

2022 Annual Meeting



CINCINNATI

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Thank you Paul Muller for your leadership and vision!



“Historic buildings are everywhere - they’re in everyone’s neighborhoods.”
he once noted. *“We want to make sure that people experience the community benefits that these magnificent buildings can contribute.”*

2022 Year End Report



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Historic Preservation Policy Improvements

Historic preservation encourages cities to build on the assets they have—unleashing the enormous power and potential of older buildings to improve health, affordability, prosperity, and well-being. Our older buildings are a key and irreplaceable component of our future.

Historic Preservation as Sustainability

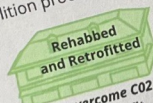
It's often stated "the greenest building is the one that is already built" because old buildings are not just full of history and character, they are filled with the embodied energy from when they were constructed in the first place.



Sustainability is the nexus of the environment and preservation is

Buildings and Construction are the largest contributor to carbon emissions: The built environment constitutes 40% of annual global CO2 emissions with 13% from new construction and the rest from operational cost.

Historic Buildings have embodied energy: If a building is demolished rather than reused, that expended energy and carbon used to construct the building is essentially wasted, and even more is expended for the demolition process and new construction.



Less than 10 years to overcome CO2 emissions created from retrofit



42-80 years to overcome CO2 emissions from construction

Reuse of Existing Buildings prevents carbon emissions: The reuse of empty buildings could yield an initial savings of 35 tons of CO2 per property if the embodied energy related to new building materials and were eliminated. **With close to 19 million vacant** **units that could yield a savings of 665 million** **tons of CO2 per year.**

Historic Preservation as Healthy Communities

We need to be careful that we don't focus so much on increasing production of new housing that we lose sight of a vast resource of affordable housing hiding in plain sight that can be preserved for the long-term for a fraction of the cost of building new.

Historic Preservation Policy Improvements

Historic preservation encourages cities to build on the assets they have—unleashing the enormous power and potential of older buildings to improve health, affordability, prosperity, and well-being. Our older buildings are a key and irreplaceable component of our future.

The City of Cincinnati already has many programs and infrastructure in place to use Historic Preservation as a tool for economic and community development and revitalization. Below are proposed expansions and initiatives that the City can implement:

- Grant funding to support historic and existing properties:** Increase funding for NBIPD program for Façade Grant Program for historic buildings to support small businesses in our historic neighborhoods.
- Historic Repair Program:** Increase funding for historic building retrofits of buildings 50 years old or older to create lower sustainable energy costs.



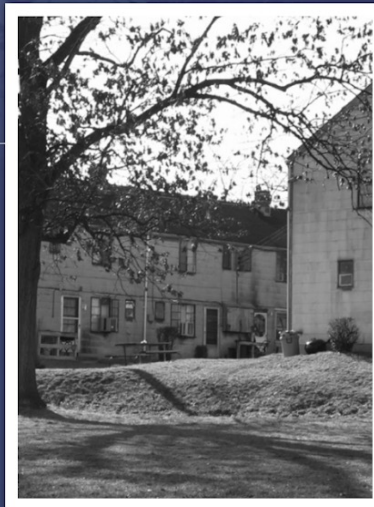
Featured Stories

SUBURBS

Village of Lincoln Heights

The First All-Black, Self-Governing City North of the Mason-Dixon Line

By Maya Drozdz



UNDERGROUND RAILROAD

Sarah Mayrant Walker Fossett

A Black woman who built an empire, changed society, and fostered co

By Sean E. Andres

NEIGHBORHOODS AND DISTRICTS

Avondale Neighborhood

A neighborhood with a rich Black and Jewish history.

By Deqah Hussein-Wetzel

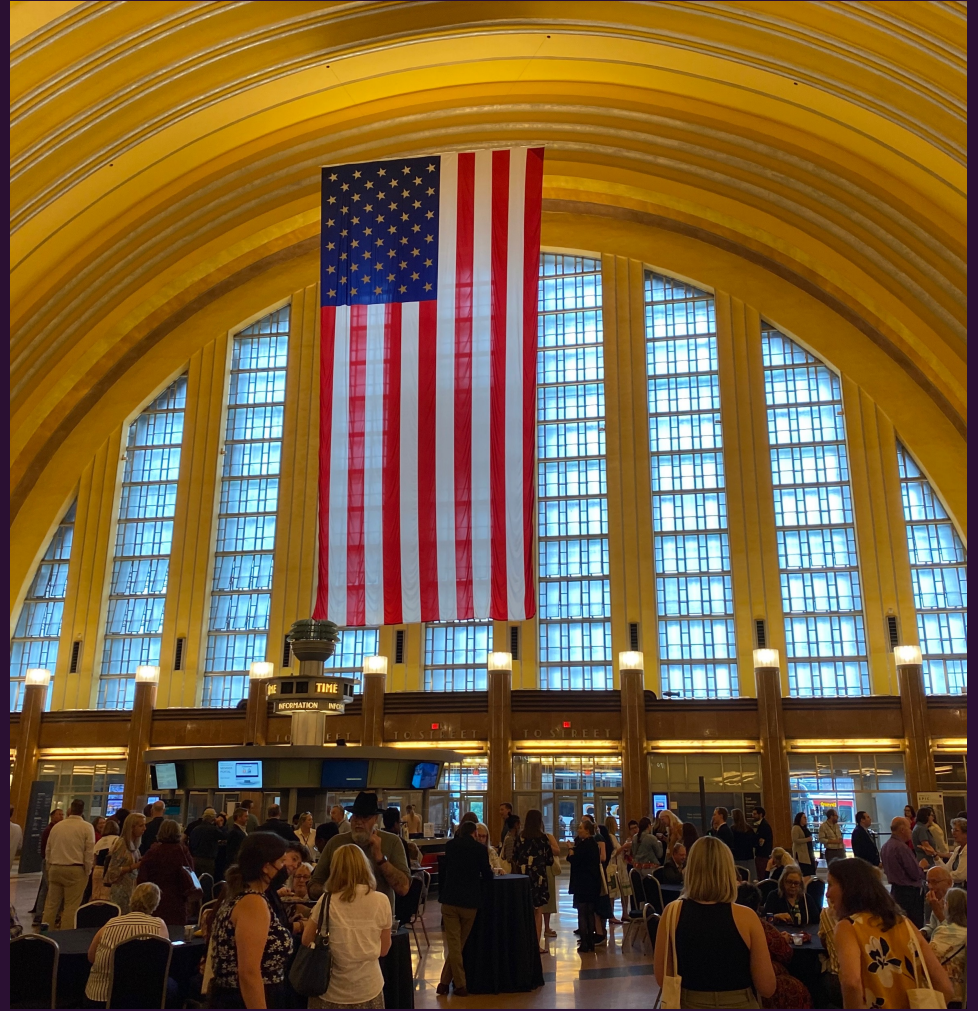
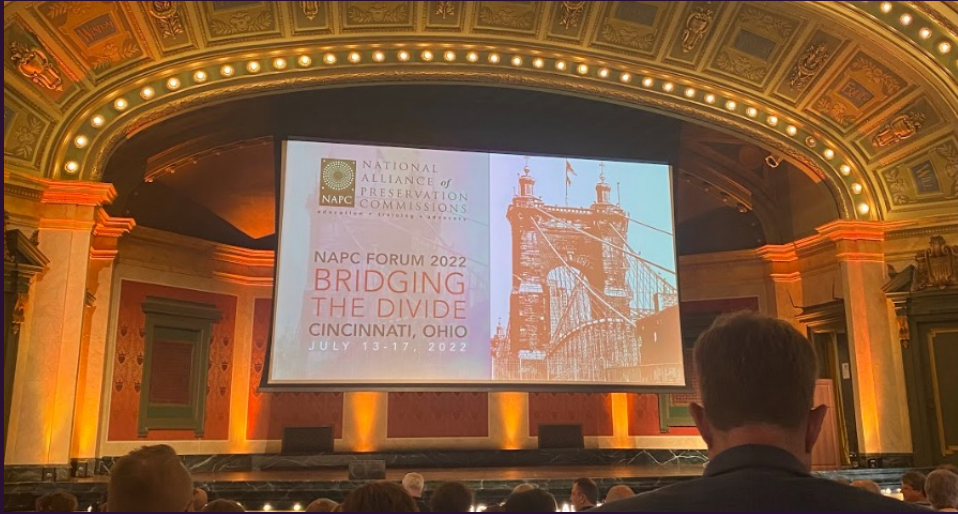
ABOLITIONISM

