

### 125 WEST NINTH STREET

The firm completed the renovation of a two-bedroom townhouse apartment at 125 West Ninth Street in January. The apartment occupies the first floor and parts of the second and third floors.

An 1850's era formal double parlor accommodates a living room, a home office, and display cases for a pottery collection, and leads to a dining room. A family room separates the front of the apartment from the kitchen, which incorporates open stainless steel shelves, a stainless cooktop island and a commercial stainless sink and appliances. The bedroom, guestroom, and two baths are upstairs.



Cork floors, light-toned birch and pine, and light yellow walls with red accents throughout give the apartment a sense of warmth and continuity.

### COMMUNITY VIEWS

#### OVER-THE -RHINE HOUSING

Brashear Bolton has completed Schematic Designs now preparing construction Documents for Community Views, for a six-building, fifteen-apartment renovation development by the Over-the -Rhine Housing Network. The scattered site development includes affordable and market rate units in long vacant structures. We will also prepare the documentation necessary for historic tax

credits, which will provide needed financial support. The design of these apartments should respond creatively to the historic nature of the buildings, and bring new vitality to the neighborhood.

### DUNLAP STREET CONDOMINIUMS

Developer Greg Badger, who is completing an impressive renovation of two townhouses adjacent to our offices on Race Street, has retained Brashear Bolton to assist him in the renovation of a building on Dunlap Street in Over-the Rhine for 10 residential condominiums. The redevelopment will including parking for the condo owners, and will infuse new life in the neighborhood.

### FINDLAY MARKET

Brashear Bolton continues work with the City of Cincinnati, the Corporation for Findlay Market, and the Findlay Market tenants.

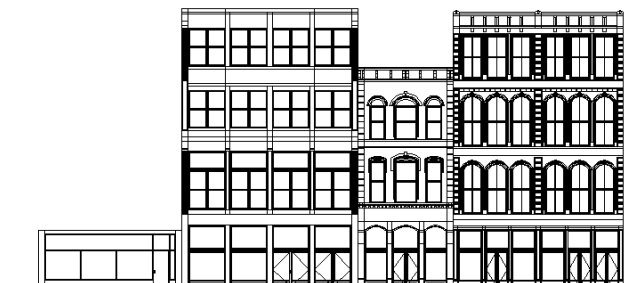
We are completing plans for tenants moving back into the east half of the renovated Market House, and preparing plans for tenants being moved from the soon to be renovated east half of the Market House into the temporary space in buildings north of the Market House.

In addition, we are drawing building improvement studies for the buildings surrounding the Market House, and developing marketing material for potential new tenants.

### 327-345 WEST FOURTH STREET

#### KINSEY FLATS

Brashear Bolton has been working with Middle Earth Developers once again for another exciting residential project in Downtown Cincinnati. The Kinsey Flats is located in four late nineteenth century buildings located at the southeast corner of West Fourth Street and Central



Avenue in Downtown Cincinnati. These four buildings have been abandoned for many years and have deteriorated to the point of being an eyesore on a very prominent intersection near Paul Brown Stadium.

Historic architecture blends with industrial flair at this new development. These 25 loft-style apartments will feature the open loft style floor plans with some wonderful design features including hardwood floors, exposed ductwork, concrete countertops, and stainless steel appliances, as well as spacious floor plans. The project also includes four commercial spaces and parking for the tenants to be located in the basements. The units will vary in size from 1,000 S.F. up to 2,000 S.F. with large oversized windows in the living and mezzanine areas overlooking Fourth Street in the North units and views of Paul Brown Stadium from the South units. Construction is scheduled for completion in the late summer of 2003

**CITY OF CINCINNATI FACILITIES MAINTENANCE**

The City of Cincinnati is moving its facility maintenance shops, material and tool storage and offices into a warehouse building on 1407 Queen City Avenue, and has retained Brashear Bolton to assist them with the remodeling. The project entails planning of carpentry, HVAC, sheet metal and plumbing shops, which the City Administration uses to service municipal buildings. In addition, provisions must be made to environmentally separate the shops from administrative spaces within the open warehouse building.

**BOND HILL COMMUNITY COUNCIL**

The Bond Hill Community Council has retained Brashear Bolton to administer and manage their Facade Improvement Program. The project will include designing and contracting for construction, restoration, remodeling and removal of extraneous elements from the facades of several buildings in the neighborhood's business district. We will confer with the council and the individual business owners to determine the nature and extent of these renovations. We expect construction to take place in the late summer and fall.



**ANNOUNCEMENT**

Brashear Bolton Architects is pleased to announce Jeffrey Schabell has joined the firm as a project manager. Mr. Schabell has bachelor degrees from the University of Kentucky in History and Architecture. Previously he had worked for several Lexington area architectural firms and had also served as an independent consultant on construction and development projects in various parts of the State of Kentucky. Mr. Schabell will be responsible for managing architectural projects of varying size and complexity on a daily basis.

