

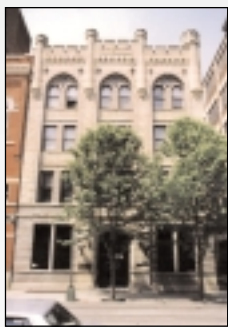
## THE CITADEL

The Phase I renovation of The Citadel is complete. The four-story historic building on East Eighth Street was designed by Samuel Hannaford. An attorney's office now occupies the second floor. Wood paneled balcony offices overlook the first floor conference



*Citadel, 2nd floor interior*

room and offices below, which are built into the original meeting room for the Salvation Army, the original occupants of the building. Plans are under way for remodeling and restoration of the first floor.



*Citadel exterior*

## LINCOLN COURT

Construction has begun on Lincoln Court, a 500 unit residential neighborhood in Cincinnati's West End, replacing the old 1940's era housing project.

The new Lincoln Court, undertaken by Cincinnati Metropolitan Housing Authority, represents a major philosophical change in the design, construction and management of public housing; it will include not only low-income rental units, but also market units and owner-occupied townhouses. The complex is designed to be integrated into the surrounding neighborhoods, and to reflect indigenous architectural styles and urban patterns. We believe this redevelopment, as well as the redevelopment



*Lincoln Court*

of Laurel Homes to the north, are of major significance in the establishment of sustainable residential neighborhoods in Cincinnati's inner city.

Construction has begun on the corner of Court and Linn Streets, and will proceed northward, between Linn and Cutter Streets to Ezzard Charles Drive.

Brashear Bolton is advising Cincinnati Metropolitan Housing Authority on the architectural aspects of the redevelopment. We have assisted in the preparation of the Request for Proposals from developers, the selection of the developer, the negotiation of the developer's agreement, the monitoring of designs, the obtaining of approvals and permits from the City, and we will monitor construction for CMHA.

## TERI STUDIOS

Design of a new photography studio for Teri Campbell is under way. The studio's success in the imaging of food has spawned the need for a larger studio and a unique image.

The design is inspired by the owner/photographer's desire for an engaging, client-friendly space. We will work with cooks to create an efficient, fully equipped kitchen with walk-in storage and refrigeration areas; clients will relax in a large lounge area with the opportunity for private work and discussions. Clients and employees will share an informal dining area.

## CITY OF HAMILTON BUILDING CODE

The City of Hamilton is revising its Building Code for one-, two- and three-family residences. A new model code will be adopted, with new chapters on administration, contractor licensing, and special provisions unique to the City of Hamilton. Our firm has been chosen to work with the City in developing and writing the new code. We expect to complete our work for Hamilton by July of this year.

**CAMPBELL HOUSE**

The Campbell House is complete. The 3,000 square-foot, three-bedroom house is located at The Hermitage Club in Anderson Township. The interior features a large double-sided fireplace surrounded by the living space, and an expansive screened porch overlooking the sloping, wooded site.



*Campbell House*

**ST. MARK'S BAPTIST CHURCH**

St. Mark's Baptist Church in Mount Healthy plans to expand its ministry to include a day care program. Modifications to the facility will include new restrooms, new administrative offices, new entrance and a renovated kitchen. We are assisting the congregation in the programming and planning for the renovation and addition. The octagon-shaped sanctuary presents a challenge in the positioning of an addition and the planning of the interior uses. After planning and regulatory code issues are resolved, we will complete construction documents.

**LEHN PAINTING INC.**

Lehn Painting, a regional contractor doing business in Ohio, Kentucky, and Indiana on large commercial and institutional buildings, is building an 8,000 square foot office and a staging structure in Batavia adjacent to the Clermont County Airport. Our work includes the preparation of design and construction drawings,

as well as assistance in a zone change and compliance with airport regulations.

**CHANTELLE NOBLE JOINS FIRM**

Ms. Chantelle Noble has joined the firm as a project manager. Ms. Noble has a bachelor's degree in architecture from Miami University and a master's degree from Washington University in architecture. She has worked with Cincinnati and Boston area architectural firms. Ms. Noble will be responsible for managing projects on a daily basis. We feel very fortunate to have with us someone of Ms. Noble's qualifications and experience.

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## COVENANT CHURCH

Brashear Bolton has been working with Covenant First Presbyterian Church, a historic stone structure located at the west end of Cincinnati's Platt Park, on

a master plan to accommodate the growth of the congregation. Recent projects undertaken pursuant to this plan include renovations to



*Covenant First Presbyterian Church*

accommodate classrooms, a new entry from the adjacent parking garage, and structural renovation of the second floor and roof for additional classroom and meeting space.

## TERI STUDIOS

Teri Studios, a photography studio specializing in the imaging of food, is moving to Central Parkway, to a 5,000 square foot building that is being renovated.