The Tragic Story of Margaret Garner

An enslaved Black woman and her family's fight short-lived fight to fr Cincinnati.

By Deqah Hussein-Wetzel

[Browse All Featured Stories](#)



2022 Financial Report



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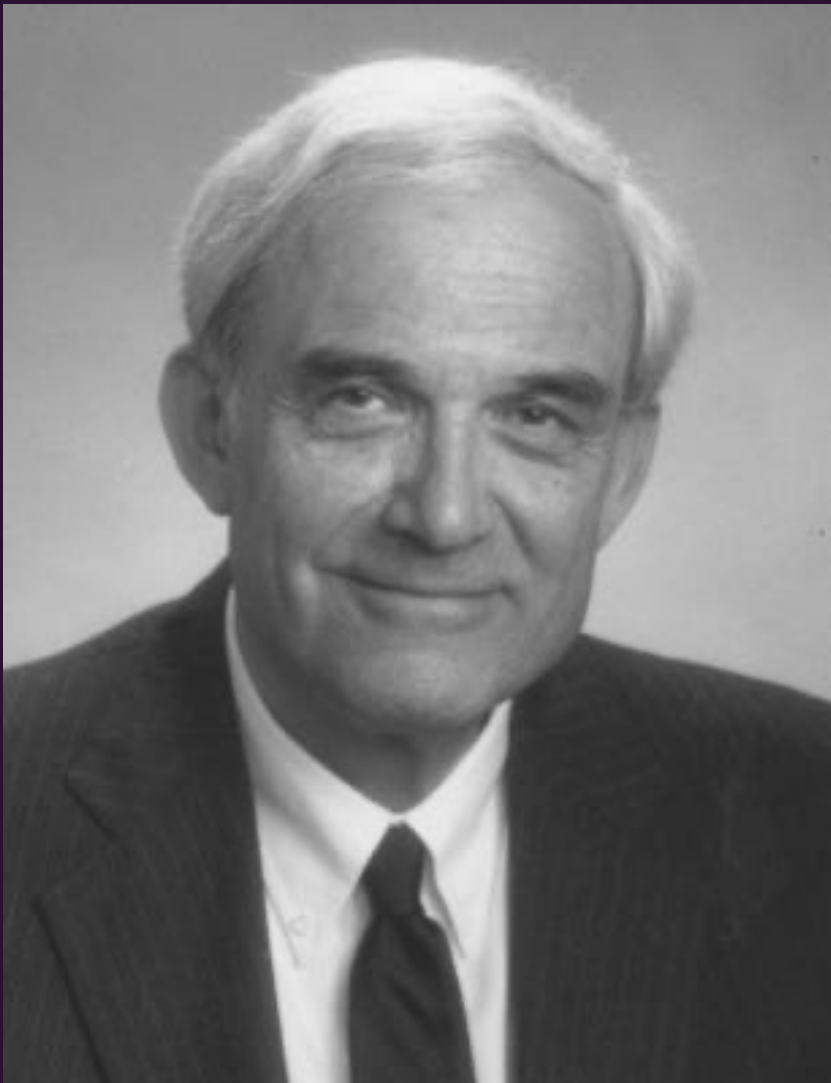
*2022 Board of Trustee
Elections*



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Preservationist Hopes For Awakening In Cincinnati

BY KAREN GARLOCH

For a sore loser like Bruce Goetzman, it was tough watching the elegant downtown Albee Theater crumble under a wrecking ball. It was no fun seeing the 141-year-old Wesley Chapel or the Shubert and Cox Theaters succumb in the name of progress, either.

Losing on those four counts makes fighting for the survival of Cincinnati's Union Terminal all the more imperative to an avowed preservationist like Goetzman.

But it isn't only great monuments and historic places that he fights to save.

IT'S for all important buildings in Cincinnati's cultural heritage, for its "mother lode of Victorian architecture.

"We need to have a sense of where we were and what we were," declares Goetzman, a University of Cincinnati architecture professor who will make the opening remarks at today's seminar on urban preservation at UC's Fungeman Center. It is sponsored by UC and the Miami Purchase Association.

Cincinnati has an abundance of 19th-Century architecture "still left intact," he said. But he warned of the attitude, prevalent among planners, that old is bad and new is good.

"Over-the-Rhine's a treasure, block after block," he exclaimed in a recent interview. "We just take it for granted and want to get rid of it."

The gray-haired but youthful, 46-year-old architect is especially proud of his work as a consultant for the Mt. Auburn Good Housing Foundation and its nearly complete \$3-million, Glencoe Place residential rehabilitation project.

GOETZMAN calls Glencoe Place one of Cincinnati's "significant projects in urban rehabilitation." He says for the first and only time, Cincinnati's government and a neighborhood group co-operated in a rehabilitation effort.

No matter how important it is to him, restoring old buildings wasn't always Goetzman's bag.

His office on the second floor of a 103-year-old, two-story Italianate building at Vine and Cory Sts. attests to that.

When Goetzman and a UC faculty friend bought the house at 2606 Vine St. in 1966 for \$7500, they tore out beautiful fireplaces and ripped off the 1870s wallpaper. They spent \$28,000 for modern improvements.

