



# HERITAGE OHIO

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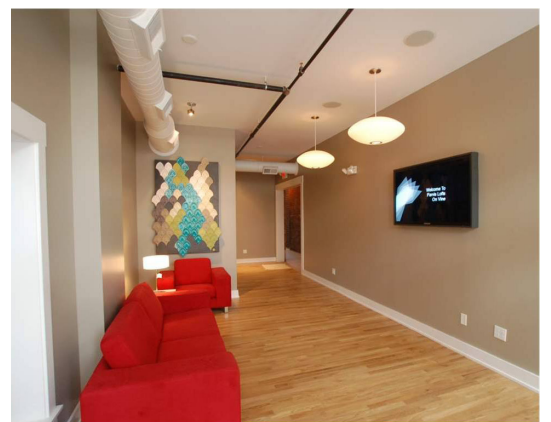
2011 AWARD WINNER

## BEST RESIDENTIAL REHAB

### THE PARVIS LOFTS CINCINNATI, OHIO

In an attempt to honor the people, places, and projects that exemplify growth through preservation and revitalization, Heritage Ohio granted the 2011 Annual Award of Best Residential Rehabilitation to the Cincinnati Center City Development Corporation for its renovation of the Parvis Lofts on Vine. As a part of this project, eleven vacant and blighted buildings were converted into 32 residential units with additional commercial retail space.

Located in the Gateway Quarter, a section of Cincinnati's historic Over-the-Rhine district, the rehabilitation of the Parvis Lofts constitutes the fourth phase of concentrated development in the area. The project reflects the larger goal of the Cincinnati Center City Development Corporation (3CDC): the revitalization of Cincinnati's urban core. 3CDC targeted the Gateway Quarter because of its rehabilitation potential, despite high crime rates and negative perceptions about the neighborhood. Renovation projects, including the Parvis Lofts, have brought new businesses, home owners, construction, and job opportunities to the area, all of which enhances positive opinions and public safety. The Parvis Lofts were completed in December 2010 and are now nearly 100% leased. Where crime and desolation once prevailed, renewed interest and vibrancy have now emerged.



# CONTACT INFORMATION AND PROJECT DETAILS

## ARCHITECT/BUILDER

### Wichman and Gunther Architects

810 Plum Street  
Cincinnati, Ohio 45202

P 513.241.9933  
wichmanguntherarchitects.com

## OWNER/DEVELOPER

### Cincinnati Center City Development Corp.

1014 Vine Street #1420  
Cincinnati, Ohio 45202-1154

P 513.241.9933  
3cdc.org

## BUILDING DESCRIPTION

**Address:** 1401-1423 Vine Street, Cincinnati, Ohio 45202

**Size:** There are 32 residential units, varying from a 630 square foot studio apartment to a 2,025 square foot three bedroom townhouse apartment. The buildings additionally contain 14,000 square feet of commercial space.

**Architectural Style:** late Victorian/  
Italianate

## HISTORIC/RENOVATION RECORD

**Original architect:** Howard Dwight Smith

**Date of construction:** 1924

**Date of previous additions:** 1930's; 1958

**Date of renovation:** Spring 1996 through  
Summer 1997

**Previous renovations/additions:** As the architect anticipated expansion, north and south wing additions were included in original architectural plans and were eventually constructed in the 1930's. Moreover, the building has undergone various renovations and additions through its years. As a result, minor changes in the building are present.

## LOCATION

**Historic District:** Over-the-Rhine Historic District

**Position within Community:** The Parvis Lofts are a part of Gateway Quarter, a section of the Over-the-Rhine district currently targeted for redevelopment. The impact of the Parvis Lofts' rehabilitation in the neighborhood has been significant, helping to bring new people and

economic opportunities to the Gateway Quarter.

## COST

**Total cost:** \$10,500,000

**Ohio State Historic Tax Credits:** \$1,000,000

**Federal Historic Tax Credits:** \$1,800,000

**City of Cincinnati Grant:** \$960,000

**Ohio National Financial Services Loan:** \$3,000,000

**Cincinnati New Markets Fund:** \$2,000,000

**Cincinnati Equity Fund II:** \$1,740,000

## RENOVATION DESCRIPTION

**State of buildings prior to renovation:** These ten buildings along Vine Street were in a poor physical condition prior to renovation. Largely empty, they attracted crime and perpetuated desolation.

**Description of renovation process:** The renovation process was the result of a collaboration among several different groups: the Cincinnati Center City Development Corporation, the City of Cincinnati, the State of Ohio, and Northpointe Group.

## RENOVATION SUCCESSES

**Results:** Ten buildings were converted into 32 market rate apartments and more than 14,000 square feet of commercial space on the ground floor. All apartments were rented within the first three months.

**Technology integration:** Every classroom has a minimum of one 25" television capable of projecting computer images and a minimum of three computers with Internet access. Additionally, the school provides four computer labs offering both Macintosh and Windows formatted technology with Internet access.

**Adaptation to residential needs:** Classroom size was increased substantially, which had been a frequent criticism of the building. Furthermore, to satisfy the innovative educational philosophy of the school, the architect created separate educational communities within the school, one informal and one traditional.

**Sustainable practices:** The reactivation of inner city structures has made this project an excellent example of sustainable practices. Also, the development has a walk score approaching 100.

**Disabilities Act compliance:** All public spaces are accessible. Elevators were installed for both residential and office uses. Additionally, universal design components were used in both dwellings and commercial spaces, including restrooms, alarms, hardware, and circulation.

**Other/unique renovation successes:** The renovation architect created a new cafeteria and multipurpose room where previously there had been an open courtyard. The room is built 6' below ground level to allow for 20' ceilings. Also, previously separated third floor spaces were connected and upgraded to provide optimal areas for the school's music program.