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## Cincinnati Preservation Presents Awards For Local Preservation Excellence

Cincinnati Preservation Association (CPA) presented 14 awards for local preservation excellence at its 51<sup>st</sup> annual meeting on Sunday, November 8, 2015, at the Renaissance Cincinnati Downtown Hotel. The awards honored education, rehabilitation and preservation stewardship efforts. Innovation, creativity, collaboration—and persistence—made these projects possible.

The Renaissance itself is a Cincinnati preservation success story. After years of vacancy, the building was renovated as a four-star, full-service hotel using historic tax incentives and preserved its elegant Art Deco detailing. CPA's annual meeting was held in the restored banking hall, which now serves as the grand ball room.

The 2015 Cincinnati Preservation Award honorees are:

**Rehabilitation Awards:** This award recognizes owners and developers of historic buildings that have been substantially restored or rehabilitated and comply with the Secretary of the Interior's Standards for Rehabilitation. Work must have been completed within the last year.

- o **Archdiocesan Archives Renovation**
  - o Owner: Archdiocese of Cincinnati
  - o Architects: Chameleon Architecture
  - o Contractors: Danis Building Construction, Dayton
  - o Originally a private residence, this building was also home to the Literary Club and later the Archdiocese's broadcast studios. It now been renovated as a new home for the Archdiocese's archives. Original detailing as such staircases, fireplaces, columns and a stained glass skylight were preserved and restored. New elements such as concrete slab, mezzanine, and glass walls for natural light were introduced to reconfigure the building for new uses.

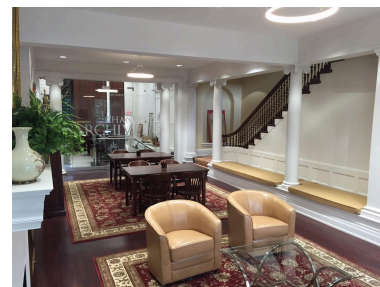


Photo courtesy Archdiocese of Cincinnati

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- o **Beasley Place**
  - o Owner/Contractor: Over-the-Rhine Community Housing

- o Architects: CR Architecture + Design
- o Contractor: HGC Construction, Inc.
- o Funders: City of Cincinnati
  - Ohio Housing Finance Agency
  - First Financial Bank
- o The successful rehabilitation of Beasley Place on Republic Street is a tribute to persistence. After five years of pre-development and more than ten years of vacancy, this 20,000-sf building built in 1897 is providing 13 units of affordable and accessible housing a block from Washington Park. Many historic features were preserved, including staircases, wood floors, tile hearths, façade windows, and linocrusta wall covering. The triple-bottom-line renovation, which included historic tax credits, included many energy-saving upgrades in expectation of Enterprise Green Communities certification.

o **Education Matters**

- o Owner: Lower Price Hill Matters, LLC
- o Contractors: Brashear Bolton Architects
- o Contractors: HGC Construction, Inc.
- o The former St. Michael the Archangel parish buildings in Lower Price Hill have been completely renovated by Education Matters, community school to re-engage adults in education. The former church, school, rectory and convent now house classroom, housing, office, meeting and assembly space. The three-year, \$8.2 million renovation was funded by grants, donations, and historic tax incentives. A last-minute donation funded the restoration of stained glass windows.



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o **408 Overton Street, Newport, KY**

- o Owner/Developer: Mansion Hill Properties
- o Formerly vacant and deteriorated, this mansard cottage frame in Newport's East Row Historic District was fully renovated while preserving its historic character. Asbestos siding was removed and the wood siding, trim and windows restored. A patterned slate roof was created and a salvaged door installed. Inside, original features were preserved and modern amenities added.

o **The Crown**

- o Owner: Crown Building, LLC
- o Architect: Hampton Architects
- o Contractors: Premier Tri-State Roofing
- o The former Crown Furniture Store, opposite Findlay Market in Over-the-Rhine, was long vacant, having been damaged by Hurricane Ike. It was renovated by the Pape/Starbuck family as loft-style apartments and retail space using historic tax credits. The ambitious but careful renovation restored the storefront, cleaned the stone façade, duplicated wood windows and recreated cornices.

o **J.H. Rhodes House**

- o Owners: Benjamin and Kristen Walters
- o Architects: Preservation Architecture Services Team
- o Contractors: Benjamin Walters
  - Chris Holtman
  - Jeff Niemis
  - Joel Stafford



The homeowners worked for six years, seven months and 11 days to restore this Romanesque Revival stone mansion designed by Samuel Hannaford for railroad magnate J.H. Rhodes. The house had been used as a nursing home and had been heavily altered. The Walters purchased the house in 2008. They removed additions and jalousie windows, recreated porches and replicated original windows. They also uncovered, restored and replicated original details such as wood trim, mantels and wainscoting, and added period light fixtures.

**o Tate Ale House**

- o Owner: Ale House Landlord
- o Architects: Drawing Department
- o Designers: Reid & Taylor
- o Contractors: HGC Construction, Inc.
- o Engineered Building Services, Inc.
- o Advantage Group Engineers
- o City Studios Architecture



Vacant for decades with big holes in roof floor, the former German Evangelical church was stabilized and converted to a three-level craft brewery. Developers preserved as much material as possible during the renovation, which was aided with historic tax credits. Features include a dining balcony and a private party room in the former bell tower.