It is the goal of the owner/photographer Teri Campbell to provide an engaging, comfortable, and functional workplace for himself and his clients. An open, flexible studio will have exposed interior and exterior brick, cement board floors, and an exposed-steel roof structure, which will be raised to provide addition height for backdrops.

An integral feature of Teri Studios' new facility is a fully equipped, gourmet kitchen, where food stylists will prepare exquisite dishes to be photographed.

In contrast to the studio, the kitchen and lounge areas are highly finished with plaster, carpet and composition flooring, curved glass corners and large windows.

## COLUMBIA TOWNSHIP SERVICE MONUMENT

We are assisting Columbia Township with the construction of a monument honoring local service men and women. Carved granite panels in a landscaped setting on the lawn of the Administration building represent the five branches of the armed services.

## LAVA LOUNGE 829 – 835 MAIN STREET

A new upscale nightclub, The Lava Lounge, is opening on the southwest corner of Main and Ninth Streets in downtown Cincinnati, extending the Main Street Historic District south into the CBD. The owners operate a very popular club with the same name in Chicago. We are completing design and construction drawings for renovation of the first floor. New storefronts will restore the exterior to its original configuration and reinforce the character of the local Historic District.

The club will include lounge areas, two bars, and a dance floor. We have prepared Historic Tax Credit documentation in the past to make projects in Historic Districts more feasible; the owner is considering pursuing these incentives on this project. The design of this club is the latest of many that Brashear Bolton has completed in the Main Street area, including Neon's, Westminster Billiards, Japps, Jefferson Hall and the Courtyard Café.

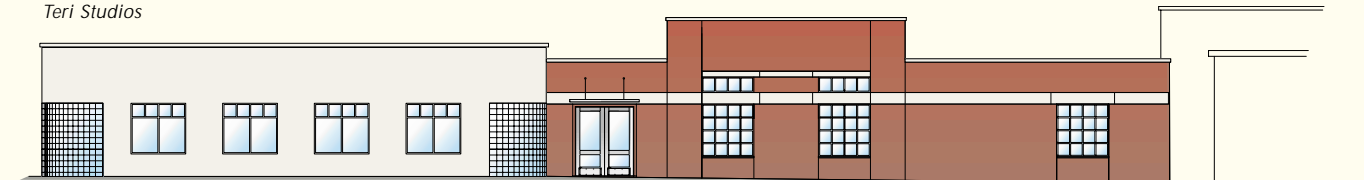
## 222 EAST FOURTEENTH STREET – ELECTRONIC ARK

The interior and exterior remodeling of the five-story Electronic Ark office building in Over-The-Rhine has been completed. The renovation included a new storefront, new windows, a new elevator, and new mechanical and electrical systems.



*Electronic Ark office building*

*Teri Studios*



**STUDENT LIFE CENTER**

Brashear Bolton is consulting with Glaserworks on code and other issues related to the new Student Life Center at the University of Cincinnati. The four-story building connects to Swift Hall and wraps around the south ends of Baldwin and Rhodes Halls, adjacent to a primary pedestrian pathway called the Braid. The connection to Swift Hall, the proximity to adjacent buildings, and the slope of the site present major design, technical and regulatory challenges.

**LINCOLN COURT**

Brashear Bolton is an advisor to the Cincinnati Metropolitan Housing Authority in the planning and construction of the Lincoln Court Community. The Authority obtained a \$30 million Hope VI grant to partially fund the redevelopment. City funding, private financing and tax credits are also being used.



The first two phases of Lincoln Court are well underway, and are scheduled for completion by the end of 2001.

The first phase is a single 56-unit, four-story building for senior citizens, on the corner of Linn and Clark Streets. The foundations are complete, and erection of the structural steel frame is to be completed in June.

The second phase includes 114 dwelling units for market and low/moderate income tenants; in six two- and three-story townhouses. These units are at the corner of West Court and Linn Streets.

110 owner-occupied townhouses are being constructed immediately to the east as part of the Lincoln Court community.

The developer has received the City's approval of plans for new streets and utility systems and has started construction of the public infrastructure required for the first three phases.

The third phase will start this summer, and subsequent phases will start in 2002. The project is replacing the 1940's era public housing facility with buildings and street systems that will better integrate the community with the surrounding neighborhood.

**NEW NEIGHBORS**

The Ensemble Theater will be leasing the first floor of Brashear Bolton's building on Race Street for set construction.

Bruce D. Robinson Architecture and Design has purchased the Barlow Motors Building on the northeast corner of Race and Central Parkway. The firm has recently occupied the renovated second floor.

