

CINCINNATI | PRESERVATION | ASSOCIATION

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2018 CPA Preservation Awards Honor Rehabilitation, Leadership and Preservation Education

Cincinnati Preservation Association (CPA) presented 11 awards for local preservation excellence at its 54th annual meeting on Sunday, December 2 in the newly renovated Corbett Tower at Music Hall. The awards honored education, leadership and rehabilitation efforts. Innovation, creativity, collaboration—and persistence—made these projects possible.



Adaptive Reuse Award 1819 Innovation Hub

CPA is pleased to present our **first-ever** Adaptive Reuse Award to this renovated and repurposed building standing proudly at the gateway to Avondale.

Built in the 1920s, the Reading Road Sears store was Cincinnati's first on a suburban site. After years of vacancy, however, the decaying retail

landmark faced demolition. Instead, it was renovated by the University of Cincinnati as its new Office for Innovation.

The tower was preserved, brick stripped off and reclad, and the Art Deco ornamentation carefully duplicated. A side addition built of glass and steel expanded the building's footprint.

The reimagined building is now home to UC's Office of Innovation, the Procter & Gamble-backed UC Simulation Center, and tenants including Cincinnati Bell, Kroger, CincyTech, Village Life Outreach Project and Live Well Collaborative. It also showcases the work of UC students.

Honorees: University of Cincinnati; A359 Partners in Architecture; Messer Construction Company; Monarch Construction Company; J Construction Company

Education Award Finding Kenyon Barr: Exploring Photographs of Cincinnati's Lower West End

In the 1950s, the urban renewal project called Kenyon Barr displaced 25,327 African Americans, leveled 2,000 buildings, and destroyed a neighborhood full of historic architecture and bustling street life. Millions of dollars were spent on the project, which failed to achieve the City's lofty redevelopment goals.

Curated by Anne Delano Steinert of the University of Cincinnati, the black and white photographs of the doomed buildings and soon-to-be-moved-out residents are a poignant testament to the destruction of a West End neighborhood.



Special Recognition Award Cincinnati Sign Garden

Cincinnati Gardens may be no more, but its sign lives on in Camp Washington thanks to the American Sign Museum and a clever concept.

The Sign Museum has saved, repurposed and rearranged the freestanding lettering that once stood above the Gardens' entrance to read, "Cincinnati Sign Garden."



Opened in 1949, the 25,000-square-foot Gardens was home to hockey games, boxing matches featuring Ezzard Charles, Cincinnati Royals basketball games, Evel Knievel stunts and a Jimi Hendrix performance, among other events.

CPA thanks the Port and the American Sign Museum for making this save possible.

Honorees: American Sign Museum; Klusty Sign Associates; The Port



Special Merit Award Flatiron Building Stabilization 1833 Sycamore Street Mount Auburn

Mount Auburn's beloved Flatiron Building has been saved from demolition and stabilized by a joint effort of the City of Cincinnati and the Hamilton County Land Reutilization Authority (Land Bank). The ambitious project shored up and secured

the failing landmark, which is now ready for rehabilitation. A collapsing, non-historic rear addition had been removed by the City previously.

Anchoring the wedge-shaped corner of Auburn and Sycamore since the late 1800s, the building formerly housed a plumbing business and a video store. It sank into dilapidation under successive owners and has been vacant for over twenty years. A favorite of many urbanists and a Cincinnati Preservation Collective target property, the Flatiron was recommended for stabilization by CPA.

Honorees: The City of Cincinnati; Hamilton County Land Reutilization Authority; Structural Systems Repair Group



Stewardship Award OTR ADOPT

OTR Adopt mission statement: To preserve Cincinnati's architectural heritage by facilitating the transfer of vacant historic buildings to responsible new owners.

Founded by Over-the-Rhine preservationist Danny Klingler ten years ago as a preservation corporation of last resort, OTR ADOPT is a nonprofit receivership organization that saves forlorn, forgotten, endangered historic buildings. They take title to them, stabilize them, and convey them to new owners who agree to renovate them. And they're not afraid to do a clawback if the new owner doesn't live up to the contract.

OTR ADOPT is still working to save buildings in the neighborhood they're named after. But because of the revitalization they've helped created, they're expanding into other neighborhoods. They're also branching out into doing their own renovations for resale.

Honoree: Danny Klingler, OTR ADOPT



Preservation Leadership Award City of Cincinnati King Records

"King Records is like the Harriet Beecher Stowe House for music. It is a magical place."—Vice-Mayor Christopher Smitherman

King Records was an iconic recording studio that operated out of a warehouse in Evanston. Founded by Syd Nathan, it became the nation's sixth-largest record company and one of its most

innovative, as well as a leader in racial integration. After King closed in 1971, the building gradually deteriorated and faced demolition. The City responded by stepping forward to save it, even declaring it a historic landmark. In April of 2018, City Council opened the door to preservation by approving a land swap with the building's then-owner. The building has now been stabilized by the City and plans are moving forward to convert it to a recording studio and museum. CPA commends the City for their ongoing support of this Cincinnati landmark.



