ According to Berardi+, one of the major Historic Architecture Firms in the

¹⁷ See CPA Historic Designation Report at 12.

¹⁸ 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>.

¹⁹ 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.

²⁰ 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).

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

²² *Id.*

²³ 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.²⁴

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.²⁵ 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

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

²⁵ 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.²⁶

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.”²⁷ 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.²⁸ 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.²⁹

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

²⁶ (Emphasis added).

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

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

²⁹ 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.”³⁰

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.³¹

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

³¹ 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")³² and the 2003 Evanston Five Point Urban Renewal Plan (the "2003 Evanston Urban Renewal Plan") (collectively, the "Evanston Plans").³³

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*."³⁴ 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."³⁵ 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*."³⁶

The 2003 Evanston Urban Renewal Plan, which is consistent with the 2019-2029 Evanston Work Plan,³⁷ identified 3060 Durrell as an excellent re-development opportunity for mixed-use development and noted a preference for the use of minority contractor involvement.³⁸ 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."³⁹

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

³² See 2019-2029 Evanston Work Plan.

³³ See 2003 Evanston Urban Renewal Plan,

³⁴ See 2019-2029 Evanston Work Plan at 10 (emphasis added).

³⁵ See 2019-2029 Evanston Work Plan at 36 (emphasis added).

³⁶ See 2019-2029 Evanston Work Plan at 63 (emphasis added).

³⁷ 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)").

³⁸ See 2003 Evanston Urban Renewal Plan at 17.

³⁹ *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.”⁴⁰

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 \$1,573,623.⁴¹ Estimates to repair extensive water damage and replace the broken radiant heating system range from about a half-million dollars to \$1 million.⁴² 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.”⁴³ 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.”⁴⁴ 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.

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

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

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

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

⁴⁴ *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.⁴⁵ 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.*”⁴⁶ 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.⁴⁷ 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

⁴⁵ 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”).

⁴⁶ See CPA Historic Designation Report at 11 (emphasis added).

⁴⁷ 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.⁴⁸

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.

⁴⁸ *Id.*

The Proposed Designation would likely ripen a claim for tortious interfere 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.⁴⁹

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

A handwritten signature in black ink that reads "Sonya Jindal". The script is cursive and fluid, with the first name "Sonya" and last name "Jindal" clearly legible.

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

SSJ:jrb

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



3060 DURRELL AVE REDEVELOPMENT

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
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
Total Spaces	= 251 spaces



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**
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Residential - Phase II	
30,000 sf:	
(High)= gsf/1,000sf/unit	30 units
(Low)= gsf/1,200sf/unit	25 units
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Required Parking	
248(x1 spaces/unit)	= 248 spaces
208(x1 spaces/unit)	= 208 spaces
Podium Parking	= 075 spaces
On grade PKG	= 176 spaces
Total Spaces	= 251 spaces

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 SHAVER 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" - 19" 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 6-8" 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 (21" DROP-IN RANGE IN 30" CABINET AT HG UNITS), 30" (CHARCOAL FILTER RE-CIRCULATING) RANGE HOOD.
6. EXTENDED COUNTER AT PASS-THROUGH.
7. 12"x15" COUNTER SPACE PROVIDED ADJACENT TO ALL APPLIANCES.

DWELLING UNIT DOORS:

1. UNIT ENTRY DOORS ARE 36" WIDE SOLID FILLED CORE WITH 180 DEGREE VIEWER AND LEVER DOOR HARDWARE. TWO VIEWERS 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:

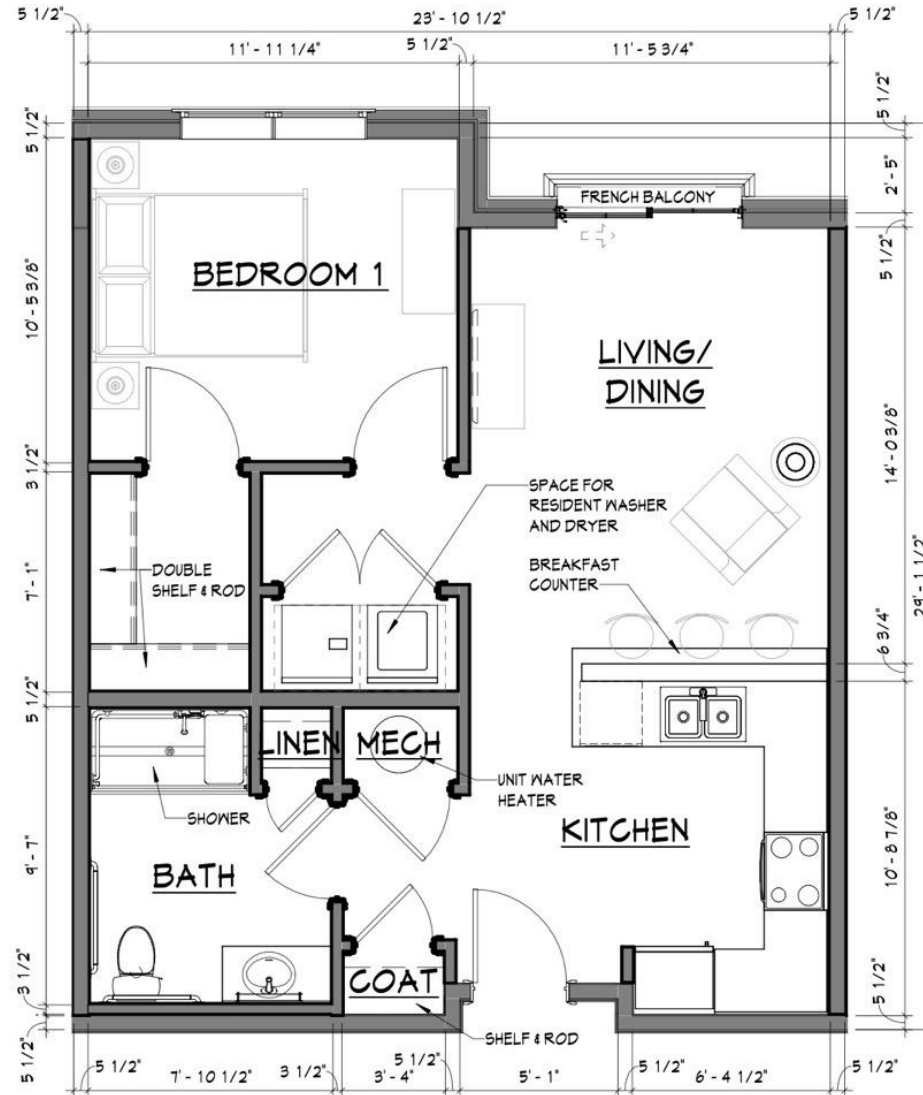
1. ALL PLUMBING FIXTURES TO BE LOW - FLOW - TOILETS - 1.3 GPF; SHOWERHEADS - 1.75 GPM; KITCHEN FAUCETS - 1.5 GPM; BATHROOM FAUCETS - 1.5 GPM.
2. ALL EXPOSED PLUMBING (AT BATHROOMS AND KITCHENS), SUPPLY AND DRAIN/SANITARY LINES, TO PROTECT AGAINST SCALDING/BURNS AND BUMPS.
3. ALL PLUMBING FIXTURES TO 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

CABS	CABINETS	ROOM NAME	BASE	FLOOR	WALLS	CEILING	REMARKS
PLAM	PLASTIC LAMINATE COUNTERTOP	ENTRY CLOSET	WD	VP	PT-E	PT-F	
PT-E	PAINT - EGGS SHELL		-	-	-	-	FINISHES TO MATCH ADJACENT SPACE
PT-F	PAINT - FLAT						
PT-SG	PAINT - SEMI GLOSS						
VP	VINYL PLANK	LIVING/DINING	WD	VP	PT-E	PT-F	
VCB	VINYL COVE BASE, 4"	UTILITY	-	SV	PT-E	PT-F	CABS, PLAM
WD	WOOD BASE, 4" (PRE-FINISHED)	KITCHEN	WD	VP	PT-E	PT-F	
CPT	CARPET	BEDROOM	WD	CPT	PT-E	PT-F	
SV	SHEET VINYL	BDRM CLOSET	WD	CPT	PT-E	PT-F	PLAM
		BATH	VCB	SV	PT-SG	PT-F	



3060 DURRELL

CINCINNATI, OH

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SCHEMATIC

DATE: 7/15/2022
PROJECT #: 22156

PRELIMINARY
UNIT PLANS

SD-301

BERARDI+

ARCHITECTURE | INTERIOR DESIGN | ENGINEERING
1395 GOODALE BOULEVARD, COLUMBUS, OHIO 43212
P: 614.221.1111 | berardi@berardi.com

KINGSLEY + CO.
Building to INSPIRE.

DWELLING UNIT FEATURES

GENERAL:

1. ALL DWELLING UNITS SHALL COMPLY WITH THE FAIR HOUSING ACCESSIBILITY GUIDELINES (FHAGS), 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-SLAZE, 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 SEAT.
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 1'1"-1'4" 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 6'-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 (21" DROP-IN RANGE IN 30" CABINET AT HG UNITS), 30" (CHARCOAL FILTER RE-CIRCULATING) RANGE HOOD.
6. EXTENDED COUNTER AT PASS-THROUGH.
7. 12'X15' COUNTER SPACE PROVIDED ADJACENT TO ALL APPLIANCES.

