

# BEREA CITY COUNCIL

*City of Berea, Ohio*

ORDINANCE NO. 2023- \_\_

By: \_\_\_\_\_ Sponsor: Mayor Cyril M. Kleem

## AN ORDINANCE

**DESIGNATING THE PROPERTY LOCATED AT 227 FRONT STREET (PERMANENT PARCEL NO. 364-04-006), ALSO KNOWN AS THE OLD ST. MARY'S SCHOOL, AS A LANDMARK DUE TO ITS HISTORICAL SIGNIFICANCE AS PART OF THE HERITAGE AND CULTURAL CHARACTERISTICS OF THE CITY OF BERE.**

**WHEREAS**, Liberty Development Company purchased the property located at 227 Front Street (Permanent Parcel No. 364-04-006) for the purpose of converting the site that is commonly known as the old St. Mary's School to apartment units; and

**WHEREAS**, Liberty Development submitted a letter requesting that the property be designated a local landmark in accordance with Section 310.06 of the Zoning Code of the City of Berea; and

**WHEREAS**, the Zoning Code defines a landmark as any property or site which has special character or archaeological, historical, aesthetic or architectural value as part of the heritage, development or cultural characteristics of the City; and

**WHEREAS**, St. Mary School was dedicated by Monsignor G.P. Jennings on October 3, 1926, and upon completion had four classrooms, an office and a clinic; and

**WHEREAS**, the school was built in front of an old frame schoolhouse that had been built in 1884, and upon the completion of the new school, was used as a cafeteria and meeting hall; and

**WHEREAS**, by 1943, enrollment had reached 150 students resulting in over-crowded conditions; and

**WHEREAS**, by 1949, there were 650 families in the parish and 220 students enrolled in the school, resulting in the construction of an additional five classrooms that would provide educational space for 360 children; and

**WHEREAS**, school enrollment continued to soar and, by 1955, eight additional classrooms were built, along with an auditorium that seated 500; and

**WHEREAS**, the old frame schoolhouse, which had been built in 1884, was demolished; and

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**WHEREAS**, the school continued to flourish and serve the residents of Berea until 1982 when it was moved to the old Robert Lechner Elementary School at 265 Baker Street; and

**WHEREAS**, the long and rich history of the St. Mary's parish and school is interwoven with the history of the City of Berea; and

**WHEREAS**, Liberty Development Corporation has exhibited their commitment to the preservation of the architectural design, detail, materials or craftsmanship unique to the site; and

**WHEREAS**, the site represents an established and familiar visual feature of the City; and

**WHEREAS**, the Heritage Architectural Review Board, upon consideration of the criteria for designating a local landmark, finds and recommends that the site be designated as a local landmark due to its historical significance to the City of Berea; and

**WHEREAS**, the Municipal Planning Commission, upon consideration of the recommendation of the Heritage Architectural Review Board, concurs in their findings that the site meets the criteria set forth in Berea Zoning Code Section 310.06; and

**WHEREAS**, the Council of the City of Berea concurs with the request of Liberty Development Corporation, and the subsequent findings and recommendations of the Heritage Architectural Review Board and the Municipal Planning Commission, to designate the site located at 227 Front Street (Permanent Parcel No. 364-04-006), known as the former St. Mary's School, as a local landmark.

**NOW, THEREFORE, BE IT ORDAINED** by the Council of the City of Berea, State of Ohio:

**SECTION 1.** That the property located at 227 Front Street (Permanent Parcel No. 364-04-006), known as the old St. Mary's School, now owned by the Liberty Development Corporation, be and hereby is designated a local landmark in accordance with Sections 306.06 and 306.07 of the Zoning Code of the City of Berea.

**SECTION 2.** That it is found and determined that all formal actions of this Council concerning and relating to the adoption of this Ordinance were adopted in an open meeting of this Council, and that all deliberations of this Council and of any of its committees that resulted in such formal actions were in meetings open to the public in compliance with all legal requirements, including Section 121.22 of the Ohio Revised Code.

**SECTION 3.** That this Ordinance shall take effect and be in force from and after the earliest period allowed by law.

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PASSED:

\_\_\_\_\_  
President of Council

ATTEST: \_\_\_\_\_  
Clerk of Council

APPROVED:

APPROVED AS TO FORM:

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
Director of Law