"If I was as preservation conscious then as I am today, the

interior would look different," sighed the Rochester, N.Y., native.

"We were nuts to get involved in the thing. The place was a wreck," he remembers. "Inflation's the only thing that makes it a halfway reasonable investment."

Goetzman also had bought a 100-year-old house on Bishop Street after coming to UC in 1969 because he couldn't afford a "sparkling new, contemporary box up on stilts."

But he still wasn't hooked on preservation.

HE was yet to receive a graduate degree in planning in the UC program started by Robert Hoover, an "early leader in social planning.

"He intrigued me to do something in the inner city," said Goetzman.

He was yet to meet Carl Westmoreland, president of the Mt. Auburn Foundation, who hired Goetzman as a consultant for most of the rehabilitation efforts.

He was yet to be invited by the choir director at his church, who was also assistant director of the Ohio Arts Council (OAC), to attend an OAC committee meeting in Columbus in 1971.

"The next thing I knew, I got named to the architectural advisory panel of the OAC," laughed Goetzman.

Soon he organized a state conference on architectural preservation and was named by former Gov. John Gilligan to the Ohio Historic Site Preservation Board. He served five years, but was not reappointed by Gov. James Rhodes.

"I was really into it then," said Goetzman, now a board member of the Miami Purchase Association and vice chairman of the city's Architectural Review Board.

The 6-foot 6-inch graduate of Carnegie Institute of Technology (now Carnegie-Mellon University) and Columbia University dived enthusiastically into the Save-the-Albee crusade in 1972, but he describes the whole disappointing fight with City Planning Commission in two simple words.

"We lost."

PRESERVATIONISTS won one battle during that campaign when City Council adopted in April, 1973, the "listed-property" ordinance, providing limited protection for properties of historical or architectural value.

They still lost the Albee, even though it was quickly placed on the city's list and on the National Register of Historic Places.

The decision already had been

made to tear it down. . . . Where the land is valuable, it's very hard to save a building," Goetzman said, referring to the proposed Fountain Square South development to replace the Albee block.

"You can't convince all people, even people interested in preservation, that all buildings should be saved.

"We lost the Shubert and the wonderful little Cox" before there was time to mount a strong campaign, he said.

And he speculated the former head of the Cincinnati Historical Society lost his job because of a "courageous stand" he took to save Wesley Chapel, demolished in 1972 to accommodate expansion by Procter & Gamble.

"The power structure is tough," he said with a shrug.

"Cincinnati has totally inadequate landmark legislation," said Goetzman, involved in the effort to save Union Terminal, slated for redevelopment as a commercial and recreation center.

"We don't have a landmarks commission—an organization in city government that can speak out on its own for preservation of a building. It's all under City Planning Commission, and there has been a hesitancy to adopt an advocacy role for preservation."

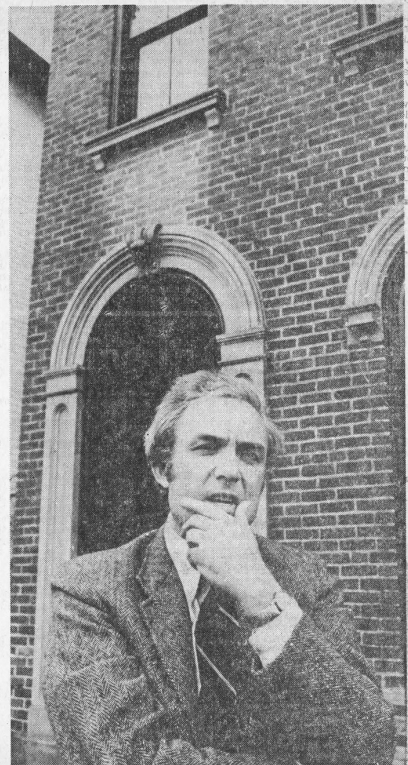
Goetzman blames the lack of interest in preservation on planners' lacking training to appreciate the American heritage.

COURSES in American architectural history haven't been taught until recently, said the Clifton resident who introduced preservation courses to UC's curriculum five years ago. "They (architecture schools) weren't even looking at the built environment.

"Not that it made an immediate, lasting impression on me," but Goetzman studied under and became friends with James Marsten Fitch, "the dean of the American preservation movement." Fitch started the first college preservation course in an American architectural school at Columbia in the late 1960s.

An admitted dreamer, Goetzman said he would like to see development of the river corridor and the Clark Street area behind City Hall and Music Hall.

"I like buildings. I like controversy, too. I guess I wouldn't be too happy if there weren't Albee Theaters to worry about. But I still hate to lose," he said, adding quickly, "I'm tenured at the university."



Enquirer photo by GERRY WOLTER
"WE NEED to have a sense of where we were and what we were," says Goetzman.

Remembering Bruce Goetzman Cincinnati Preservation Pioneer



2022 Preservation Awards



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Myers-Heckman House 1526 Elm Street For Excellence in Sustainability