DWELLING UNIT DOORS:

1. UNIT ENTRY DOORS ARE 36" WIDE SOLID FILLED CORE WITH 180 DEGREE VIEWER AND LEVER DOOR HARDWARE. TWO VIEWERS 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	FLAM	CABINETS	PLASTIC LAMINATE	COUNTERTOP	ROOM NAME	BASE	FLOOR	WALLS	CEILING	REMARKS
PT-E	PT-F	PT-F	PT-F	PT-F	ENTRY CLOSET	WD	VP	PT-E	PT-F	FINISHES TO MATCH ADJACENT SPACE
PT-SG	VP	VP	VP	VP	LIVING/DINING	WD	VP	PT-E	PT-F	CABS, PLAM
VCB	WD	WD	WD	WD	KITCHEN	WD	VP	PT-E	PT-F	
CPT	SV	CPT	CPT	CPT	BEDROOM	WD	CPT	PT-E	PT-F	PLAM
SV	SV	SV	SV	SV	BDRM CLOSET	WD	CPT	PT-E	PT-F	
					BATH	VCB	SV	PT-SG	PT-F	



UNIT PLAN - 2 BR 1/4" = 1'-0"

NET SQUARE FOOTAGE = 868 SF

3060 DURRELL

CINCINNATI, OH

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SD-302

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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

WS

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.

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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.

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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.

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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.

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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.

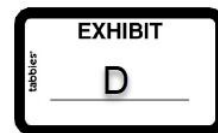
Sam Greene/The Enquirer

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From: **Toyia Montgomery** <toyia.montgomery@gmail.com>
Date: Thu, Apr 27, 2023, 8:40 AM
Subject: RE: Hoffman School
To: <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 sale 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**

ids, Cincinnati **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.



1907-1975

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 Cummins-ville). 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."

RIVERFRONT STADIUM

Courtesy of the City of Cincinnati, Department of Buildings & Inspections

1970-2002

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.



CROSLY FIELD 1912-1970

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 business man 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-Revd church, designed by Henry Walter, was built on Fourth Street east of Sycamore 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 OBSCOLESCENCE

LOST CINCINNATI: WHY BUILDINGS DIE

3060 DURRELL AVENUE

EXHIBIT
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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 fulfillment 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



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 script is cursive and fluid, with the first letters of the first and last names being capitalized and prominent.

Sonya Jindal Tork

CSH:rw1

cc: Christopher Houston

May 24, 2023

Ms. Natasha Smith
3437 Pleasant View Ave
Cincinnati, OH 45207

Subject: Non-Support of Historic Designation of Hoffman School- 3060 Durrell Avenue

Dear City Planning Commission, Mayor Aftab Pureval and Cincinnati City Council:

I hope this letter finds you well. I am writing to express my decision to not support the Historical Landmark Designation for 3060 Durrell Avenue and provide my reasons for this stance.

After careful consideration and evaluation, I have concluded that I cannot extend my support to the Historic Designation of 360 Durrell Avenue. My decision is based on the following:

1. Designating a property of historical designation comes with certain regulations and restrictions that can be costly for the property owner. Such as maintenance, and limitations on modifications or development. The financial burden outweighs the benefits of designation.
2. The impacts of a Historical designation of this property will impose unfavorable restrictions on this property for future development, limiting the autonomy and impacting the property value.
3. This process has allowed outside interference of other community council to advance or influence the process.
4. The project does not hold enough historical elements to warrant a preservation designation objectively.
5. Based on the current conditions of the property, the remediation cost would be enormous, or cost prohibited to make 3060 Durrell Avenue sustainable.
6. Allowing this building to be designated historic will divert resources that could be better used throughout the neighborhood, such as providing market rates or affordable housing.
7. Any such request should come from the Evanston Community Council and no other recognized Community Council.
8. What are the rules for the process of receiving a historical designation? Does the process cancel out one voice over another. Is the process about who you know rather than being objective?
9. If Cincinnati Public School didn't want the property, that should cause enough concern about the viability and safety of the property.
10. The original owner had enough resources to manage the property professionally and decided to get rid of the property. They had unlimited resources to prevent blight of the property, from engineers, architects, tax credits, and the State of Ohio financing machine.
11. Are the owners' rights being compromised and are there any legal risks regarding these considerations?

In conclusion, I believe in making informed choices and aligning myself with a cause that reflects my values and principles. Unfortunately, fairness and equity are being overlooked in this circumstance with the use of systematic barriers and not providing a level playing field disallowing the opportunity for success. We know that these concepts are crucial in promoting justice and overcoming existing inequalities. The intentions and efforts behind this designation are very impartial and unfair.

Thank you for your time and attention to this request.

Sincerely,

A handwritten signature in black ink, appearing to read 'Natasha Smith', with a stylized flourish at the end.

Natasha Smith



2915 Timbercrest Dr. | Cincinnati, OH 45238 |
admin@ChristianLivingSite.com
Rev. Dr. Robert E. Baines, Jr. – Owner/President

May 22, 2023

To Whom It May Concern,

I've been Pastored for 29 years. I understand the financial challenges of owning and operating a church building. I have also known Pastor Mingo for 10 years. It is very shameful how there are efforts under way to block the autonomy of the church. I oppose the historic designation of 3060 Durrell Ave. This historic designation will negatively impact the value of the property. The church plans to use the sale proceeds to relocate to another building that better suits their needs as a congregation. There is currently no plan or funding to renovate the school. Pieces of the building are falling off and one brick almost struck a current Evanston Bulldog player. The last thing we want is another St. Mark's building that remains vacant and becomes a hub for crime and public health issues. The church congregation voted to sell the building and redevelop mixed-income housing to help combat Cincinnati's housing crisis. Do not let a third-party intervene to create golden handcuffs for our neighborhood. This designation will negatively impact the congregation and community, and ultimately become a lasting deterrent to the city. A historic mandate like this will result in the eventual conversion of the building into an intact exterior with no viable use beyond luxury condos, which does nothing to benefit a community desperate for more affordable housing. **Please do all you can to stop the historic mandate.**

Sincerely

A handwritten signature in black ink, appearing to read 'Robert E. Baines, Jr.', is written over the printed name.

Rev. Dr. Robert E. Baines, Jr.
Owner and President of Christian Living Site

Dear City Planning Commission, Mayor, and Council,

I am writing to oppose the proposed designation of 3060 Durrell in Evanston as a Cincinnati Local Historic Landmark and to express my support of **Pastor Peter Mingo** and his Church members at **Christ Temple Full Gospel Baptist Church** and its efforts to construct a mixed-income housing development at 3060 Durrell.

The City of Cincinnati is experiencing a housing crisis and major challenges surrounding providing critically needed equitable and affordable housing to all segments of the community. The Church and **Pastor Peter Mingo** has a history of investing in improving the cities historically underserved communities and neighborhood of Evanston. The proposed development will not only activate a property that is a threat to public safety and health but will also contribute to the revitalization and economic development of the Evanston neighborhood in alignment with the plans of the City of Cincinnati and Goals 1 and 2 of the city approved Evanston neighborhood workplans by providing affordable, mixed-income housing without displacement and with African American participation and minority contractor involvement.

I appreciate your time and attention to this request.

Sincerely,

Shawanna Lasley

Print

Shawanna Lasley

Signature

1909 Truitt Ave CINCINNATI OH 45212

Address

5/29/23

Date

Dear City Planning Commission, Mayor, and Council,

I am writing to oppose the proposed designation of 3060 Durrell in Evanston as a Cincinnati Local Historic Landmark and to express my support of **Pastor Peter Mingo** and his Church members at **Christ Temple Full Gospel Baptist Church** and its efforts to construct a mixed-income housing development at 3060 Durrell.

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I appreciate your time and attention to this request.

Sincerely,

Paige Walker

Print

Paige Walker

Signature

670 Gilson Ave

Address

5.29.23

Date

Dear City Planning Commission, Mayor, and Council,

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I appreciate your time and attention to this request.

Sincerely,

Katrina White

Print

K. White

Signature

1200 Gwasbeck Rd

Address

Date

Dear City Planning Commission, Mayor, and Council,

I am writing to oppose the proposed designation of 3060 Durrell in Evanston as a Cincinnati Local Historic Landmark and to express my support of **Pastor Peter Mingo** and his Church members at **Christ Temple Full Gospel Baptist Church** and its efforts to construct a mixed-income housing development at 3060 Durrell.

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I appreciate your time and attention to this request.

Sincerely,

Marlo White

Print

Marlo UL

Signature

1200 Groesbeck Rd 45224

Address

5-29-23

Date

Dear City Planning Commission, Mayor, and Council,

I am writing to oppose the proposed designation of 3060 Durrell in Evanston as a Cincinnati Local Historic Landmark and to express my support of **Pastor Peter Mingo** and his Church members at **Christ Temple Full Gospel Baptist Church** and its efforts to construct a mixed-income housing development at 3060 Durrell.

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I appreciate your time and attention to this request.

Sincerely,

KENDALL CHAPPEL

Print

Kendall Chapel

Signature

887 FAIRBORN RD.

Address

5-29-23

Date

Dear City Planning Commission, Mayor, and Council,

I am writing to oppose the proposed designation of 3060 Durrell in Evanston as a Cincinnati Local Historic Landmark and to express my support of **Pastor Peter Mingo** and his Church members at **Christ Temple Full Gospel Baptist Church** and its efforts to construct a mixed-income housing development at 3060 Durrell.

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I appreciate your time and attention to this request.

Sincerely,

Amari Edwards

Print

Amari Edwards

Signature

1955 Knox Ct

Address

5/29/23

Date

Dear City Planning Commission, Mayor, and Council,

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I appreciate your time and attention to this request.

Sincerely,

Britney Thrasher

Print

Britney Thrasher

Signature

1753 Dale Rd Cincinnati, OH 45237

Address

5.29.23

Date

Dear City Planning Commission, Mayor, and Council,

I am writing to oppose the proposed designation of 3060 Durrell in Evanston as a Cincinnati Local Historic Landmark and to express my support of **Pastor Peter Mingo** and his Church members at **Christ Temple Full Gospel Baptist Church** and its efforts to construct a mixed-income housing development at 3060 Durrell.

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I appreciate your time and attention to this request.