Rehabilitation Award Film Center @ Findlay Market

A former Warner Brothers film warehouse on Central Parkway has been reborn as urban loft apartments.

The nearly \$11 million renovation, which used historic tax credits, respected the building's industrial character, preserving the high

ceilings and open spaces and leaving the concrete columns on view. The large, industrial-style metal windows are operable recreations of the originals.

Just a block from Findlay Market and the streetcar line, the building's amenities include a rooftop deck and bike storage and repair space.

Honorees: Urban Sites; City Studios Architecture



Rehabilitation Award Our Lady Queen of Peace Chapel

The Our Lady Queen of Peace Chapel was built in 1938 on the Williams estate in Anderson Township. Connected to their home, the 22-seat limestone chapel designed by Edward Schulte was used for family weddings and baptisms for many years.

When the property went up for sale, the building was in danger of demolition. Instead, the family donated it to Xavier University.

In December 2017 the chapel was partially dismantled and relocated on a trailer to the Xavier campus. A gantry crane was used to carefully lift the structure and set on a foundation. The building was taken apart stone by stone, removing the roof and top half, then reconstructed. Six stained glass windows representing patron saints of the Williams children were carefully cleaned and restored. Four new windows were created for a formerly blank wall from the same

Blenko glass, by the same firm that created the windows.

The chapel now bookends the academic mall with Bellarmine Chapel, where it serves as a quiet place for prayer and reflection by students and staff.

Honorees: Xavier University; MSA Design; Messer Construction Company; Motz Engineering



Rehabilitation Award Cincinnati Music Hall

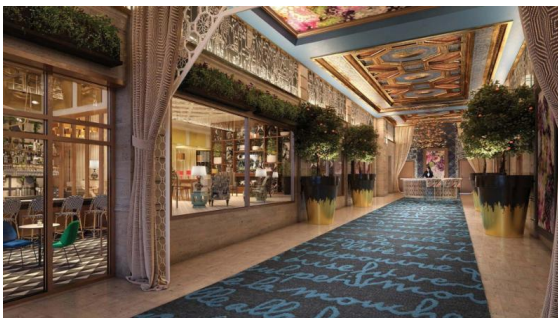
In October of last year, Cincinnati's beloved Music Hall opened its doors to an eager public following a two-year, \$143 million renovation and restoration. Highlights of the ambitious project provided much-needed upgrades, reversed insensitive alterations and brought original features back to life. Funding came from a variety of sources including a coveted "catalytic" tax credit. Work included:

- New roof and mechanical systems, energy efficiency upgrades
- Restoration of exterior masonry
- Reopening of bricked-in window openings
- Redesigned plaza
- Restored Corbett Tower, including removal of dropped ceiling, uncovering original covered ceiling, recreation of exquisite stencilwork, reopened windows with views of Washington Park
- Revamped Springer Auditorium
- New performance, rehearsal, storage spaces
- Better backstage space for performers
- Improved accessibility and additional restrooms.

Preservationist and researcher Thea Tjepkama, whose painstaking research into the original plans, brought the building's polychrome paint scheme—all but destroyed in the past by sandblasting—back to life, recreating the original depth and richness of the façade.

Seeing the finished project we can only say, Bravo!

Honorees include: Music Hall Revitalization Company; Society for the Preservation of Music Hall; Perfido Weiskopf Wagstaff + Goettel; Martinez + Johnson Architecture; Messer Construction Company; Cincinnati Center City Development Corporation; Messer Construction, Gary Millard, Senior Project Executive; Judith B. Williams, Historic Preservation Consultant



Rehabilitation Award City Club Apartments

A \$67 million renovation has transformed the Union Central Life Insurance Building Annex on Vine Street into City Club Apartments. Developers City Club Apartments LLC used state and federal historic tax credits to renovate the Garber & Woodward-designed landmark building into 294 luxury apartments,

Class A office space, street-level retail and restaurants. Features include a magnificent restored lobby and two rooftop terraces with indoor/outdoor pools, offering views of the Cincinnati skyline and Roebling Bridge.

Honorees: City Club Apartments LLC; Brinkman Construction; Damon Faber

Rehabilitation Award 501 East Sixth Street, Newport



Mark Ramler of Mansion Hill Properties, has the distinction of renovating 20 buildings before his 30th birthday. CPA is recognizing him for his latest project, 501 East Sixth Street in the East Row Historic District.

Located at Sixth and Monroe streets, this L-plan frame residence was overlooked and under maintained when Mark bought it in 2017. As work progressed, he found hidden treasures as well as hidden hazards such as rot and termite damage. The finished home is bright and welcoming, with preserved historic details and cool vintage finds.

Mark's good work has been recognized by a previous Rehabilitation Award, a 2018 River Cities Excellence in Preservation Award and an Excellence as a Young Preservationist Award from Preservation Kentucky. And he's not slowing down: his next project is a neighborhood dive bar just up the street.

Honoree: Mansion Hill Properties

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