Images for this award provided by Sol Design + Consulting



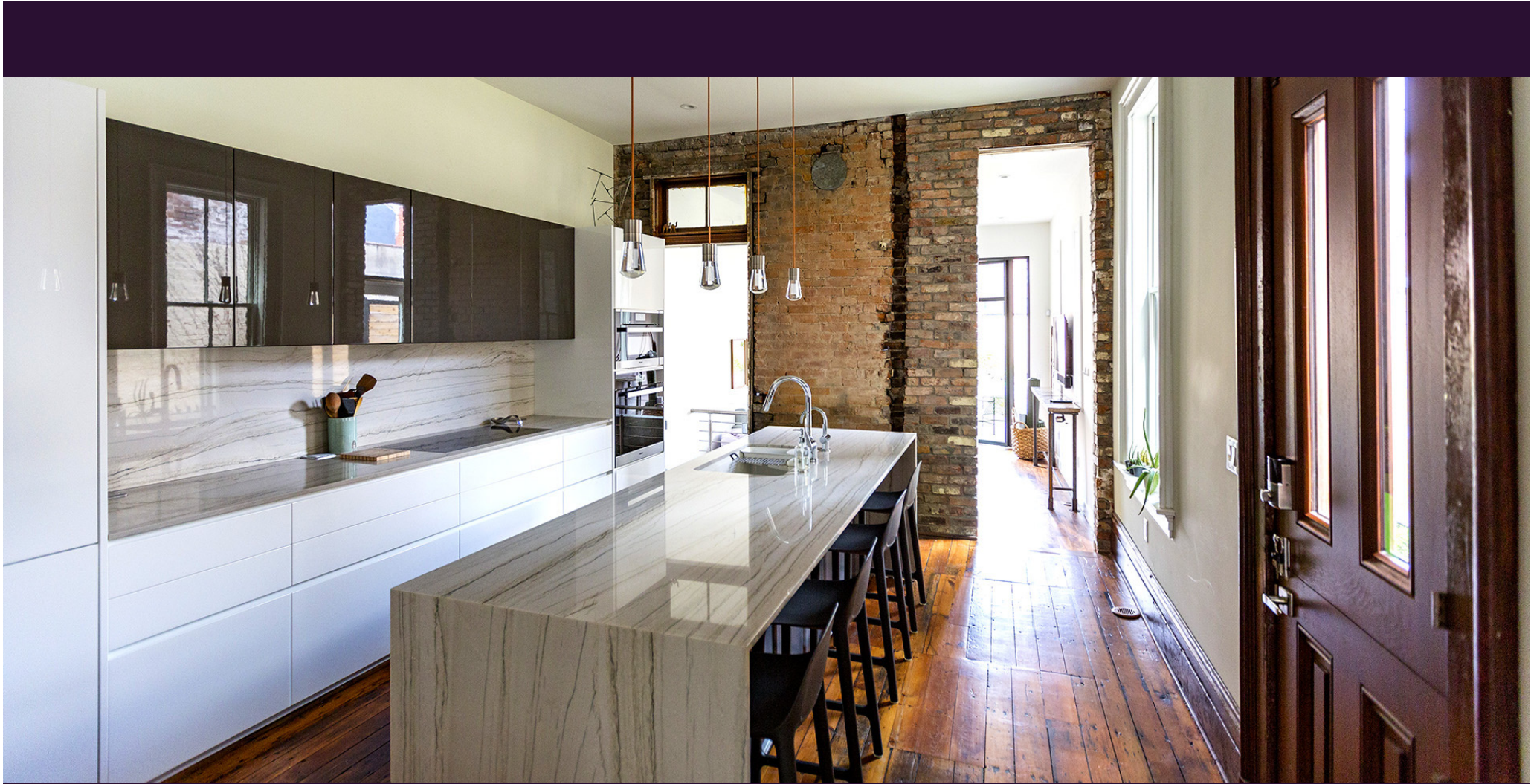


Image from Sol Design + Consulting

SOLAR PV PANELS

PV panels help offset the energy demand on the grid by this project.



RECLAIMED MATERIALS

Reclaimed floor materials cut down on the carbon footprint of the project.



RAINWATER CAPTURE

Rainwater collected on the roof for grey water use applications.



EFFICIENT WINDOWS

High efficiency windows have been installed to allow for daylight and view, but also control the thermal envelope.



EFFICIENT HVAC SYSTEMS

High-efficiency heating, cooling, ventilation, and hot water systems reduce the project's energy needs.



REDUCED WATER USE

Low-flow fixtures are installed to cut down on potable water waste.



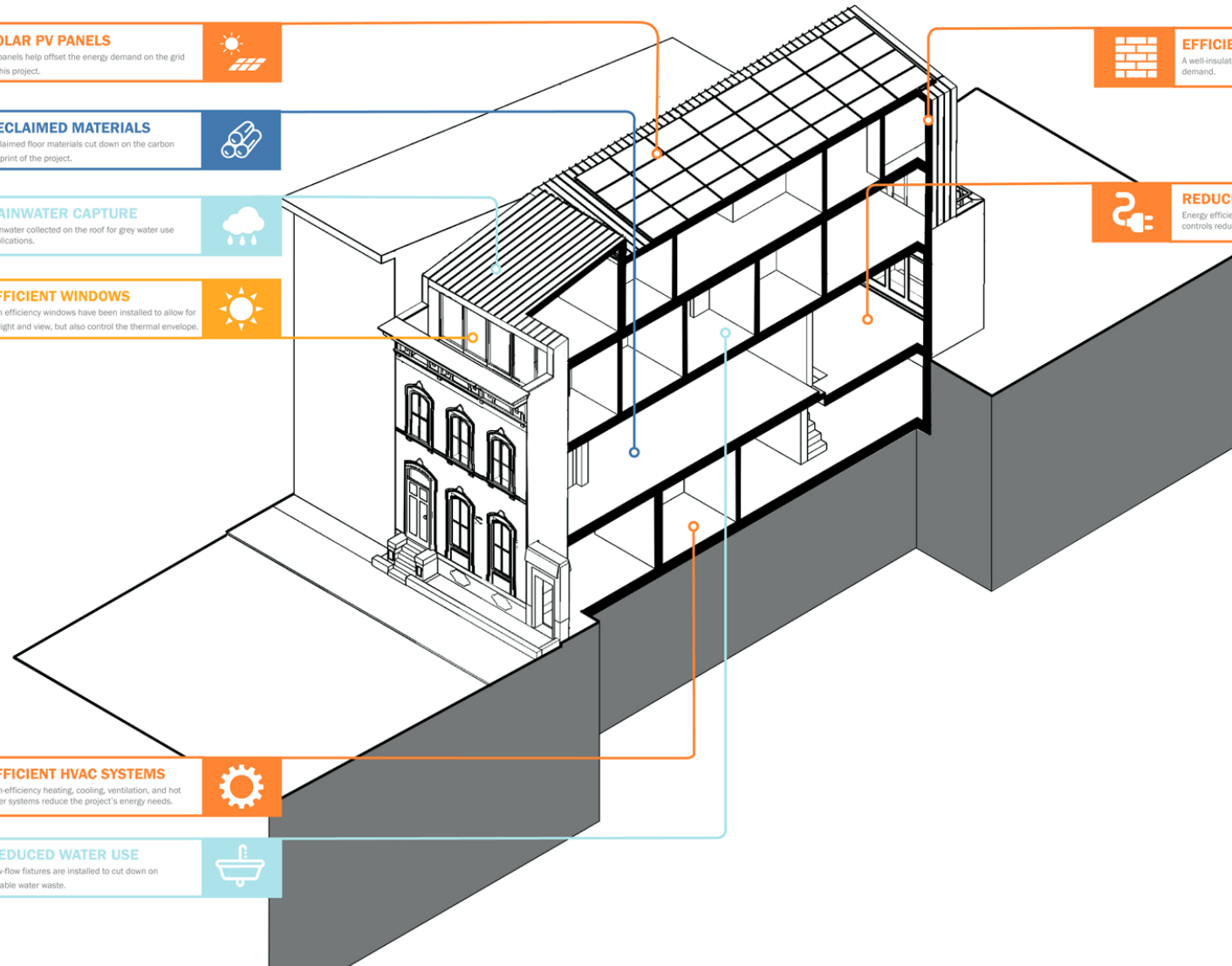
EFFICIENT ENVELOPE

A well-insulated and air-tight envelope reduce energy demand.



REDUCE EQUIPMENT LOAD

Energy efficient equipment/lighting and smart controls reduce the overall project's energy use.