Sincerely,

Ashleigh Griffin

Print

Ashleigh Griffin

Signature

3990 Heyward St 45205

Address

5.29.23

Date

Dear City Planning Commission, Mayor, and Council,

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I appreciate your time and attention to this request.

Sincerely,

Jucquese Phillips

Print



Signature

1225 N. Dlaw ave 45237

Address

5/29/23

Date

Dear City Planning Commission, Mayor, and Council,

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I appreciate your time and attention to this request.

Sincerely,

Julie Harris

Print

Julie Harris

Signature

3518 Glen Edge

Address

5/29/2023

Date

Dear City Planning Commission, Mayor, and Council,

I am writing to oppose the proposed designation of 3060 Durrell in Evanston as a Cincinnati Local Historic Landmark and to express my support of **Pastor Peter Mingo** and his Church members at **Christ Temple Full Gospel Baptist Church** and its efforts to construct a mixed-income housing development at 3060 Durrell.

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I appreciate your time and attention to this request.

Sincerely,

Jodynn Harris

Print

[Signature]

Signature

3518 Glen Edge Ln

Address

May 29th, 2023

Date

Dear City Planning Commission, Mayor, and Council,

I am writing to oppose the proposed designation of 3060 Durrell in Evanston as a Cincinnati Local Historic Landmark and to express my support of **Pastor Peter Mingo** and his Church members at **Christ Temple Full Gospel Baptist Church** and its efforts to construct a mixed-income housing development at 3060 Durrell.

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I appreciate your time and attention to this request.

Sincerely,

Jahmay Harris

Print

Jahmay Harris

Signature

3518 Ellen Edge Lane

Address

5/29/23

Date

Dear City Planning Commission, Mayor, and Council,

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I appreciate your time and attention to this request.

Sincerely,

Kelvin Satterwhite

Print



Signature

1286 Simmons Ave

Address

5-2923

Date

Dear City Planning Commission, Mayor, and Council,

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I appreciate your time and attention to this request.

Sincerely,

Nathan Myers

Print



Signature

1835 Mills Ave

Address

5/29/23

Date

Dear City Planning Commission, Mayor, and Council,

I am writing to oppose the proposed designation of 3060 Durrell in Evanston as a Cincinnati Local Historic Landmark and to express my support of **Pastor Peter Mingo** and his Church members at **Christ Temple Full Gospel Baptist Church** and its efforts to construct a mixed-income housing development at 3060 Durrell.

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I appreciate your time and attention to this request.

Sincerely,

Dr. Vin Buanz

Print

Dr. Vin Buanz

Signature

PO Box 181197, Fairview, OH 45014

Address

5/20/23

Date

Dear City Planning Commission, Mayor, and Council,

I am writing to oppose the proposed designation of 3060 Durrell in Evanston as a Cincinnati Local Historic Landmark and to express my support of **Pastor Peter Mingo** and his Church members at **Christ Temple Full Gospel Baptist Church** and its efforts to construct a mixed-income housing development at 3060 Durrell.

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I appreciate your time and attention to this request.

Sincerely,

Queen Sandle

Print

[Signature]

Signature

10928 Birchridge Dr. Cincinnati, OH

Address

5/29/23

Date

Dear City Planning Commission, Mayor, and Council,

I am writing to oppose the proposed designation of 3060 Durrell in Evanston as a Cincinnati Local Historic Landmark and to express my support of **Pastor Peter Mingo** and his Church members at **Christ Temple Full Gospel Baptist Church** and its efforts to construct a mixed-income housing development at 3060 Durrell.

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I appreciate your time and attention to this request.

Sincerely,


R. DARREN THIBODEAU

Print


Signature

1109 MEADOWWOOD CT

Address

5/29/23

Date

Dear City Planning Commission, Mayor, and Council,

I am writing to oppose the proposed designation of 3060 Durrell in Evanston as a Cincinnati Local Historic Landmark and to express my support of **Pastor Peter Mingo** and his Church members at **Christ Temple Full Gospel Baptist Church** and its efforts to construct a mixed-income housing development at 3060 Durrell.

The City of Cincinnati is experiencing a housing crisis and major challenges surrounding providing critically needed equitable and affordable housing to all segments of the community. The Church and **Pastor Peter Mingo** has a history of investing in improving the cities historically underserved communities and neighborhood of Evanston. The proposed development will not only activate a property that is a threat to public safety and health but will also contribute to the revitalization and economic development of the Evanston neighborhood in alignment with the plans of the City of Cincinnati and Goals 1 and 2 of the city approved Evanston neighborhood workplans by providing affordable, mixed-income housing without displacement and with African American participation and minority contractor involvement.

I appreciate your time and attention to this request.

Sincerely,

David T. Brandt

Print

David T Brandt

Signature

6374 Springdale Rd

Address

5/22/23

Date

Dear City Planning Commission, Mayor, and Council,

I am writing to oppose the proposed designation of 3060 Durrell in Evanston as a Cincinnati Local Historic Landmark and to express my support of **Pastor Peter Mingo** and his Church members at **Christ Temple Full Gospel Baptist Church** and its efforts to construct a mixed-income housing development at 3060 Durrell.

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I appreciate your time and attention to this request.

Sincerely,

M. McDaniel

Print

Rev. M. McDaniel

Signature

10453 Mill Rd

Address

5/29/23

Date

Dear City Planning Commission, Mayor, and Council,

I am writing to oppose the proposed designation of 3060 Durrell in Evanston as a Cincinnati Local Historic Landmark and to express my support of **Pastor Peter Mingo** and his Church members at **Christ Temple Full Gospel Baptist Church** and its efforts to construct a mixed-income housing development at 3060 Durrell.

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I appreciate your time and attention to this request.

Sincerely,

JAMILA K. MADDOX

Print

JMaddox

Signature

1324 Burdette Ave

Address

5/29/23

Date

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I appreciate your time and attention to this request.

Sincerely,

Valtricia Robertson

Print

Valtricia Robertson

Signature

870 Lexington Ave Cincinnati 45229

Address

5, 29, 23

Date

Dear City Planning Commission, Mayor, and Council,

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I appreciate your time and attention to this request.

Sincerely,

Deborah Brooks

Print

Deborah Brooks

Signature

1228 Avon Dr, Cinc 45225

Address

5-29-23

Date

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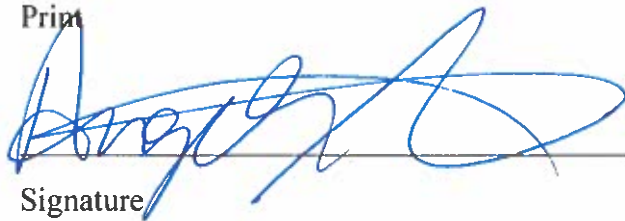
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I appreciate your time and attention to this request.

Sincerely,

Angelo Shamef

Print



Signature

8381 W. Smell Street Apt 2

Address

5/29/23

Date

Dear City Planning Commission, Mayor, and Council,

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I appreciate your time and attention to this request.

Sincerely,

DION CARR

Print



Signature

P.O. Box 5418 45205

Address

5/29/23

Date

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I appreciate your time and attention to this request.

Sincerely,

Charles Anderson

Print

Charles A

Signature

1227 Drott

Address

5-29-2023

Date

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I appreciate your time and attention to this request.

Sincerely,

Candice Boykins

Print

Candice Boykins

Signature

2551 Gilbert Ave # 21

Address

5.28.23

Date

Dear City Planning Commission, Mayor, and Council,

I am writing to oppose the proposed designation of 3060 Durrell in Evanston as a Cincinnati Local Historic Landmark and to express my support of **Pastor Peter Mingo** and his Church members at **Christ Temple Full Gospel Baptist Church** and its efforts to construct a mixed-income housing development at 3060 Durrell.

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I appreciate your time and attention to this request.

Sincerely,

Quanita Roberson

Print

Quanita Roberson

Signature

3836 Washington Ave #3
Address Cin. OH 45229

5/29/23

Date

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I appreciate your time and attention to this request.

Sincerely,

ERIC COOY

Print



Signature

324 Ingram Rd

Address

5-29-2023

Date

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I appreciate your time and attention to this request.

Sincerely,

Shayona Jones

Print

[Signature]

Signature

3068 backman St.

Address

8/29/23

Date

Dear City Planning Commission, Mayor, and Council,

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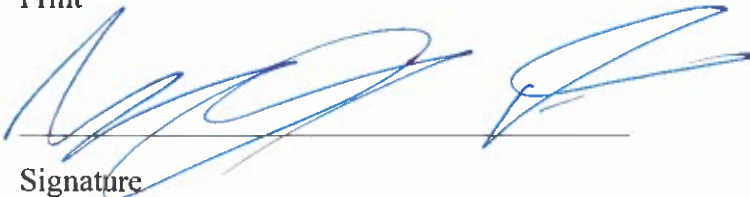
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I appreciate your time and attention to this request.

Sincerely,

MAJESTY Byrd

Print



Signature

3068 BEEKMAN

Address

5/29/23

Date

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I appreciate your time and attention to this request.

Sincerely,

PATRICIA Bobbs

Print

Patricia Bobbs

Signature

3257 Gilbert Ave #19

Address

5-29-2020

Date

Dear City Planning Commission, Mayor, and Council,

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I appreciate your time and attention to this request.

Sincerely,

Brianna Conerly

Print

B Conerly

Signature

3640 Alaska Ave #1

Address

5-29-23

Date

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I appreciate your time and attention to this request.

Sincerely,

Erteese Conerly

Print

Erteese Conerly

Signature

3257 Gilbert Ave

Address

05/29/2023

Date

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I appreciate your time and attention to this request.

Sincerely,

Aaron Scott

Print

Aaron Scott

Signature

31441 HARVARD AVE

Address

5-29-2023

Date

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I appreciate your time and attention to this request.

