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Cincinnati Preservation Presents Awards For Local Preservation Excellence

Cincinnati Preservation Association (CPA) presented 15 awards for local preservation excellence at its 52nd annual meeting on Sunday, November 13, 2016, at the Pinecroft, the historic mansion of Powel Crosley, Jr. The awards honored education, rehabilitation and preservation stewardship efforts. Innovation, creativity, collaboration—and persistence—made these projects possible.

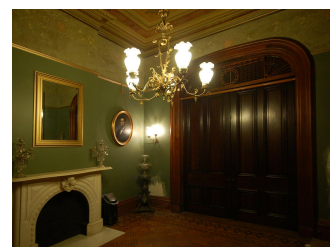
Pinecroft itself is a wonderful Cincinnati preservation success story. Built in 1928 in the Tudor Revival style, Pinecroft was designed by nationally significant architect Dwight James Baum. Well cared for since it was built, the house retains many wonderful original features inside and out.

In 2014 the estate's formal gardens were restored from original plans with a generous grant from the Carol and Ralph V. Haile/US Bank Foundation. Pinecroft was listed in the National Register of Historic Places in 2008 for its historic and architectural significance.

The 2016 Cincinnati Preservation Award honorees are:

Craftsmanship Award: CPA's 2016 Craftsmanship Award is presented to Ken Hughes for ongoing restoration of wall and ceiling murals at Hauck House, created by a series of unknown artists in late 19th and early 20th centuries.

- o While repairing plaster in the first-floor hallway, restoration craftsman Ken Hughes found evidence of a delicate French Rococo style frieze hidden under 17 layers of paint, which he painstakingly removed using razorblades and dental tools.
- o Underneath he found an even older Neo-Grec design, believed to be the original. A section of this earlier design was preserved behind a sliding panel, allowing visitors to see how the décor changed over time. Ken also uncovered the frieze in the west parlor, and through paint



- o analysis was able to identify the original wall color, which he recreated.
- o Ken is now uncovering the family parlor ceiling and frieze.
- o Ken also identified original uses of the rooms; documented and duplicated original paint colors; added period-appropriate light fixtures and replaced a missing newel post light. Ken's work demonstrates how thoughtful architectural detective work can uncover and restore original fabric in historic houses for future generations to appreciate. The restoration process was depicted in videos and photos that will be archived and viewable at the UC repository.

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.

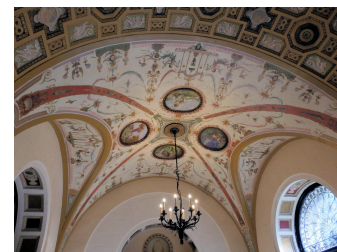
- o **Abigail Apartments at 512 E. 12th Street**

- o Built in 1875, this four-story Italianate tenement building in the Pendleton district of OTR was rescued by OTR ADOPT from vacancy and dilapidation and then "adopted" by 512 E 12 LLC.
- o Acting as architect and general contractor, BiLT renovated the building as seven one-bedroom apartments using state and federal historic tax credits. Many original features and finishes throughout the building such as woodwork, mantels and flooring were preserved by the careful renovation, including remnants of historic finishes. The Abigail includes bike lockers earning a bike-friendly designation by Queen City Bike.



- o **Belvedere Lobby Restoration**

- o One of city's great public spaces in one of its finest apartment buildings, the lobby of the Belvedere Condominium in North Avondale contains marble floors, ornate ironwork, and a groin-vaulted ceiling covered by painted canvas with 12 oval-framed paintings by Cincinnati painter Herman Wessels.
- o Requiring attention every few years, the canvas was cleaned and reattached and reattached by Cincinnati decorative painting expert Kris Lemmon of Deco Works. The beautiful ceilings with their exquisite painted finishes have now restored to their original splendor.



- o **Louis Hauck Summer Home**

- o This Romanesque Revival-influenced mansion designed by Emil G. and Jacob J. Rueckert and was built in 1904 for Louis Hauck and

his family in the village of Crescentville, now
Originally a summer retreat for the brewing family,
renovated as event space.

- o Reversing years of neglect, masonry, roof and gutter repairs were required. The basement was converted to office space, a new rear entrance installed, and air conditioning, a wheelchair lift and parking added. The gracious home now accommodates social events.



- o **Hotel Covington**

- o The iconic Coppin's department store building in downtown Covington, later used as city offices, has been renovated as a boutique hotel using historic tax incentives. Designed by Cincinnati architect James Gilmore, the seven-story reinforced concrete structure was the state's first modern skyscraper and high-end department store. The building's soaring ceilings, exposed concrete columns, and large windows were preserved during renovation. The hotel features 114 luxury rooms, a restaurant and event and meeting space. Located close to entertainment venues and thriving neighborhoods, the project already is helping to reenergize Covington's historic downtown.