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## Focus on Urban Development

### KINSEY FLATS – 327-345 WEST FOURTH STREET

Brashear Bolton continues working with Middle Earth Developers on their latest project promoting Downtown Cincinnati urban living. The Kinsey Flats, 25 loft-style apartments on West Fourth Street,



*Kinsey Flats – 327-345 West Fourth Street*



are the historic revival of a former manufacturing facility. Nearing completion, all twenty-five units have already been pre-leased.

### DOWNTOWN CINCINNATI TOUR OF LIVING

Brashear Bolton is proud to have had four residential projects included on the Downtown Tour of Living. These newly renovated buildings were visited by as many as 3,000 people during the annual tour. The tour shows off spacious lofts and renovated townhouses available for rent or purchase. A highlight of the tour were the soon-to-be open Graydon Lofts which conveniently adjoin the new Contemporary Arts Center. Also, 125 W. 9th Street, a three-family town house, was labeled a “must-see” by the Cincinnati Post, for its sleek, contemporary style. The other two residential projects included on the tour were Middle Earth Properties’ Kinsey Flats and Gibson Lofts. The Gibson Lofts are the winners of the 2003 Cincinnati Preservation Association Award, for fulfilling their vision of “a community

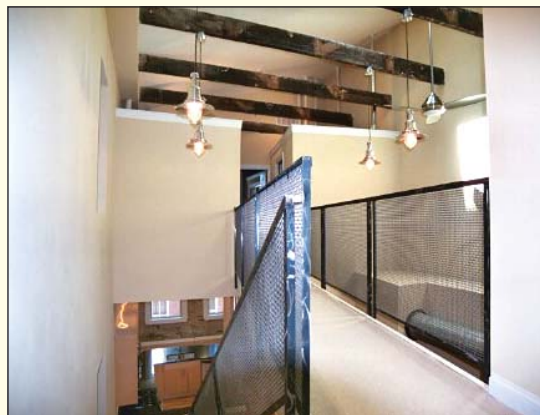
that preserves historic cultural resources

and sites to enhance its identity, beauty, economy, and quality of life.”

### Winner of the 2003 Cincinnati Preservation Association Award.



*Gibson Lofts – 633-637 Walnut Street*



### 110-112 E. 13TH STREET

B2B Equities has selected Brashear Bolton as the Architect to convert two, late 19th century buildings into six urban condominiums. The deteriorated, vacant buildings are located in Over the Rhine directly west of Main Street activity. The condominiums will be an impressive contribution to urban revitalization in Cincinnati. Brashear Bolton looks forward to another condominium project in the firm’s neighborhood.

**GRAYDON PLACE – 26 EAST SIXTH STREET**

Next door to the new award winning Contemporary Arts Center, construction on Graydon Place begins in a month. Brashear Bolton is working with owners to design dramatic, open spaces to fit their individual needs. Each floor features: twelve-foot ceilings, hardwood flooring, stainless steel appliances, and exposed brick and wood timbers. The addition of a roof deck as well as enclosed secured parking, are integral to the developers attentiveness for urban development.



*Graydon Place – 26 East Sixth Street*

**1324 MAIN STREET**

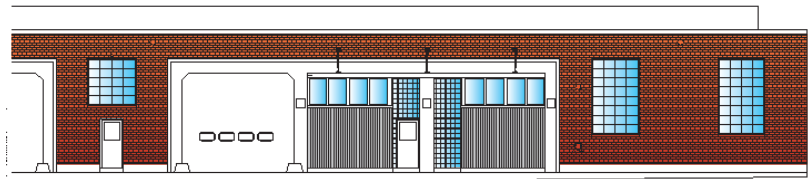
This 1887 masonry and wood framed building is taking on a new role in Over-The-Rhine. Located on the corners of Main and Woodward, Brashear Bolton is working with the developer to renovate the first floor storefront and to convert the second and third floors into dramatic urban condominiums. The plans incorporate exterior balconies, exposed brick and ductwork, striking interior colors, secured parking, and a new mezzanine space for the upper units.



*1420 Queen City*

**1420 QUEEN CITY AVENUE**

The City of Cincinnati Department of Facilities Management is being relocated to 1420 Queen City Avenue from Elm Street. Brashear Bolton has been retained by the City to design the new space in the existing warehouse. The new facility will provide office spaces, carpentry and mechanical shop areas, and storage. The new spaces will use innovative natural light techniques and have an industrial façade to compliment the existing circa 1940's masonry building. Construction is scheduled for Spring 2004.



*1420 Queen City*

**ANNOUNCEMENT**

Brashear Bolton is pleased to announce Britney Boyd has joined the firm as an Intern Architect. Ms. Boyd has a Bachelors Degree from the University of Kentucky, in Architecture. Previously she has worked for several local area architectural firms. Ms. Boyd will be responsible for working on architectural projects of varying size and complexity on a daily basis.

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