Sincerely,

Belinda A. Sewell

Print

Belinda A. Sewell

Signature

1820 Duck Creek Rd, Cincinnati, OH 4520

Address

5-29-23

Date

Dear City Planning Commission, Mayor, and Council,

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I appreciate your time and attention to this request.

Sincerely,

WILLIAM FRANKLIN

Print

William Franklin

Signature

951 NORTH BEYD ROAD APT #I-6

Address

5/29/23

Date

Dear City Planning Commission, Mayor, and Council,

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I appreciate your time and attention to this request.

Sincerely,

Dierre Franklin

Print



Signature

961 Northbend Rd Apt 14

Address

5-29-2023

Date

Dear City Planning Commission, Mayor, and Council,

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I appreciate your time and attention to this request.

Sincerely,

Jaameel Devins

Print



Signature

3064 Glenmore Ave

Address

5/29/23

Date

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I appreciate your time and attention to this request.

Sincerely,

Sherine Durham

Print

[Signature]

Signature

5504 Chandler St Cincinnati, Ohio
45207

Address

5-29-23

Date

Dear City Planning Commission, Mayor, and Council,

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I appreciate your time and attention to this request.

Sincerely,

Dominique Johnson

Print

Dominique Johnson

Signature

562 Lowell Ave.

Address

5/29/23

Date

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I appreciate your time and attention to this request.

Sincerely,

Kendra Martin

Print

Kendra Martin

Signature

3257 Gilbert Ave

Address

5/29/23

Date

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I appreciate your time and attention to this request.

Sincerely,

Jack McWilliams

Print

JM

Signature

2040 Miles Woods Dr

Address

5/29/23

Date

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I appreciate your time and attention to this request.

Sincerely,

Jerome Chancellor

Print

Jerome Chancellor

Signature

7708 CLOVERNOOK

Address

5/20/22

Date

Dear City Planning Commission, Mayor, and Council,

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I appreciate your time and attention to this request.

Sincerely,

Print

MARLENE TRAVIS

Signature

M. Marlene Travis

Address

3330 Woodlawn Ave

Date 5-29-2023

Dear City Planning Commission, Mayor, and Council,

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I appreciate your time and attention to this request.

Sincerely,

Ernest White

Print

Ernest White

Signature

3330 Woodburn

Address

6-29-23

Date

Dear City Planning Commission, Mayor, and Council,

I am writing to oppose the proposed designation of 3060 Durrell in Evanston as a Cincinnati Local Historic Landmark and to express my support of **Pastor Peter Mingo** and his Church members at **Christ Temple Full Gospel Baptist Church** and its efforts to construct a mixed-income housing development at 3060 Durrell.

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I appreciate your time and attention to this request.

Sincerely,

Ervin Bobbins

Print

Jim Mingo

Signature

2051 Gilbert Ave 19

Address

5-29-20

Date

Dear City Planning Commission, Mayor, and Council,

I am writing to oppose the proposed designation of 3060 Durrell in Evanston as a Cincinnati Local Historic Landmark and to express my support of **Pastor Peter Mingo** and his Church members at **Christ Temple Full Gospel Baptist Church** and its efforts to construct a mixed-income housing development at 3060 Durrell.

The City of Cincinnati is experiencing a housing crisis and major challenges surrounding providing critically needed equitable and affordable housing to all segments of the community. The Church and **Pastor Peter Mingo** has a history of investing in improving the city's historically underserved communities and neighborhood of Evanston. The proposed development will not only activate a property that is a threat to public safety and health but will also contribute to the revitalization and economic development of the Evanston neighborhood in alignment with the plans of the City of Cincinnati and Goals 1 and 2 of the city approved Evanston neighborhood workplans by providing affordable, mixed-income housing without displacement and with African American participation and minority contractor involvement.

I appreciate your time and attention to this request.

Sincerely,

Dave Barber

Print

Dave Barber

Signature

2341 Haff Ave

Address

May 29, 2023

Date

Dear City Planning Commission, Mayor, and Council,

I am writing to oppose the proposed designation of 3060 Durrell in Evanston as a Cincinnati Local Historic Landmark and to express my support of **Pastor Peter Mingo** and his Church members at **Christ Temple Full Gospel Baptist Church** and its efforts to construct a mixed-income housing development at 3060 Durrell.

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I appreciate your time and attention to this request.

Sincerely,

Deborah Taylor

Print

[Signature]

Signature

319 Glenwood Ave Cin, OH 45217

Address

5/29/23

Date

Dear City Planning Commission, Mayor, and Council,

I am writing to oppose the proposed designation of 3060 Durrell in Evanston as a Cincinnati Local Historic Landmark and to express my support of **Pastor Peter Mingo** and his Church members at **Christ Temple Full Gospel Baptist Church** and its efforts to construct a mixed-income housing development at 3060 Durrell.

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I appreciate your time and attention to this request.

Sincerely,

Dametto Bari

Print

Dametto Bari

Signature

Glenwood

Address

029-23

Date

Dear City Planning Commission, Mayor, and Council,

I am writing to oppose the proposed designation of 3060 Durrell in Evanston as a Cincinnati Local Historic Landmark and to express my support of **Pastor Peter Mingo** and his Church members at **Christ Temple Full Gospel Baptist Church** and its efforts to construct a mixed-income housing development at 3060 Durrell.

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I appreciate your time and attention to this request.

Sincerely,

Danielle Powell

Print

Danielle Powell

Signature

Glenwood

Address

5/29/23

Date

Dear City Planning Commission, Mayor, and Council,

I am writing to oppose the proposed designation of 3060 Durrell in Evanston as a Cincinnati Local Historic Landmark and to express my support of **Pastor Peter Mingo** and his Church members at **Christ Temple Full Gospel Baptist Church** and its efforts to construct a mixed-income housing development at 3060 Durrell.

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I appreciate your time and attention to this request.

Sincerely,

Jamela Lewis

Print

Jamela Lewis

Signature

1618 Hewitt Ave

Address

5/29/23

Date

Dear City Planning Commission, Mayor, and Council,

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I appreciate your time and attention to this request.

Sincerely,

_____

Print

_____

Signature

_____

Address

_____

Date

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I appreciate your time and attention to this request.

Sincerely,

Melvina Andrews

Print

Melvina Andrews

Signature

3439 Greenlawn

Address

5/29/2023

Date

Dear City Planning Commission, Mayor, and Council,

I am writing to oppose the proposed designation of 3060 Durrell in Evanston as a Cincinnati Local Historic Landmark and to express my support of **Pastor Peter Mingo** and his Church members at **Christ Temple Full Gospel Baptist Church** and its efforts to construct a mixed-income housing development at 3060 Durrell.

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I appreciate your time and attention to this request.

Sincerely,

Jameela Clark

Print

Jameela Clark

Signature

3439 Greenlawn Ave

Address

May 29, 2023

Date

Dear City Planning Commission, Mayor, and Council,

I am writing to oppose the proposed designation of 3060 Durrell in Evanston as a Cincinnati Local Historic Landmark and to express my support of **Pastor Peter Mingo** and his Church members at **Christ Temple Full Gospel Baptist Church** and its efforts to construct a mixed-income housing development at 3060 Durrell.

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I appreciate your time and attention to this request.

Sincerely,

Mike Stevens

Print



Signature

1623 Kingsford Dr

Address

5/21/23

Date

I am writing to oppose the proposed designation of 3060 Durrell in Evanston as a Cincinnati Local Historic Landmark and to express my support of Pastor Peter Mingo and his Church members at Christ Temple Full Gospel Baptist Church and its efforts to construct a mixed-income housing development at 3060 Durrell.

I appreciate your time and attention to this request.

Chandell Riley

Charles W

5820 Highland Ave

Date _____

Dear City Planning Commission, Mayor, and Council,

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I appreciate your time and attention to this request.

Sincerely,

CAROLYN Riley

Print

Carolyn Riley

Signature

4829 Prosperity Pl

Address

Date

Dear City Planning Commission, Mayor, and Council,

I am writing to oppose the proposed designation of 3060 Durrell in Evanston as a Cincinnati Local Historic Landmark and to express my support of **Pastor Peter Mingo** and his Church members at **Christ Temple Full Gospel Baptist Church** and its efforts to construct a mixed-income housing development at 3060 Durrell.

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I appreciate your time and attention to this request.

Sincerely,

Mieshawn Phillips

Print

M. Phillip

Signature

4064 president Dr

Address

5-29-23

Date

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I am writing to oppose the proposed designation of 3060 Durrell in Evanston as a Cincinnati Local Historic Landmark and to express my support of **Pastor Peter Mingo** and his Church members at **Christ Temple Full Gospel Baptist Church** and its efforts to construct a mixed-income housing development at 3060 Durrell.

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I appreciate your time and attention to this request.

Sincerely,

Antonio Pulley

Print

Antonio Pulley

Signature

5011 west High st

Address

05-29-2023

Date

Dear City Planning Commission, Mayor, and Council,

I am writing to oppose the proposed designation of 3060 Durrell in Evanston as a Cincinnati Local Historic Landmark and to express my support of **Pastor Peter Mingo** and his Church members at **Christ Temple Full Gospel Baptist Church** and its efforts to construct a mixed-income housing development at 3060 Durrell.

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I appreciate your time and attention to this request.

Sincerely,

Koyla Gerald

Print

Kayla De

Signature

4320 Erie Ave

Address

5-29-23

Date

Dear City Planning Commission, Mayor, and Council,

I am writing to oppose the proposed designation of 3060 Durrell in Evanston as a Cincinnati Local Historic Landmark and to express my support of **Pastor Peter Mingo** and his Church members at **Christ Temple Full Gospel Baptist Church** and its efforts to construct a mixed-income housing development at 3060 Durrell.

