

# Presidents Message: March 2023

## Description

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Amazing blooms welcome us into March. I recently returned from being out of the country for two weeks to be welcomed into our lovely neighborhood to see all the blooming hellebores, daffodils, and the magnificent magnolia trees. These are a reminder of the beauty of North Avondale located in the heart of the city. Every neighborhood needs its residents to help maintain the beauty and culture we take for granted. Please get involved in our neighborhood and join our monthly NANA meetings which are held the second Tuesday of each month at 6:30 pm in the North Avondale Montessori Cafetorium.

Check out the new updated NANA/NABA website and let us know what you think. We believe you will find it fresh and current with many new features and interesting stories. We encourage all our residents and friends to submit interesting articles and information on what is happening in our neighborhood. We would appreciate ideas on what information you would like to see included on our new platform.

The City of Cincinnati recently approved the historic designation for 700 Chalfonte Place or â??La Venturaâ?•. La Ventura is significant as a reflection of the transformation of Cincinnatiâ??s Avondale neighborhood from one of large estates and single-family homes to multi-family housing as the area became accessible to new residents via streetcars and automobiles. It is also representative of the movement of Jews from the West End to Avondale in the early 20th century. The building is architecturally significant as an example of the Mediterranean style as applied to an apartment building by the firm of architects S. S. Godley and his son George H. Godley, who designed numerous projects for Jewish clients in Avondale.

The La Ventura property was purchased by Nadar Livne who is planning to apply for tax credits to return this to its original historic glory. The plan includes 2- and 3-bedroom apartments in a complex that would be owned and self-managed by Mr. Livne. The property would be designated as â??Workforce Housingâ?• which supports people with 80% â?? 120% AMI. This is designed to bring in working adults, young professionals, healthcare aids, and restaurant workers into North Avondale. The historic designation of this building only requires maintaining the original historic features on the outside of the building as there is not much usable/savable historic features left on the inside. There will be the same 23 units when completed which is the same layout as the original apartment complex and includes a lot for 36 off-street parking spots. Chalfonte Place is densely packed with multifamily

housing units lining both sides of the street. There is a lot of trash and construction material from years of neglect.  We are in support of the City helping developers repair and reinvest in these beautiful old buildings instead of tearing them down and building prefab concrete structures.

I would also like to thank all the North Avondale residents that sent letters to the Mayor and Council Members in opposition to Victory Vistas. NANA and Paddock Hills have joined forces to appeal the cityâ??s zoning approval on the proposed development at Victory Parkway and Asmann Ave. on March 13th.  NANA still needs your support to â??Stop the Rushâ?• to build the Victory Vistas Development by writing letters to our Mayor and Council Members. It is never too late to voice your opinion.  Our opposition is based on the following:

1) Environmental concerns of the property soil shown to be contaminated with Naphthalene, listed by the EPA as a hazardous air pollutant and a potential carcinogen.

2) The property is considered part of a Hillside Overlay District which requires additional soil testing and additional building requirements

3) Asmann and Ledgewood streets cannot tolerate any additional on street parking.

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Please join us to get more involved in our neighborhood. This month we will begin to assemble the team to work with City Planning for the rewrite of the North Avondale Master Plan. This is happening now, and we welcome everyoneâ??s input.  NANA asks that each of you add us to your gift giving list. Visit the new NANA / NABA website to subscribe to the newsletter, become a member, or donate. Your support makes our community a better place to live and raise our families.

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