

### DUBOIS BOOKSTORE

Brashear Bolton is again teaming with HGC Construction for a Design-Build project at the DuBois Book Store. The book and clothing retail store is a University of Cincinnati icon.

door to the award-winning Contemporary Arts Center), construction is winding down and new owners are moving into their units.

Brashear Bolton's designs for 30 upscale condominium units breathe life into Downtown Cincinnati. Designs blend the building's inherent beauty with contemporary elegance.

Features include:

- Spacious floor plans
- Oversized windows
- Top-of-the-line kitchens
- Hardwood floors
- Contemporary lighting and plumbing fixtures.

We want to thank Middle Earth Developers for giving us the opportunity to work on another successful project.

### DE CAVEL RESIDENCE

Esteemed Chef Jean-Robert de Cavell and his wife Annette have retained Brashear Bolton to design a contemporary addition to their Colonial Revival home. The two-story, brick home in the East Row Historic District of Newport, Kentucky, will feature a new kitchen, family room, and master bathroom. Woodward Construction is approximately 50% complete with the new addition.

Design and construction documentation is complete for a two-story addition adding 7,000 square feet to the existing 10,200 square-foot store. The new brick and aluminum exterior abuts the west side of the original masonry structure along Calhoun Street. Exposed structure and ductwork, sleek industrial light fixtures, and steel and wood finishes will provide open, updated spaces for customers.

HGC began construction in the middle of January and plans to complete the project in August 2005.

### GRAYDON PLACE 26 EAST SIXTH STREET

The renovation at Graydon Place is an enormous success. The condominiums have completely sold out in this eight-story, masonry and steel-framed building. At the corners of Sixth Street and Ruth Lyons Alley (next



The addition consists of:

- Brick and cement board panels with exposed fasteners
- Aluminum doors and windows
- Aluminum standing seam roof
- Cherry, granite, translucent acrylic, slate and glass tiles
- European Berloni cabinetry by Skillman Design
- Stainless steel appliances by Tisdale, Inc.

## MARQUETTE CONDOMINIUMS 543 EAST FOURTH STREET



The two-year-long project of gutting and restoring this fire-damaged mansion received an "Excellence in Preservation Award" from the City of Newport

Preservation Office. Deanna Heil, Brashear Bolton architect, worked with a team to design and manage the construction, which made the former 10-family structure two contemporary condominiums.

The fire escapes and wood frame additions on the Queen Anne/Romanesque Revival exterior were removed and masonry walls rebuilt. The steep mansard roof front was reconstructed, while the rear roof was removed providing a Cincinnati skyline view from a third-floor roof terrace.

The building's interior was completely gutted. New designs feature free-flowing spaces with exposed stone,

translucent walls, steel stairs, concrete countertops, and cherry/maple finished railings.

The Marquette Condominiums, East Row, Historic District of Newport Kentucky, were part of the Northern Kentucky home tour in the Summer of 2004. The project will be featured on HGTV's Renovation Generation in the Spring of 2005.

## CITY OF CINCINNATI FACILITIES MANAGEMENT OFFICE

Brashear Bolton designed the newly constructed City of Cincinnati

Department of Facilities

Management office.

The circa 1940's masonry building has been transformed to

accommodate office spaces, carpentry and mechanical shops, and storage. The design included innovative natural light techniques, materials, and a new façade to blend into the fabric of the West Side industrial site.



### IN LOVING MEMORY OF RALPH DAMIAN BOLTON, 1943-2004

By now, most of you have heard that in September we lost a dear friend and colleague, Ralph Bolton. Ralph was a talented architect, but more so, a kind, gentle, and inspiring man. He lived the last few months of his life with a passion and drive that is hard to put into words. We thank those of you who called or sent cards of sympathy in our time of loss. Your kindness, like Ralph, will not be forgotten. In Ralph's memory, please make donations to the Catholic Social Service, the Jewish Federation, the American Cancer Society, and the Cincinnati Preservation Association.

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## BRASHEAR BOLTON NEWSLETTER

1106 RACE STREET CINCINNATI, OHIO 45202



### FT. WASHINGTON HOTEL

"A diamond in the rough" is how Vice Mayor Alicia Reece described the Ft. Washington Hotel and its revitalization. The building's Grand Opening June 16th revealed the \$2 million conversion of a former pay-by-the-week hotel into several luxury condominiums. The first floor commercial space has been sold and the first condominium owner will take occupancy in October. Brashear Bolton Architects is pleased to have taken part in bringing such an elegant Cincinnati landmark back to life.