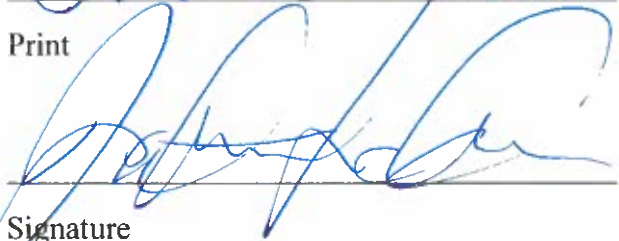
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I appreciate your time and attention to this request.

Sincerely,



Print



Signature



Address



Date

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I appreciate your time and attention to this request.

Sincerely,

Mikel Brown

Print

Mikel Brown

Signature

2969 Fountaine Dr

Address

5/29/23

Date

Dear City Planning Commission, Mayor, and Council,

I am writing to oppose the proposed designation of 3060 Durrell in Evanston as a Cincinnati Local Historic Landmark and to express my support of **Pastor Peter Mingo** and his Church members at **Christ Temple Full Gospel Baptist Church** and its efforts to construct a mixed-income housing development at 3060 Durrell.

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I appreciate your time and attention to this request.

Sincerely,

Jameel Clark

Print

Jameel Clark

Signature

4948 Strathmore Dr #3

Address

05/29/23

Date

Dear City Planning Commission, Mayor, and Council,

I am writing to oppose the proposed designation of 3060 Durrell in Evanston as a Cincinnati Local Historic Landmark and to express my support of **Pastor Peter Mingo** and his Church members at **Christ Temple Full Gospel Baptist Church** and its efforts to construct a mixed-income housing development at 3060 Durrell.

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I appreciate your time and attention to this request.

Sincerely,

Ricky Higgins

Print

Ricky Higgins

Signature

2222 Kemper

Address

5/29/23

Date

Dear City Planning Commission, Mayor, and Council,

I am writing to oppose the proposed designation of 3060 Durrell in Evanston as a Cincinnati Local Historic Landmark and to express my support of **Pastor Peter Mingo** and his Church members at **Christ Temple Full Gospel Baptist Church** and its efforts to construct a mixed-income housing development at 3060 Durrell.

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I appreciate your time and attention to this request.

Sincerely,

Demontr Thope

Print

P. Thope

Signature

1973 Webman Ct

Address

5-29-23

Date

Dear City Planning Commission, Mayor, and Council,

I am writing to oppose the proposed designation of 3060 Durrell in Evanston as a Cincinnati Local Historic Landmark and to express my support of **Pastor Peter Mingo** and his Church members at **Christ Temple Full Gospel Baptist Church** and its efforts to construct a mixed-income housing development at 3060 Durrell.

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I appreciate your time and attention to this request.

Sincerely,

WALT Mingo

Print

Walt Mingo

Signature

3409 Fernside Pl

Address

5/29/2023

Date

Dear City Planning Commission, Mayor, and Council,

I am writing to oppose the proposed designation of 3060 Durrell in Evanston as a Cincinnati Local Historic Landmark and to express my support of **Pastor Peter Mingo** and his Church members at **Christ Temple Full Gospel Baptist Church** and its efforts to construct a mixed-income housing development at 3060 Durrell.

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I appreciate your time and attention to this request.

Sincerely,

Terrie Coleman

Print

Terrie Coleman

Signature

2128
Star Crane

Address

5.29.23

Date

Dear City Planning Commission, Mayor, and Council,

I am writing to oppose the proposed designation of 3060 Durrell in Evanston as a Cincinnati Local Historic Landmark and to express my support of **Pastor Peter Mingo** and his Church members at **Christ Temple Full Gospel Baptist Church** and its efforts to construct a mixed-income housing development at 3060 Durrell.

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I appreciate your time and attention to this request.

Sincerely,

Lakeisha Richardson

Print

LR

Signature

3988 Kentel Ave Cincinnati, OH 45211

Address

5/29/23

Date

Dear City Planning Commission, Mayor, and Council,

I am writing to oppose the proposed designation of 3060 Durrell in Evanston as a Cincinnati Local Historic Landmark and to express my support of **Pastor Peter Mingo** and his Church members at **Christ Temple Full Gospel Baptist Church** and its efforts to construct a mixed-income housing development at 3060 Durrell.

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I appreciate your time and attention to this request.

Sincerely,

Tiffany Pansh

Print

Judy Pansh

Signature

1602 Jonathan Ave

Address

5/27/23

Date

Dear City Planning Commission, Mayor, and Council,

I am writing to oppose the proposed designation of 3060 Durrell in Evanston as a Cincinnati Local Historic Landmark and to express my support of **Pastor Peter Mingo** and his Church members at **Christ Temple Full Gospel Baptist Church** and its efforts to construct a mixed-income housing development at 3060 Durrell.

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I appreciate your time and attention to this request.

Sincerely,

Terrica Gilbert

Print

T-G

Signature

3115 Durrell Ave

Address

5-30-23

Date

Dear City Planning Commission, Mayor, and Council,

I am writing to oppose the proposed designation of 3060 Durrell in Evanston as a Cincinnati Local Historic Landmark and to express my support of Pastor Peter Mingo and his Church members at Christ Temple Full Gospel Baptist Church and its efforts to construct a mixed-income housing development at 3060 Durrell.

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I appreciate your time and attention to this request.

Sincerely,



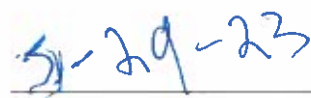
Print



Signature



Address



Date

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I appreciate your time and attention to this request.

Sincerely,

Chris Thomas

Print

Chris Thomas

Signature

5001 Hawthorn Ter

Address

5-29-2023

Date

Dear City Planning Commission, Mayor, and Council,

I am writing to oppose the proposed designation of 3060 Durrell in Evanston as a Cincinnati Local Historic Landmark and to express my support of **Pastor Peter Mingo** and his Church members at **Christ Temple Full Gospel Baptist Church** and its efforts to construct a mixed-income housing development at 3060 Durrell.

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I appreciate your time and attention to this request.

Sincerely,

Cherise Wilson

Print



Signature

768 Cascade Rd Apt 45240

Address

05/29/2023

Date

Dear City Planning Commission, Mayor, and Council,

I am writing to oppose the proposed designation of 3060 Durrell in Evanston as a Cincinnati Local Historic Landmark and to express my support of **Pastor Peter Mingo** and his Church members at **Christ Temple Full Gospel Baptist Church** and its efforts to construct a mixed-income housing development at 3060 Durrell.

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I appreciate your time and attention to this request.

Sincerely,

Jaqueline Kuykendall

Print

Jaqueline Kuykendall

Signature

2375 Montana Ave #602
Cinti OH 45211

Address

5.29.23

Date

Dear City Planning Commission, Mayor, and Council,

I am writing to oppose the proposed designation of 3060 Durrell in Evanston as a Cincinnati Local Historic Landmark and to express my support of **Pastor Peter Mingo** and his Church members at **Christ Temple Full Gospel Baptist Church** and its efforts to construct a mixed-income housing development at 3060 Durrell.

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I appreciate your time and attention to this request.

Sincerely,

Lisa Watkins

Print

AMW

Signature

Full Mill Rd

Address

5/29/23

Date

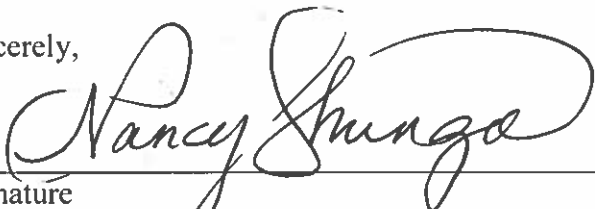
Dear City Planning Commission, Mayor and Council,

I am writing to oppose the proposed designation of 3060 Durrell in Evanston as a Cincinnati Local Historic Landmark and to express my support of Kingsley + Co. and its efforts to construct a mixed-income housing development at 3060 Durrell.

The City of Cincinnati is experiencing a housing crisis and major challenges surrounding providing critically needed equitable and affordable housing to all segments of the community. Kingsley has a history of committing to investing in the revitalization and improvement of the City's historically underserved communities and neighborhoods. Kingsley's proposed development will not only activate a property that is a threat to public safety and health, but will also contribute to the revitalization and economic development of the Evanston neighborhood in alignment with the plans of the City of Cincinnati and Goals 1 and 2 of the City-approved Evanston neighborhood workplans by providing affordable, mixed-income housing without displacement and with African American participation and minority contractor involvement.

I appreciate your time and attention to this request.

Sincerely,


Signature

5/21/23
Date

6999 Addison Rd.
Address

Dear City Planning Commission, Mayor and Council,

I am writing to oppose the proposed designation of 3060 Durrell in Evanston as a Cincinnati Local Historic Landmark and to express my support of Kingsley + Co. and its efforts to construct a mixed-income housing development at 3060 Durrell.

The City of Cincinnati is experiencing a housing crisis and major challenges surrounding providing critically needed equitable and affordable housing to all segments of the community. Kingsley has a history of committing to investing in the revitalization and improvement of the City's historically underserved communities and neighborhoods. Kingsley's proposed development will not only activate a property that is a threat to public safety and health, but will also contribute to the revitalization and economic development of the Evanston neighborhood in alignment with the plans of the City of Cincinnati and Goals 1 and 2 of the City-approved Evanston neighborhood workplans by providing affordable, mixed-income housing without displacement and with African American participation and minority contractor involvement.


I appreciate your time and attention to this request.

Sincerely,

Signature

Date

Address


6977 Add. St. N.E. Cof. Ohio 45230

5/21/23

Dear City Planning Commission, Mayor and Council,

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I appreciate your time and attention to this request.

Sincerely,


Signature

05/21/2023
Date

4320 Schenck Lane
Address

Dear City Planning Commission, Mayor and Council,

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I appreciate your time and attention to this request.