An aerial photograph of a modern, multi-story building with a prominent wooden facade. The building features a large deck on the upper level with two white chairs, and a lower-level patio area with a table and chairs. The building is surrounded by a wooden fence and a garden area with various plants and pots. The overall scene is captured from a high angle, showing the building's integration with its surrounding environment.

Congratulations

Kristen Myers and
Chris Heckman

Architect: SOL design + consulting

Contractor: GreenBau

Key Subcontractors: Schaefer, Inc. Structural Engineer

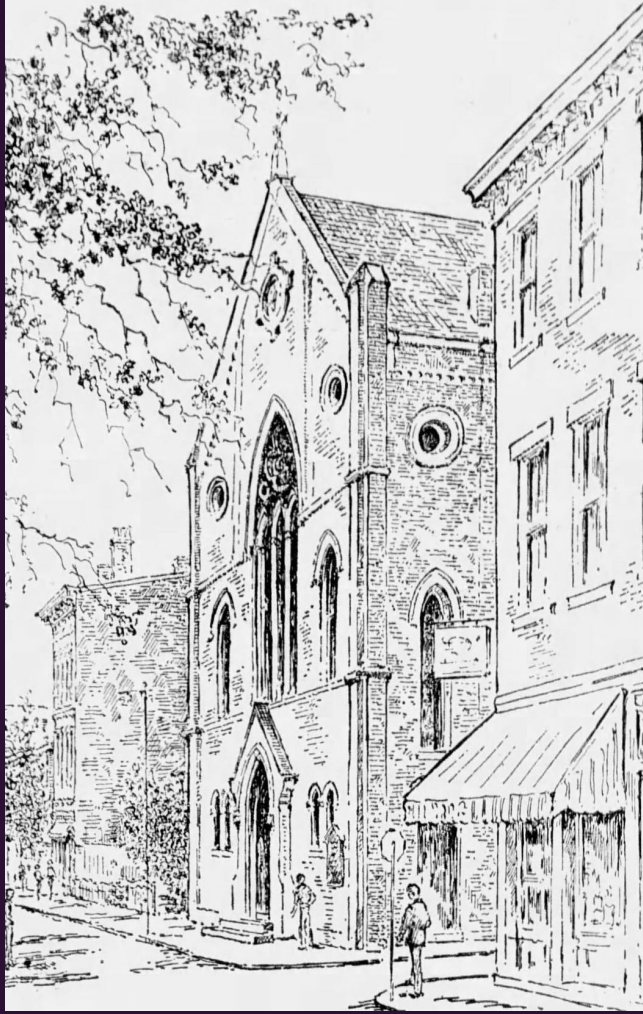


Abdiel Acevedo-
1835 Baymiller St
Excellence in
Adaptive Reuse

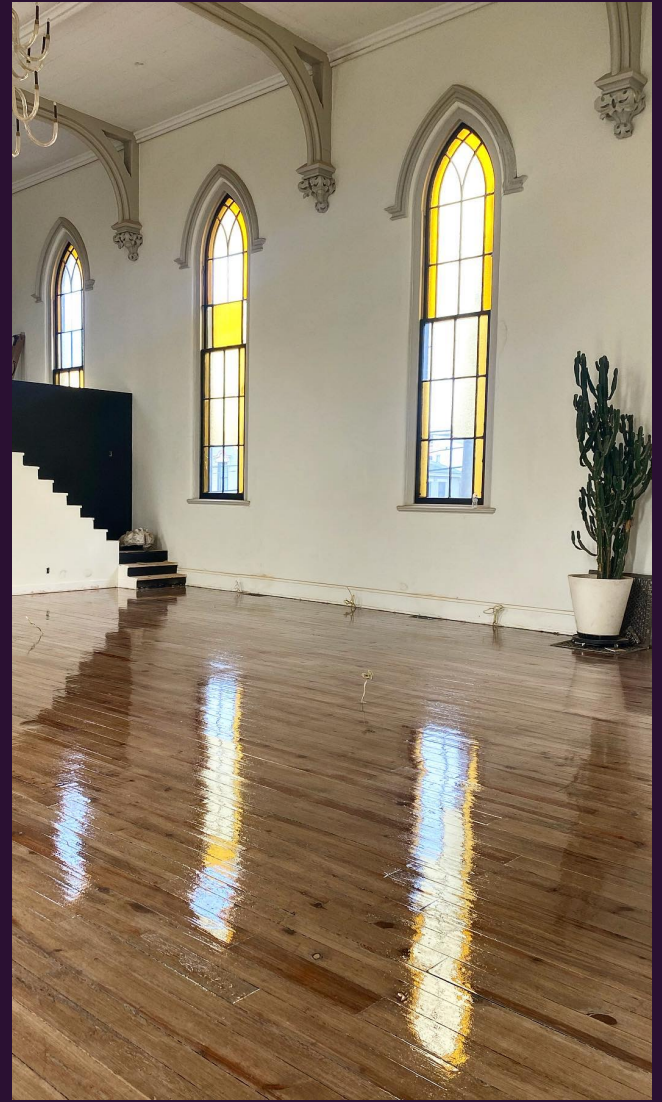
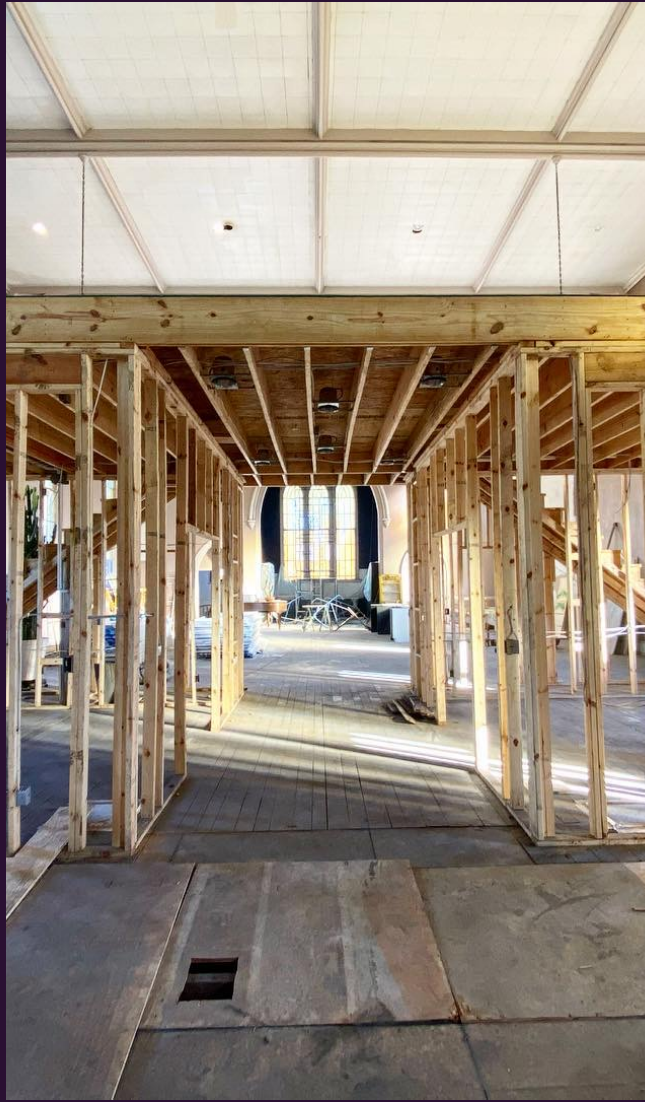
Images for this award provided by Abdiel Acevedo- 1835 Saints Instagram



