



Legislation Text

File #: 0371-2022, **Version:** 1

BACKGROUND: The Historic Resources Commission (HRC) (CC 3117) is charged, in part, with identifying districts, sites, buildings, structures, and/or objects that are of significance to the historical, architectural, or cultural development of the city, state, or nation; maintaining a list of these districts, sites, buildings, structures, and objects; and providing regulation of these properties through design review. With these goals in mind, the Commission provides recommendations to City Council for the potential listing of districts, sites, buildings, structures, and/or objects on the Columbus Register of Historic Properties.

An application has been made by Wendy Hoge Naylor and Diana Wellman/Naylor Wellman, LLC. (Applicant), in cooperation with Anne Little, VP & Associate General Counsel, Woda Group (Owner), to list the property located at 120 South Central Avenue, West High School, on the Columbus Register of Historic Properties. The subject building is locally significant “as an excellent example of Neoclassical style public-school architecture representing the work of David Riebel, the first architect for Columbus City School District Board of Education from 1893 to 1922” (Naylor & Wellman p. 11). The period of significance for the building is from 1908, the year of construction, to 1929, when the building was converted for use as Starling Junior High School when a new West High School was constructed. The Columbus Register boundary for the property consists of the northern portion of one parcel (Franklin County Parcel #010 -066699-00), and includes the property historically associated with the 1908/1926 West High School. The entirety is bounded by South Central Avenue to the west, W. State Street to the north, Brehl Avenue to the east, and the north side of the unnamed 15’ vacated alley to the south.

Proper notice was given to the property owner, per CC 3117.061, and a signed and notarized owner consent form has been received. A public hearing was held January 20, 2022, per CC 3117.063. The public hearing was attended by the Applicant and the Owner, who provided comments in support of the listing of the property.

The Commission voted unanimously to recommend listing of the property located at 120 South Central Avenue, West High School, on the Columbus Register based on the following criteria outlined in CC 3117.05:

Criterion C: “The property is identified as a significant work of an architect, artisan, engineer, landscape architect or builder whose individual work has influenced the historical, architectural or cultural development of the city, state or nation.”

This legislation is submitted as an emergency to facilitate eligibility for historic tax credits, in conjunction with the planned rehabilitation and adaptive use of the building, without delay.

FISCAL IMPACT: None

To list the property at 120 South Central Avenue, West High School, on the Columbus Register of Historic Properties as CR #81; and to declare an emergency.

WHEREAS, the Historic Resources Commission is charged, in part, with identifying districts, sites, buildings, structures, and/or objects of significance to the historical, architectural, or cultural development of the city, state, or nation; and

WHEREAS, as part of this responsibility, the commission provides recommendations to City Council for the potential listing of districts, sites, buildings, structures, and/or objects on the Columbus Register of Historic Properties; and

WHEREAS, an application has been made by Wendy Hoge Naylor and Diana Wellman/Naylor Wellman, LLC.

(Applicant), in cooperation with Anne Little, VP & Associate General Counsel, Woda Group (Owner), to list the property located at 120 South Central Avenue, West High School, on the Columbus Register of Historic Properties; and

WHEREAS, notice was given, as required by City Code, and a public hearing regarding the application was held on January 20, 2022; and

WHEREAS, the Historic Resources Commission has determined that 120 South Central Avenue, West High School, is eligible for listing on the Columbus Register of Historic Properties under criteria listed in CC 3117.05, and therefore recommends approval of the nomination to Columbus City Council; and

WHEREAS, an emergency exists in the usual daily operation of the Department of Development in that it is immediately necessary to authorize the Historic Resources Commission, on behalf of the Director, to list said property on the Columbus Register of Historic Properties to facilitate eligibility for historic tax credits, in conjunction with the planned rehabilitation and adaptive use of the building, without delay, thereby preserving the public health, peace, property, safety and welfare; **now therefore**,

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF COLUMBUS:

Section 1. That the requirements of CC 3117, regarding nominations and listing on the Columbus Register of Historic Properties, have been met for the property located at 120 South Central Avenue, West High School.

Section 2. That the Historic Resources Commission is hereby authorized and directed to enter the property located 120 South Central Avenue, West High School, on the Columbus Register of Historic Properties as Listed Property CR #81.

Section 3. That the City Clerk is directed to certify a copy hereof to the City Historic Preservation Officer.

Section 4. That the Historic Preservation Officer shall have said designation recorded in the official records of the Franklin County Recorder.

Section 5. That for the reasons stated in the preamble hereto, which is hereby made a part hereof, this ordinance is hereby declared to be an emergency measure and shall take effect and be in force from and after its passage and approval by the Mayor or ten days after passage if the Mayor neither approves nor vetoes the same.