Sincerely,



Signature

5-18-23

Date

2940 Haddock St Cincinnati OH

Address

Dear City Planning Commission, Mayor and Council,

I am writing to oppose the proposed designation of 3060 Durrell in Evanston as a Cincinnati Local Historic Landmark and to express my support of Kingsley + Co. and its efforts to construct a mixed-income housing development at 3060 Durrell.

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I appreciate your time and attention to this request.

Sincerely,

Charles D. Ford
Signature

5-18-2023
Date

Address

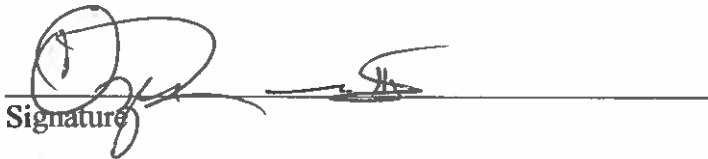
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I appreciate your time and attention to this request.

Sincerely,


Signature

5-14-23
Date

3550 EDEN 45429
Address


Dear City Planning Commission, Mayor and Council,

I am writing to oppose the proposed designation of 3060 Durrell in Evanston as a Cincinnati Local Historic Landmark and to express my support of Kingsley + Co. and its efforts to construct a mixed-income housing development at 3060 Durrell.

The City of Cincinnati is experiencing a housing crisis and major challenges surrounding providing critically needed equitable and affordable housing to all segments of the community. Kingsley has a history of committing to investing in the revitalization and improvement of the City's historically underserved communities and neighborhoods. Kingsley's proposed development will not only activate a property that is a threat to public safety and health, but will also contribute to the revitalization and economic development of the Evanston neighborhood in alignment with the plans of the City of Cincinnati and Goals 1 and 2 of the City-approved Evanston neighborhood workplans by providing affordable, mixed-income housing without displacement and with African American participation and minority contractor involvement.

I appreciate your time and attention to this request.

Sincerely,


Signature

5.18.23
Date

6520 Meadowvista Court
Address

Dear City Planning Commission, Mayor and Council,

I am writing to oppose the proposed designation of 3060 Durrell in Evanston as a Cincinnati Local Historic Landmark and to express my support of Kingsley + Co. and its efforts to construct a mixed-income housing development at 3060 Durrell.

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I appreciate your time and attention to this request.

Sincerely,

Beverly C. Safford-Dunn
Signature

5-5-23
Date

3550 EDEN 45229
Address

Dear City Planning Commission, Mayor and Council,

I am writing to oppose the proposed designation of 3060 Durrell in Evanston as a Cincinnati Local Historic Landmark and to express my support of Kingsley + Co. and its efforts to construct a mixed-income housing development at 3060 Durrell.

The City of Cincinnati is experiencing a housing crisis and major challenges surrounding providing critically needed equitable and affordable housing to all segments of the community. Kingsley has a history of committing to investing in the revitalization and improvement of the City's historically underserved communities and neighborhoods. Kingsley's proposed development will not only activate a property that is a threat to public safety and health, but will also contribute to the revitalization and economic development of the Evanston neighborhood in alignment with the plans of the City of Cincinnati and Goals 1 and 2 of the City-approved Evanston neighborhood workplans by providing affordable, mixed-income housing without displacement and with African American participation and minority contractor involvement.

I appreciate your time and attention to this request.

Sincerely,

Ozge Davis IV
Signature

5-16-23
Date

3850 EDEN AVE 45229
Address

Dear City Planning Commission, Mayor and Council,

I am writing to oppose the proposed designation of 3060 Durrell in Evanston as a Cincinnati Local Historic Landmark and to express my support of Kingsley + Co. and its efforts to construct a mixed-income housing development at 3060 Durrell.

The City of Cincinnati is experiencing a housing crisis and major challenges surrounding providing critically needed equitable and affordable housing to all segments of the community. Kingsley has a history of committing to investing in the revitalization and improvement of the City's historically underserved communities and neighborhoods. Kingsley's proposed development will not only activate a property that is a threat to public safety and health, but will also contribute to the revitalization and economic development of the Evanston neighborhood in alignment with the plans of the City of Cincinnati and Goals 1 and 2 of the City-approved Evanston neighborhood workplans by providing affordable, mixed-income housing without displacement and with African American participation and minority contractor involvement.

I appreciate your time and attention to this request.

Sincerely,

R. M. J.
Signature

05-17-27
Date

3036 Victory Hwy FF
Address

ROOSEVELT

512-952-3576

Dear City Planning Commission, Mayor and Council,

I am writing to oppose the proposed designation of 3060 Durrell in Evanston as a Cincinnati Local Historic Landmark and to express my support of Kingsley + Co. and its efforts to construct a mixed-income housing development at 3060 Durrell.

The City of Cincinnati is experiencing a housing crisis and major challenges surrounding providing critically needed equitable and affordable housing to all segments of the community. Kingsley has a history of committing to investing in the revitalization and improvement of the City's historically underserved communities and neighborhoods. Kingsley's proposed development will not only activate a property that is a threat to public safety and health, but will also contribute to the revitalization and economic development of the Evanston neighborhood in alignment with the plans of the City of Cincinnati and Goals 1 and 2 of the City-approved Evanston neighborhood workplans by providing affordable, mixed-income housing without displacement and with African American participation and minority contractor involvement.

I appreciate your time and attention to this request.

Sincerely,

John Buckman
Signature

5-17-23
Date

414 E Mitchell Ave
Address

513 915-5891

Dear City Planning Commission, Mayor and Council,

I am writing to oppose the proposed designation of 3060 Durrell in Evanston as a Cincinnati Local Historic Landmark and to express my support of Kingsley + Co. and its efforts to construct a mixed-income housing development at 3060 Durrell.

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I appreciate your time and attention to this request.

Sincerely,

Regina Munoz
Signature

5/17/23
Date

3427 Trimble Ave.
Address

Dear City Planning Commission, Mayor and Council,

I am writing to oppose the proposed designation of 3060 Durrell in Evanston as a Cincinnati Local Historic Landmark and to express my support of Kingsley + Co. and its efforts to construct a mixed-income housing development at 3060 Durrell.

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I appreciate your time and attention to this request.

Sincerely,

Leonell Coleman
Signature

5-17-23
Date

3044 Victory Pk W
Address

Dear City Planning Commission, Mayor and Council,

I am writing to oppose the proposed designation of 3060 Durrell in Evanston as a Cincinnati Local Historic Landmark and to express my support of Kingsley + Co. and its efforts to construct a mixed-income housing development at 3060 Durrell.

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I appreciate your time and attention to this request.

Sincerely,

Tony Vaughn
Signature

5-17-23
Date

914 Lenox Pl
Address

Dear City Planning Commission, Mayor and Council,

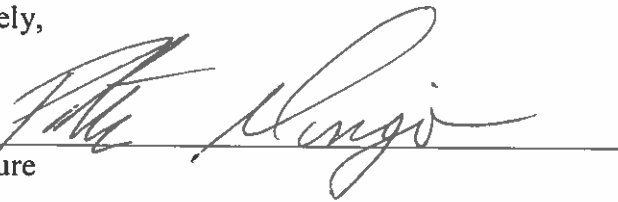
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I appreciate your time and attention to this request.

Sincerely,

Signature



Date

17 May 2023

Address

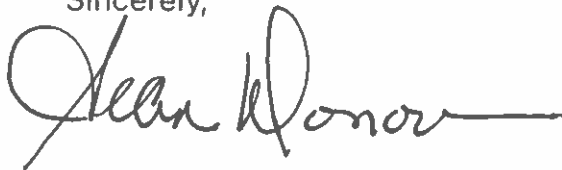
3427 Trimble Ave. Cinti. Oh. 45207

Dear City Planning Commission, Mayor and Council,

My name is Sean Donovan and I'm the principal of Donovan Consulting, LLC. I live in a historical building in downtown Cincinnati and have for the last twenty-five years. I believe in the Historic Fabric of the City of Cincinnati and the mission of the Cincinnati Preservation Association, but I am writing to oppose the proposed designation of 3060 Durrell in Evanston as a Cincinnati Local Historic Landmark and to express my support of Pastor Peterson Mingo Christ Temple Full Gospel Baptist Church. The proceeds of this sale will be used by the church to build a new facility, on one level to support the congregation. We also support Kingsley + Co. and its efforts to construct a mixed-income housing development at 3060 Durrell. This development will be Minority Led, create quality housing, ensure African American participation, and minority contractor involvement.

I appreciate your time and attention to this request.

Sincerely,

A handwritten signature in black ink that reads "Sean Donovan". The signature is fluid and cursive, with a long horizontal line extending from the end of the name.

235 W Court St
Cinti OH
45202

Dear City Planning Commission, Mayor and Council,

I am writing to oppose the proposed designation of 3060 Durrell in Evanston as a Cincinnati Local Historic Landmark and to express my support of Kingsley + Co. and its efforts to construct a mixed-income housing development at 3060 Durrell.

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I appreciate your time and attention to this request.

Sincerely,



Signature



Date



Address

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A handwritten signature in blue ink, appearing to read "Jamar Sims". The signature is fluid and cursive, with the first name "Jamar" written in a larger, more prominent script than the last name "Sims".

Dear City Planning Commission, Mayor and Council,

I am writing to oppose the proposed designation of 3060 Durrell in Evanston as a Cincinnati Local Historic Landmark and to express my support of Pastor Mingo and the Christ Temple Full Gospel Baptist Church. I also support demolition and redevelopment of 3060 Durrell Ave and Kingsley + Co. its efforts to construct a mixed-income housing.

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A handwritten signature in blue ink, appearing to be "Kingsley + Co.", written in a cursive style.

Dear City Planning Commission, Mayor and Council,

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Sharon Boon
Sharon Boon

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Carmina Exigby

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A handwritten signature in blue ink, reading "Anthony Beady". The signature is fluid and cursive, with a long horizontal stroke extending from the end of the name.