A SPOT IN CINCINNA













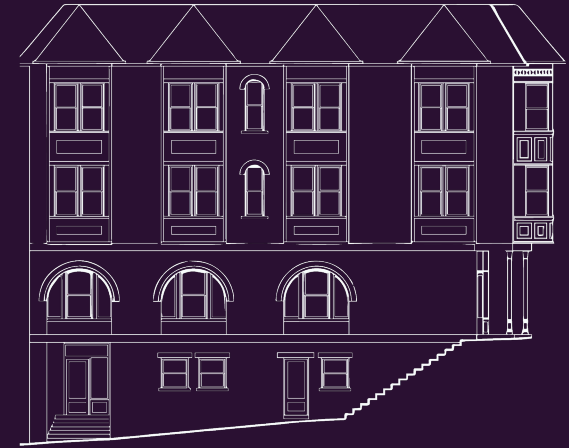
Congratulations

Abdiel Acevedo

Architect: studi:yo-b

Contractor: Bry Remodeling

Key Subcontractors: Brush Factory, Pure Granite and Stone, and Donald Flooring



Neyer Holdings
Corporation and The Port
1833 Sycamore St
Excellence in
Commercial Rehabilitation

Images for this award provided by The Port, City Beat, and SSRG

BEFORE



No. 772 Hillside Homes, Mount Auburn, Cincinnati, Ohio.





 WCPO

SOS! Top 9 threatened ...







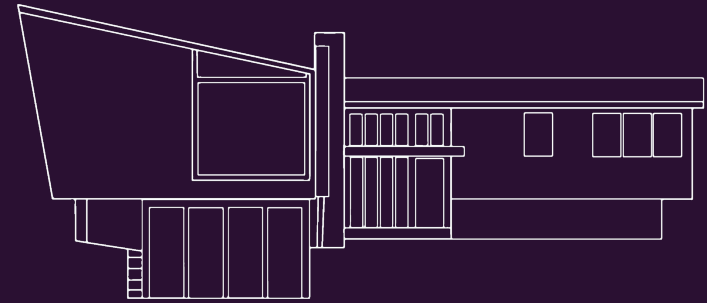




Congratulations
Neyer Holdings Corporation and The Port

Architect: New Republic

Contractor: SSRG



Robert Skipper Jr. and
Karen Hillis-Skipper
433 Hidden Valley Ln
Excellence in
Residential Rehabilitation

Images for this award provided by Drawing Department and The Henn House Instagram