- o **Jenkins House**

- o The Jenkins House in Newport's East Row Historic District is a Cinderella story of restoration and stewardship. Built in 1907 for a physician named Jenkins, the house was later sold to St. Stephen's Church next door. Fearing they would be stolen or damaged, the church's pastor sold the leaded and stained glass windows to award-winning window craftsman Terry Rasche for safekeeping. Rasche preserved the windows for 30 years, turning down offers to sell at a large profit.
- o In 2015, the vacant, deteriorated and foreclosed house was purchased by neighbors and renovators Melvin and Lisa Bomprezzi, who had already rescued two other buildings on the same corner. The couple renovated it with historic tax credits, preserving the porch, windows and slate roof, and the restored windows were reinstalled. The house now serves as extended-stay residence for Kroger executives.

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- o **440-442 Liberty Hill Street**

- o One of the oldest houses in the city, this small, two-story frame duplex dates from the early 1800s. As the neighborhood declined it sank into dilapidation and almost was torn down for new construction. Instead, it was lovingly restored by Prospect Hill rehabbers Ron Tissue and family.



- o Ron and friends removed layers of siding, restored clapboards, repaired porches, and installed or replicated multi-pane wood windows. He also preserved the house's priceless patina, including plank flooring, mantels, winder stair, built-in cupboards, paneled doors and chair rail. The restored house remains part of a trio of early houses at the base of Liberty Hill.

- o **Marion Hall**

- o Built in late 1890s for Frank Enger of the Enger Motor Car Company, this grand Beaux Arts Classical style palazzo was designed by architects Werner & Adkins and featured in the book *Great Houses of the Queen City*. It later was used by Xavier University as an honors dorm for male students. In later years it suffered from neglect and ill-advised alterations.



- o In 2016 the house was restored by Ryan Messer and James Musaraca. The top-to-bottom renovation/ restoration included roof, gutters and soffits, wood windows, plaster, art glass, parquet floors, a new kitchen, rebuilt terrace balustrade, and extensive landscaping. The carriage house/stable is under renovation as a guest house and garage.

- o **Trevarren Flats**

- o The Trevarren Flats project brought back to life three long-empty and seriously deteriorated mixed-use buildings on E. McMillan Ave. in the Peebles Corner Historic District. The \$9.2 million project, which utilized state and federal historic tax incentives, converted the three long-vacant structures into 30 market-rate apartments and 7,000 square feet of commercial space. The ambitious project carefully preserved historic details while introducing modern amenities and earning LEED Silver certification. Building on the success of this project, the Walnut Hills



Redevelopment Foundation is moving ahead with the renovation of more historic buildings at Peebles Corner.

- o **Norwood Fire Company No. 2**

- o Following a thoughtful renovation and restoration, a vacant, deteriorating firehouse on Montgomery Road now looks much like it did in 1912. The work preserved and replicated original features throughout while introducing modern amenities and accessibility.



NORWOOD FIRE COMPANY NO. 2

Modern windows and doors were replaced with new, replica carriage-style doors and double-hung windows, including curved glass windows in the bay, and boarded windows reopened. The former dormitory was renovated as a meeting room with replica cabinetry. Damaged flooring was replicated, replica lighting installed, and a new ADA restroom and portable ramp added. The building is now home to the Norwood Firefighters Association, with a restored, Cincinnati-made, 1920 Ahrens-Fox fire engine on the first floor.

- o **Tailor Shop OTR**

- o Built in the 1870s, this modest, three-story tenement building near Findlay Market was home to more than 150 people — many of them German-speaking immigrants — over the 19th and 20th centuries and served as a vibrant tailor shop from 1879 until 1910. Vacant and seriously



deteriorated, it was purchased by Tailor Shop OTR LLC and renovated as three apartments with funding from Cincinnati Development Fund and historic tax credits. Unightly siding was peeled off, the storefront uncovered, handsome brick restored, and replica wood windows replaced the originals. Inside, each unit has a unique character, with original trim left in place.

- o **Warner Brothers Building**

- o Located above the Cincinnati subway tunnels, this late Art Deco film storage office building was built for Warner Brothers Pictures c. 1940, when Cincinnati was a major film distribution center. It later was used as a recording studio and heavily altered, then left vacant. It has now been renovated as



and

- o office space with state and federal historic tax credits.
- o The \$1.3 million project retained and restored original staircases, metal railings, and terrazzo floors as well as terra cotta tile, plaster walls, and wood trim. Thirty-one original steel windows were restored. All new mechanical systems were installed and a living roof planted on the terrace.

Sustainability Award: This award recognizes historic buildings that have been renovated to high standards of efficiency and energy performance while preserving their historic character.

- o **1405-1407 Elm Street**

- o A rare example of a raised-basement duplex in Cincinnati, this Queen Anne residence with exquisite brick and stone details was built in 1886. After years as a rooming house for people from many walks of life, it was vacated and foreclosed. It has now been renovated as four apartments using historic tax credits, with LEED Platinum certification anticipated. Highlights include solar panels on the rear roof, high-efficiency HVAC, insulation, lighting, plumbing fixtures and windows, resulting in improved comfort and low energy bills. A walk score of 93 and great transit access all make for a small carbon footprint for this one-car family.



[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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