Dear City Planning Commission, Mayor and Council,

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Rakale Fessie

Dear City Planning Commission, Mayor and Council,

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Brandi Booth

Brandi Booth

Dear City Planning Commission, Mayor and Council,

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William Davis

Dear City Planning Commission, Mayor and Council,

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Devin Love

Dear City Planning Commission, Mayor and Council,

I am writing to oppose the proposed designation of 3060 Durrell in Evanston as a Cincinnati Local Historic Landmark and to express my support of Pastor Mingo and the Christ Temple Full Gospel Baptist Church. I also support demolition and redevelopment of 3060 Durrell Ave and Kingsley + Co. its efforts to construct a mixed-income housing.

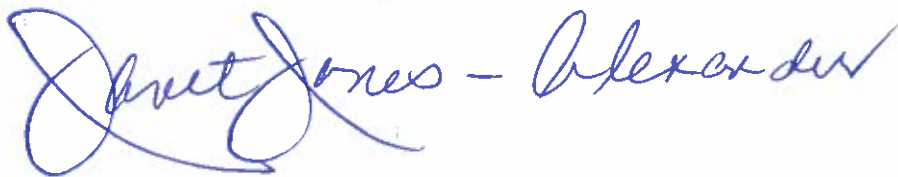
The City of Cincinnati is experiencing a housing crisis and major challenges surrounding providing critically needed equitable and affordable housing to all segments of the community. Kingsley has a history of committing to investing in the revitalization and improvement of the City's historically underserved communities and neighborhoods. Kingsley's proposed development will not only activate a property that is a threat to public safety and health, but will also contribute to the revitalization and economic development of the Evanston neighborhood in alignment with the plans of the City of Cincinnati and Goals 1 and 2 of the City-approved Evanston neighborhood workplans by providing affordable, mixed-income housing without displacement and with African American participation and minority contractor involvement. I appreciate your time and attention to this request.

Marica D. Sherman 5/22/23

Dear City Planning Commission, Mayor and Council,

I am writing to oppose the proposed designation of 3060 Durrell in Evanston as a Cincinnati Local Historic Landmark and to express my support of Pastor Mingo and the Christ Temple Full Gospel Baptist Church. I also support demolition and redevelopment of 3060 Durrell Ave and Kingsley + Co. its efforts to construct a mixed-income housing.

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Darryl Jones - Alexander

Dear City Planning Commission, Mayor and Council,

I am writing to oppose the proposed designation of 3060 Durrell in Evanston as a Cincinnati Local Historic Landmark and to express my support of Pastor Mingo and the Christ Temple Full Gospel Baptist Church. I also support demolition and redevelopment of 3060 Durrell Ave and Kingsley + Co. its efforts to construct a mixed-income housing.

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A handwritten signature in blue ink, reading "Albert Alexander", with a long, sweeping horizontal line extending to the right.

Dear City Planning Commission, Mayor and Council,

I am writing to oppose the proposed designation of 3060 Durrell in Evanston as a Cincinnati Local Historic Landmark and to express my support of Pastor Mingo and the Christ Temple Full Gospel Baptist Church. I also support demolition and redevelopment of 3060 Durrell Ave and Kingsley + Co. its efforts to construct a mixed-income housing.

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A handwritten signature in blue ink, reading "Henry Chapman". The signature is fluid and cursive, with the first name "Henry" and last name "Chapman" clearly legible.

Dear City Planning Commission, Mayor and Council,

I am writing to oppose the proposed designation of 3060 Durrell in Evanston as a Cincinnati Local Historic Landmark and to express my support of Pastor Mingo and the Christ Temple Full Gospel Baptist Church. I also support demolition and redevelopment of 3060 Durrell Ave and Kingsley + Co. its efforts to construct a mixed-income housing.



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A handwritten signature in blue ink, appearing to read "J. Cantor", is located at the bottom right of the page.

Dear City Planning Commission, Mayor and Council,

I am writing to oppose the proposed designation of 3060 Durrell in Evanston as a Cincinnati Local Historic Landmark and to express my support of Pastor Mingo and the Christ Temple Full Gospel Baptist Church. I also support demolition and redevelopment of 3060 Durrell Ave and Kingsley + Co. its efforts to construct a mixed-income housing.

The City of Cincinnati is experiencing a housing crisis and major challenges surrounding providing critically needed equitable and affordable housing to all segments of the community. Kingsley has a history of committing to investing in the revitalization and improvement of the City's historically underserved communities and neighborhoods. Kingsley's proposed development will not only activate a property that is a threat to public safety and health, but will also contribute to the revitalization and economic development of the Evanston neighborhood in alignment with the plans of the City of Cincinnati and Goals 1 and 2 of the City-approved Evanston neighborhood workplans by providing affordable, mixed-income housing without displacement and with African American participation and minority contractor involvement. I appreciate your time and attention to this request.

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A handwritten signature in blue ink, appearing to read "Dan Sisk", with a stylized flourish at the end.

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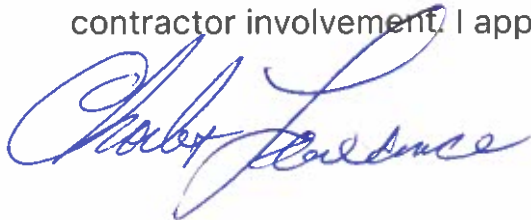
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Krystina Brundage


Dear City Planning Commission, Mayor and Council,

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A handwritten signature in blue ink, reading "Chabey Lawrence". The signature is fluid and cursive, with the first name "Chabey" written in a larger, more prominent script than the last name "Lawrence".

Dear City Planning Commission, Mayor and Council,

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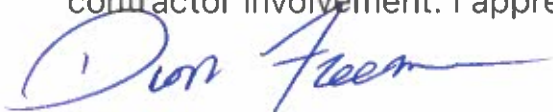
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A handwritten signature in blue ink, appearing to be 'M. J. [unclear]', with a long horizontal flourish extending to the right.

Dear City Planning Commission, Mayor and Council,

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A handwritten signature in blue ink, reading "Don Freeman". The signature is fluid and cursive, with a large initial "D" and a long, sweeping underline.

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A handwritten signature in blue ink, appearing to read "Gina D. King", is written below the text.

Dear City Planning Commission, Mayor and Council,

I am writing to oppose the proposed designation of 3060 Durrell in Evanston as a Cincinnati Local Historic Landmark and to express my support of Pastor Mingo and the Christ Temple Full Gospel Baptist Church. I also support demolition and redevelopment of 3060 Durrell Ave and Kingsley + Co. its efforts to construct a mixed-income housing.

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Margaret Frye
5/22/23

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A handwritten signature in blue ink, appearing to be "D. Williams", is located at the bottom of the page. The signature is stylized with a large, circular initial "D" and a long, horizontal stroke extending to the right.

I oppose the proposed designation of 3060 Durrell in Evanston as a City of Cincinnati Local Historic Landmark and support Kingsley + Co.'s proposed mixed-income housing redevelopment at 3060 Durrell.

[illegible]

**OPPOSITION TO CINCINNATI PRESERVATION ASSOCIATION'S APPLICATION FOR PROPOSED DESIGNATION
OF 3060 DURRELL AS A CITY OF CINCINNATI LOCAL HISTORICAL LANDMARK**

I oppose the proposed designation of 3060 Durrell in Evanston as a City of Cincinnati Local Historic Landmark and support Kingsley + Co.'s proposed mixed-income housing redevelopment at 3060 Durrell.

Name Print	Name Signature	Address	Date
Adrienne Alex	Adrienne Alex	3452 Greenlawn	5-16-23
Hope Coburn	Hope Coburn	860 Beal	5-17-23
Mary Thomas	Mary Thomas	7592 Halpin	5-17-23
Deacon Chris Winch	Chris Winch	3700 Reading Rd	5-17-23
Terry Mizzell	Terry Mizzell	559 Grand Ave	5-16-23
Mineva Daniels	Mineva Daniels	426 Kasota	5-17-23
Tony Hill	Tony Hill	5205 Hawthorn	May 17, 2023
Ronald Bean	Ronald Bean	5281 Charloe 9522	MAY 17-23
Mary Ward	Mary Ward	2019 Elzina	5-17-23
Alice Letford	Alice Letford	1811 Hewitt	May 17, 2023
Walter Piper	Walter Piper	7830 Hamilton Ave	5-17-23
Rose Hampton	Rose Hampton	9675 Adelbert	45251 5-17-23
Lionel Coleman	Lionel Coleman	3044 Victory Pkwy	5-17-23
Tony Vaughn	Tony Vaughn	914 Lenox Pl	5-17-23
Roosevelt Matthews	R. Matthews	3036 Victory Parkway	5-17-23
Daniel Buchanan	D. Buchanan	3500 Montgomery Road	5-17-23
Jeremy Burkhart	Jeremy Burkhart	3500 Montgomery Rd.	5-17-23
Bryce Ernsthausen	Bryce Ernsthausen	3500 Montgomery Road	5-17-23