Congratulations

Robert Skipper Jr and Karen Hillis-Skipper

Architect: Drawing Department and Natalie O Design

Contractor: Kent Dugan of KMD Construction



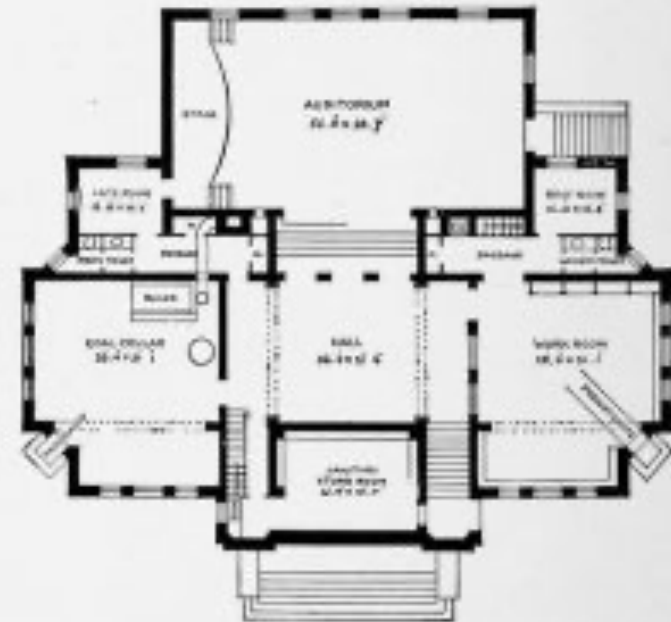
Walnut Hills Library
2533 Kemper Ln

Excellence in
Institutional Rehabilitation

Images for this award provided by Maya Drozd and the Cincinnati Public Library



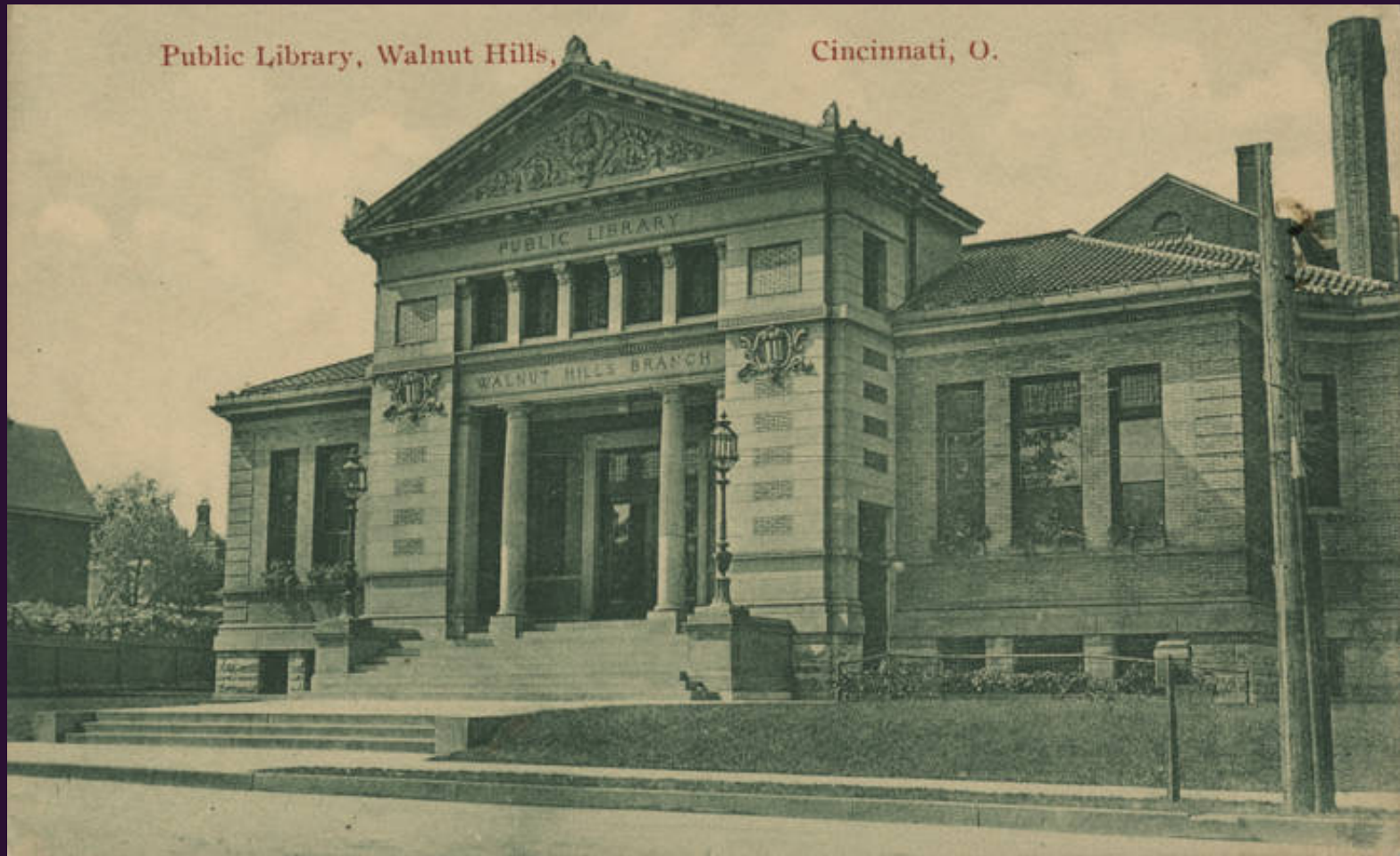
PLAN OF 2ND FLOOR



WALNUT HILLS BRANCH—PLAN OF BASEMENT AND SECOND FLOOR.

Public Library, Walnut Hills,

Cincinnati, O.







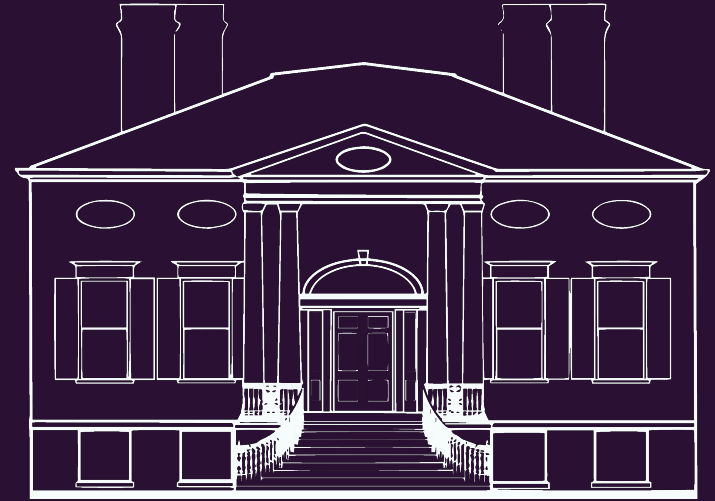


A photograph of the Walnut Hills Public Library building, a grand neoclassical structure with a prominent portico supported by columns. The building's facade is light-colored with dark accents. The words "PUBLIC LIBRARY" are inscribed on the upper part of the facade, and "WALNUT HILLS BRANCH" is inscribed on the lower part. The image is framed with a dark purple border.