*Ft. Washington Hotel*

### THE HANNAFORD BUILDING



From Our Lady of Providence High School in the late 1800's, to the Hannaford Suites Hotel in 1986, this circa 1889 historic Samuel Hannaford designed building is receiving another facelift. This Fall the Hannaford Building, which has become upscale extended-stay living, begins its transformation into condominiums.

Brashear Bolton is working with Chicago developer Larry Levy on the conversion of the Newport, Kentucky, apartments into forty 1,000 to 2,000-s.f. condos. They will range in price from \$150,000 to \$350,000. Additionally, twelve townhomes will be constructed adjacent to the condominiums. The townhomes will be three stories, approximately 2,000 s.f., and have two-car garages. Units will range in price from \$350,000 to \$450,000.

Both the condominiums and townhomes are scheduled for completion by the end of 2006.

### MACHINE FLATS – 3301 COLERAIN AVENUE

Sixty loft apartment units are under construction in the former Oesterlein Machine Company complex. The building passed through the hands of printing companies, shoe manufacturers, an auto parts distributor and cabinetmakers before Middle Earth Developers acquired the four-story building in 2004.

### "Cincinnati's first true industrial loft apartment project"

*-Middle Earth Developers*

Brashear Bolton Architects designed the 60 apartment units, which feature:

- Exposed brick and ductwork
- Open floor plans
- Huge double-hung windows
- Rustic hardwood floors
- Commercial-style kitchens
- Washer/dryer hookups
- Loft bedrooms
- Secured intercom entrances
- Keyless access to parking garage in the basement
- 1st, 2nd, & 3rd floor mezzanines
- 4th floor access to an existing light well

### TERI STUDIOS

After moving his studio to a space designed by Brashear Bolton Architects on Central Parkway in 2001, studio owner Teri Campbell hired Brashear Bolton again, this time for a 4,600 s.f. expansion.

Expanding into a connecting warehouse, the new staff areas include a lounge area, offices, prop storage, and an enlarged pantry. The new areas are furnished with industrial steel frame window walls, subway tile, and wood finish. New clientele spaces exude the utmost comfort and include an exercise room, billiards area, and TV room.



*Teri Studio*

**2005 DOWNTOWN TOUR OF LIVING**

We are pleased to announce that four of Brashear Bolton's recent condominium projects were featured in this year's Downtown Tour of Living.

- Graydon Lofts – 26 E. 6th Street
- Brittany Condos – 104 W. 9th Street
- Ft. Washington Condo's – 621 Main Street
- AWARD WINNING Kinsey Flats – 331 W. 4th Street

**CINCINNATI MAGAZINE 3RD ANNUAL DESIGN COMPETITION AWARD**



On August 11th Brashear Bolton received an award in the category of Residence Under 3,500 Square Feet. April Bolton and the late Ralph Bolton created a modern living space within a circa 1840

townhouse in downtown Cincinnati. The facade, and thus the streetscape, were maintained, along with remaining interior elements—tall ceilings, plaster molding, elaborate woodwork—while the interior space was opened and new elements were added. A study room was built within the receiving area, one exterior wall of which contains shelves for display of a pottery collection. The shape of this area suggests a chute, widening as it approaches the dining area. The entire space offers a feeling of openness with gradations of privacy from the front reception area to the family area in the rear. The Bolton Residence will be featured in Cincinnati Magazine's November edition, the "Home & Garden" issue.

**MOERLEIN GARDEN – 1910 ELM STREET –**

The careful progression of this project has reached a new phase since last year's conceptual design proposals. A joint venture between Brashear Bolton Architects and glaserworks has produced architectural drawings for an urban oasis in Over-the-Rhine. Jeff Schabell and Britney Groneck temporarily relocated from our Race Street offices to glaserworks on Eighth Street to enhance the project team's efficiency.

Open Door Properties plans to redevelop the old Christian Moerlein Brewery complex into one hundred condo's ranging in price from \$140,000 to \$300,000. The project will feature preservation of the older building, a new glass facade for the newer building, public and private gardens, and enclosed, secure parking.



*Moerlein Garden (rendering courtesy of glaserworks)*

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