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Name Print	Name Signature	Address	Date
Peterson Mingo	Peterson Mingo	3427 Trimble Ave	12 May 23
Regina Mingo	Regina Mingo	3427 Trimble Ave.	May 12, 23
Chinedum K Ndulwe	Chinedum K Ndulwe	2847 Reading Rd	5/12/23
OZIE DAVIS III	Ozie Davis	3550 EON 45229	5/12/23
Ashley Tudor	Ashley Tudor	2829 Alvester Dr.	5/12/23
Helen L Crosby	Helen L Crosby	2350 Losantiville Ave	5/13/23
John Erickson	John Erickson	828 Oak St	5/17/23
Bryan Axle	Bryan Axle	3452 Greenland Ave	5/13/23
Jeffery J Stephens	Jeffery J Stephens	1711 Portman Ave Apt 4	5-13-23
Richard L Bedford	Richard L Bedford	11580 Farmington	5-13-23
Glenda Cousins	Glenda Cousins	3712 Vine Vista Pl.	5-14-23
Brittney Cousins	Brittney Cousins	8480 Forest Valley	5-14-23
Dominique Tappin	Dominique Tappin	10779 Maple Hill Drive	5-14-2023
Charmain Spears	Charmain Spears	7 E McMillan Street	5-14-2023
Lisa Worthen	Lisa Worthen	Fleetwood Drive	5-14-2023
Valisha Williams	Valisha Williams	5240 Asoler Park Dr	5-14-2023
Marcus Allan	Marcus Allan	3531 Westmont	5-14-23
Bryan Axle	Bryan Axle	3452 Greenland	5-14-23
Deneen Clendeney	Deneen Clendeney	3427 Trimble Ave	5-14-23
Arach Mingo	Arach Mingo	3427 Trimble Ave	5-16-23

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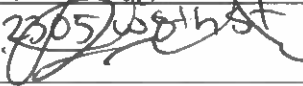

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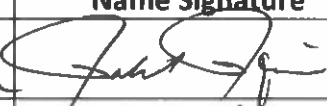

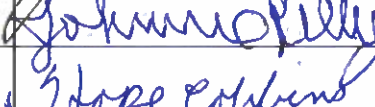

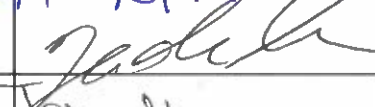
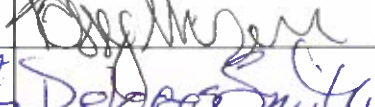
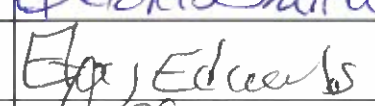
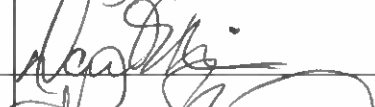

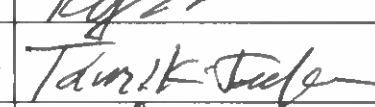

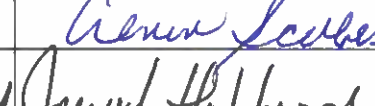
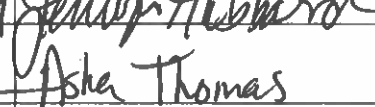
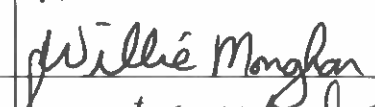
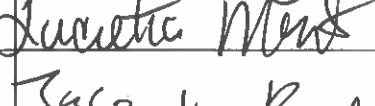
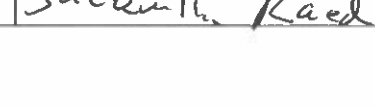

**OPPOSITION TO CINCINNATI PRESERVATION ASSOCIATION'S APPLICATION FOR PROPOSED DESIGNATION
OF 3060 DURRELL AS A CITY OF CINCINNATI LOCAL HISTORICAL LANDMARK**

I oppose the proposed designation of 3060 Durrell in Evanston as a City of Cincinnati Local Historic Landmark and support Kingsley + Co.'s proposed mixed-income housing redevelopment at 3060 Durrell.

Name Print	Name Signature	Address	Date
Paul Howard	Paul Howard	3896 Riddle Creek Ln	5-22-23
Michael DAVIS	Michael Davis	116 Hewitt Ave	5-21-23
Ebonnie Crosby	Ebonnie Crosby	2240 Westwood Northern Blvd	5-21-23
MARK FIABO	Mark Fiabo	4302 Sullivan Ave	5-21-23
Ricardo Ioguer		1544 Jonathan Ave	5-21-23
John Evers		128 Oak	5-21-23
Lacie Mingo	Lacie Mingo	7853 Greenland Pk	5-21-2023
Charmain Spears	Charmain Spears	7E Mcmillian Street	5-21-23
Alonzo White	Alonzo White	818 Walkway	5-21-2023
Rodriguez	Rodriguez	5281 CHARLES ST	5-21-22
Shay Stewart		5751 Kirby Ave Cinti OH 45239	5-21-23
Elvora Morgan	Elvora Morgan	113 Winkler St Cinti OH 45219	5-21-23
Argemete Squire	Argemete Squire	3980 School Section Rd Cinti, OH 45211	5-21-23
Demetrius Bunn	Demetrius Bunn	9245 Beechcross Parkway	5/21/23
James William		5527 Clear Lake Dr	5/21/23
Devante Henderson	Devante Henderson	7761 Stillwell Rd	5/21/23
Larry & Crystal Carter		2305 W 8th St Cin OH 45204	5/21/23
VICTOR L GAY	Victor L Gay	2211 Reading Rd Cin'tl OH 45202	5/21/23
Rulon DAVIS	Rulon Davis	1816 Hewitt Ave	5/21/23
Chris Peeds		439 Hawthorne Ave	5/21/23

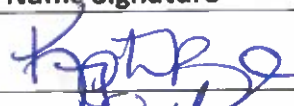



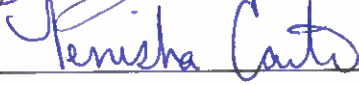
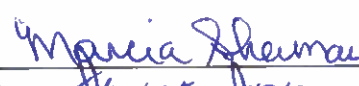

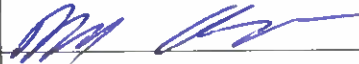



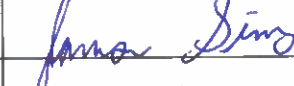





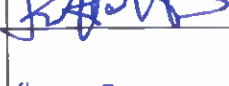


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I oppose the proposed designation of 3060 Durrell in Evanston as a City of Cincinnati Local Historic Landmark and support Kingsley + Co.'s proposed mixed-income housing redevelopment at 3060 Durrell.

Name Print	Name Signature	Address	Date
Robert Raglin		524 Chubbs Spring	5-21-23
Jonathan P.		534 Clinton Springs	5/21/23
John Kelly		410 Connie Ct	5/21/23
Hope Cobbin		860 Beechcroft apt 1A	5-21-23
Kenn I. Hubbard		1276 Sunset	5-21-23
Radia Smith		3571 Seaton Road	5-21-23
Tony Mingo		4143 Pleasant	5-21-23
Delores Smith		9582 Ridgemoor	5-21-23
Ely Edens		1296 Mendick dr	5-21-23
Dawn Mingo		6999 Paddeson Rd	5/21/23
Nancy Mingo		6999 Paddeson Rd	5/21/23
Kelly Jackson		1479 Dordine Ln	5/21/23
Tamika Jackson		1479 Dordine Ln	5/21/23
Lauren Staley		2915 Colrain	5-21-23
Alvin Scipio		3515 McConny Dr	5/21/23
Jennifer Hubbard		1276 Sunset Ave.	5/21/23
Ashia Thomas		2780 Baker Ave	5/21/23
Willie Moughan		2780 BAKER AVE	5/21/23
Lucretia Motts		926 Barry Lane	5/21/23
Jane Reynolds		1279 W. Calbraud	5-21-23

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Name Print	Name Signature	Address	Date
Krystina Brundage		808 Burdett Ave ANCY, OH 45206	05/19/23
Darren Lindsey		3446 Fexaside Pl.	5/19/23
Johnny Chapman		3471 Greenlawn	5-21-23
Charles Lawrence		3413 Woodburn Ave	5-21-23
Yanisha Carter		3415 Woodburn Ave	5.21-23
Marcia Sherman		3442 Greenlawn Ave	5-22-23
Janet Jones-Alexander		1639 Danner Ave	5-21-23
King e	Kenneth	1636 Jonathan	5-22-23
Maria Alexander		3448 Greenlawn Ave	5-21-23
		7731 Duxie	5-21-23
DION FREEMAN		3471 Woodburn Ave	5/22/23
Tamar Sims		2134 Crane Ave	5/22/23
MARQUITA FRIE		511 Forest Ave. #2 45209	5/22/23
Erica Couster		2340 E Galbraith Rd 45207	5/22/23
Armena Grigsby		5146 Hawaiian Tere	5/22/23
Rakale Foggie		3415 Reading Rd	5/27/23
Carletta Beasley		3415 Reading Rd	5/22/23
Robert W Hampton		2132 Crane Ave.	5/22/23
Sharon Barth		2193 Crane Ave.	5/22/23
Brandi Barth		2143 Crane Ave.	5/22/23

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Name Print	Name Signature	Address	Date
Sean Donnan	Sean Donnan	235 W Court	5-18-23
Aminata Thiame	Aminata Thiame	1257 Franklin Ave	5-18-23
Josmine Ingram	Josmine Ingram	2504 Queen City Ave	5-18-23
JOSEPH PHILIP	Joseph Philip	330 HELEN ST	5-18-23
XXXXXXXXXX	XXXXXXXXXX	XXXXXXXXXX	5-18-23
Derris Love	Derris Love	3323 Holloway Court	5/18/23
Tiffany Parish	Tiffany Parish	1602 Jonathan Avenue	5/21/23
Ernest White	Ernest White	3330 Woodburn	5-18-23
LIONEL HOUND	Lionel Hound	1712 KINNEY	5-21-23
Dominique Neal	Dominique Neal	1922 Ashbrook	5.21.23
SKYE FOGGIE	Skye Foggie	1826 Vine	5.21.23
NORA EDWARDS	Nora Edwards	3410 Woodburn	5-21-23
RICHARD FOGGIE	Richard Foggie	2671 VERA AVE #1	5-21-23
Joshua Blum	Joshua Blum	3401 Montgomery	5-22-23
Mitchell Wilcox	Mitchell Wilcox	2134 Chase Ave	5-22-23