Congratulations
Walnut Hills Public Library

Architect: Fishbeck

Contractor: Megan Construction



Taft Museum of Art

Excellence in Restoration

Images for this award provided by Taft Museum of Art and the Huseman Group





CR003 CR004 CR005 CR006 CR007 CR008

CRWN002 CRWN003 CRWN004 CRWN005 CRWN006

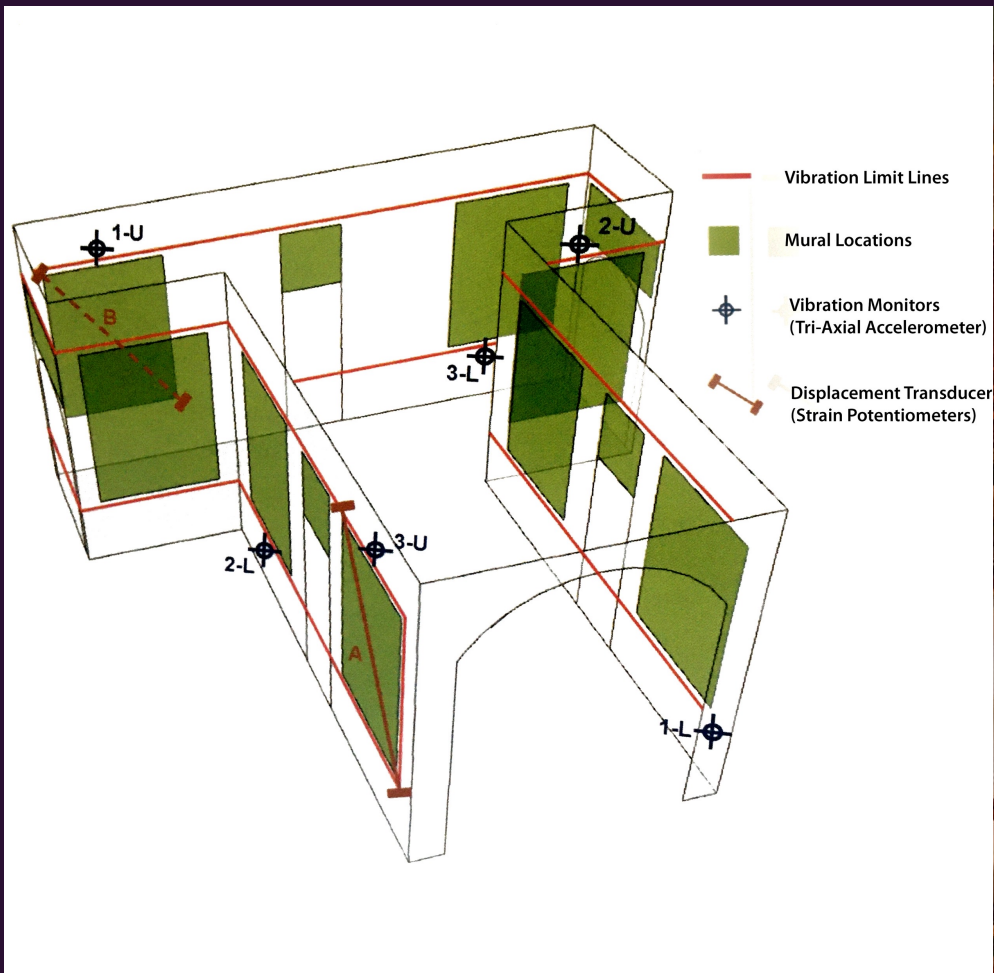
CV003 CV004 CV005 CV006 CV007

D004 D005 D006 D007 D008

PM003 PM004 PM005 PM006 PM007









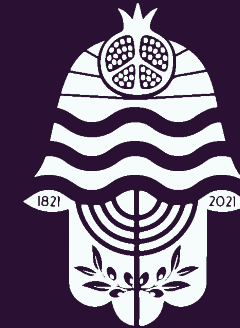


Congratulations
Taft Museum of Art

Architect: GBBN Architects

Contractor: The Huseman Group

Key Partners: National Endowment for the Arts and Save America's Treasures



JEWISH CINCINNATI
BICENTENNIAL

Jewish Cincinnati Bicentennial

Excellence in Education

Images for this award provided by Ish Festival, Jewish Cincinnati Bicentennial, CMC







PRESERVING YOUR FAMILY HISTORY THROUGH STORYTELLING





THE YEARS OF CIVIL RIGHTS STRUGGLE

THE YEARS OF CIVIL RIGHTS STRUGGLE



The image shows the interior of a large, ornate synagogue. The architecture is highly detailed, featuring multiple levels of arches, columns, and intricate carvings. The ceiling is high and decorated with blue and gold patterns. Numerous chandeliers hang from the ceiling, casting a warm glow. In the center, there is an ornate altar area with a red and white curtain. The overall atmosphere is one of grandeur and historical significance.

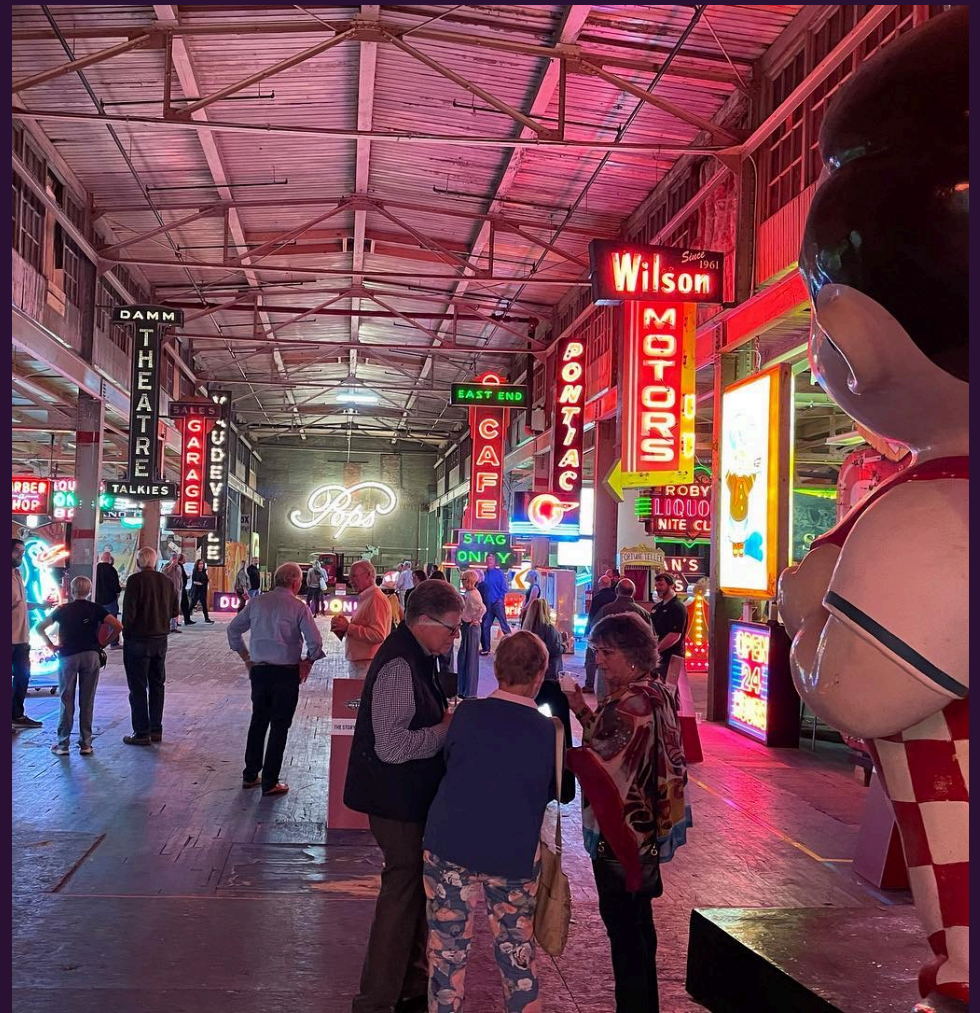
Congratulations
Jewish Cincinnati Bicentennial



American Sign Museum

Excellence in
Preservation Leadership

Images for this award provided by American Sign Museum and the Enquirer







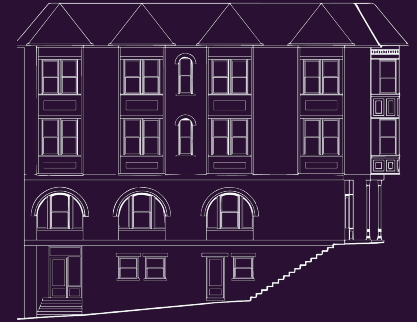
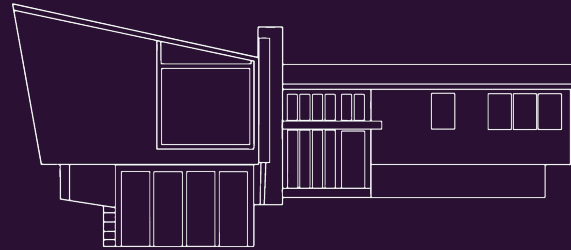




The image shows the interior of the American Sign Museum. In the center is a large, pink, globe-like structure supported by several legs. The word "UPLAND" is written across the globe in large, illuminated letters. Surrounding the globe are various neon signs, including a large yellow "SHELL" sign, a blue and white "Gulf" sign, a "Ballantine Beer" sign, a "Blood's" sign, a "Ray Depot" sign, a "KFC" sign, a "MFA" sign, and an "Emerson" sign. The museum is dimly lit, with the neon signs providing the primary light source. The floor is dark, and there are some chairs and tables visible in the background.

Congratulations
American Sign Museum

2022 Preservation Awards



Congratulations to All the Winners!











Thank You Margo!
Greater Cincinnati is better because of you!

*Thank You for Supporting
CPA's Annual Fund!*

www.cincinnatiipreservation.org