Media Bridges, Inc., an agency offering training and facilities for access to Cincinnati's cable television system, will lease and occupy the first and third floors of Robinson's building. We welcome the additional activity in our corner of the City.

Brashear Bolton has assisted Robinson with his building's Historic Preservation Certification and has assisted both Bruce and Terry Boling, Media Bridges' architect, with code issues in their projects.

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BRASHEAR BOLTON

NEWSLETTER

1106 RACE STREET CINCINNATI, OHIO 45210



## TERI STUDIOS

The renovation of 3344 Central Parkway for Teri Studios, a photography studio specializing in the imaging of food, is complete.

The 5000 square foot renovation, built by Hudepohl Construction, provides an engaging, comfortable, and functional workplace for owner Teri Campbell and his clients, with whom he works closely in his shootings. The open, flexible studio has exposed interior and exterior brick, a polished concrete floor, and an exposed steel roof structure.

Teri Campbell specializes in the imaging of food, including prepared food. (Visit [www.teristudios.com](http://www.teristudios.com) to

view examples of his work) An integral feature of his new facility is a fully equipped kitchen, where he and his clients prepare exquisitely presented dishes.



Teri Studios

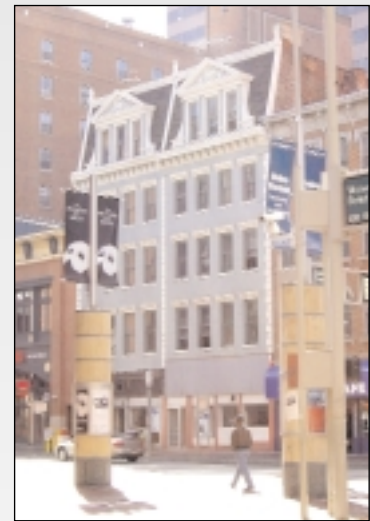
In contrast to the studio, the kitchen and lounge areas are highly finished with plaster, carpet and composition flooring, curved glass corners and large windows.



Teri Studios

## GIBSON LOFTS

Brashear Bolton has been selected as the design Architect for an exciting new residential condominium project in Downtown Cincinnati. The Gibson Lofts, being developed by Middle Earth Developers, is located at 633-637 Walnut Street, and includes the Sherith Israel Temple on Ruth Lyons Alley.



Gibson Lofts

The Walnut Street buildings are located directly across from The Aronoff Center.

The project is to include 8 condominiums in the three buildings along with parking to be located on the first and basement floors of the Temple. The Walnut Street buildings have 5 floors and the Temple has three floors. The units will vary in size from 2,000 S.F. up to 3,000 S.F. at the fourth and fifth floors.

Christine Schoonover of Coldwell Banker West Shell (513.321.3128) is managing sales of the units.

## VARSITY VILLAGE

Brashear Bolton is consulting with Glaserworks on code and other issues for the new Varsity Village Athletic Building at the University of Cincinnati. The five-story building serves as a connector between Nippert Stadium and Shoemaker Center. It will house athletic administration offices, coaching offices, ticket offices, locker facilities, a gymnasium, and athletic training and support facilities. The multi-use function of the building and its connection to Nippert and Shoemaker present challenging design, technical and regulatory code issues.



**FINDLAY MARKET TENANT RELOCATION**

Construction on the expansion and renovation of Findlay Market, by DAG Construction, is planned to begin the first of November. The east half of the market will be completed first, with the second half to follow. The vendors will remain in operation throughout construction and will be temporarily relocated to the Findlay Market North Buildings on W. Elder Street. Brashear Bolton, responsible for preparing construction documents for the vendor tenant finish spaces, will continue to work closely with the City of Cincinnati, the contractor and the vendors during their temporary moves and permanent moves back into the renovated Markethouse.

**LINCOLN COURT**

The first two phases of Lincoln Court are nearing completion. The first phase is a single 56 unit, four-story senior building on the corner on Linn and Clark Streets with the second phase being 114 apartments in six buildings for market and low/moderate income tenants. Phases II and III are in the block bounded by Clark, Linn, Court and Cutter Streets. Subsequent phases will be constructed in the two blocks to the North. 110 owner-occupied townhouses are being constructed as an integral part of the redevelopment. The new community is replacing a 1940's era public housing project. The mix of market and low/moderate income housing, rental and owner-occupied residences, as well as building and site design, will make the community a part of the surrounding neighborhoods and the city.

Brashear Bolton is acting as an advisor to the Cincinnati Metropolitan Housing Authority in the planning and construction of the community. The Authority obtained a \$30 million Hope VI grant to partially fund the redevelopment. City funding, private financing and tax credits are also being used to finance the project. The Authority has also undertaken a similar redevelopment of Laurel Homes to the North. Together, the two redevelopments will have a profound impact on the City.



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