**o Chatfield College Over-the-Rhine Campus**

- o Owners: Chatfield College
- o Architects: Emersion DESIGN
- o Contractors: Endeavor Construction
- o Michael Matts
- o Douglas Owen



Vacant for ten years, this former brewery and broom factory is now the new home Chatfield College's OTR campus. The million project repaired brick and limestone, re-opened blocked-in openings, and duplicated original windows based on surviving sashes. The interior was transformed into classroom, office, and work space which retaining historic materials when possible and reducing energy consumption. Photo Courtesy: Chatfield College

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**o Clifton Branch, Public Library of Cincinnati and Hamilton County**

- o Owners: Public Library of Cincinnati and Hamilton County

- o Architects: McClorey and Savage
- o Contractors: Motz Engineering
- o Graybach
- o The library renovated George Barnesdale “Boss” Cox’s “Park View” mansion on Brookline Avenue to replace its smaller storefront location on Ludlow Avenue. The renovation added new amenities while preserving original features. Designed by Samuel Hannaford, the building is listed in the National Register of Historic Places.

o **Probasco Fountain**

- o Owner: City of Cincinnati
- o Clifton Town Meeting
- o The City and Clifton Town Meeting worked with the Ohio Historic Preservation Office on the restoration and relocation of the National Register-listed fountain. The granite and bronze monument was relocated three feet to the north and seven-and-a-half feet to the west. In addition to underground fixes, lighting and a small plaza were added.



o **Frida 602, Covington**

- o Owners: Lucky Twins, LLC
- o Contractor: Don Biendenharn
- o The long-vacant, Civil War-era commercial building in MainStrasse was saved from imminent demolition and converted to a successful Mexican bar/restaurant. Failing brick walls were disassembled, and then rebuilt with the original bricks and appropriate mortar. A new interior was built with modern, fire-safe materials. The iron storefront was restored and deteriorated wood windows were replicated.

o **Stonelick Covered Bridge**

- o Owners: Clermont County
- o Engineers: Smolen Engineering, Ltd.
- o Contractor: The Righter Company, Inc.
- o The 140-foot Stonelick Covered Bridge was built in 1878 and is the last such bridge in the Clermont County. It was closed in 2010 after floor joists were damaged by a truck.



It was rebuilt in 2015 using more than 57% of the original timbers. The bridge was strengthened to increase safety and the weight limit was increased. The bridge was also repainted its original red color.

**Special Recognition Award:**

- o 1706 Lang Street Stabilization
  - o City of Cincinnati
  - o Hamilton County Reutilization Corporation
  - o Contractor: Structural Systems Repair Group





- o Built in 1855, the three story building was on the verge of being demolished. Years of vacancy, neglect and water infiltration had caused the façade to collapse. In the spring of 2015 the building was saved from demolition by emergency stabilization by the City and the Hamilton County Land Bank. The failing façade was rebuilt, the roof was repaired and openings secured. The building is now preserved for future development.

**Education Award:** This award recognizes organizations or individuals who have produced quality programs, publications, inventories, etc., promoting awareness of historic preservation.

- o Jeanne Rolfes, “Cincinnati Memories”
- o One of CPA’s most committed and innovative volunteers is Jeanne Rolfes. During her years as a tour guide, Jeanne often heard about an older person who would love to take the tours, but couldn’t do the two-mile walk. So she requested funds from the Ohio Valley Foundation to develop a “virtual walking tour” aimed at senior centers and retirement communities. With the funding in hand, Jeanne developed a PowerPoint presentation called “Cincinnati Memories,” featuring beloved downtown landmarks. The show went “on the road” in June 2008 and was soon followed by “sequels” Memories 2 and 3. Over the past seven years, the two programs had over a hundred presentations to organizations ranging from church groups to Boy Scouts. Jeanne has made 28 presentations so far this year. The revenue from this program also brought in much-needed income to CPA.

**President’s Award for Service to Preservation:**

- o Dave Zelman, AIA
- o Cincinnati Preservation’s 2015 President’s Award goes to Dave Zelman: architect, preservationist and community leader. While a member of CPA’s Board of Directors and Advocacy Committee, he co-organized CPA’s highly successful West Side Preservation Summit in 2010. Additionally, he and his wife, Pamela, were indispensable volunteers for CPA’s annual spring homes tours. Closer to home, Dave chaired the Riverside Civic and Welfare Club. He was an active member of the River West Working Group, which stopped a barge terminal in Lower Price Hill, got the land rezoned for recreation, and advocated for a riverside bike trail. Dave and Pamela restored the National Register-listed Matthew McWilliams House on River Road, which won a CPA Rehabilitation Award in 2005. Dave was also instrumental in saving West Side landmarks, most notably Our Lady of Perpetual Help Church in Sedamsville and an ancient stone house in Saylor Park. Most recently, he was the highly effective chair of the City’s Historic Conservation Board.

About CPA: Cincinnati Preservation Association is a not-for-profit organization that serves the Greater Cincinnati community as the recognized resource and catalyst for the preservation of historic cultural resources such as architecturally significant buildings, archeological sites, historic public art and monuments and landscapes. This is accomplished through education, advocacy, and technical support.

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