

RESTORATION WEEKEND

NKY

SATURDAY
MARCH 10
2018
9AM-3PM



NEWPORT INTERMEDIATE SCHOOL
95 W. 9TH STREET, NEWPORT, KY



A DAY OF PRACTICAL ADVICE,
DEMONSTRATIONS, WORKSHOPS,
AND SERVICES FOR THE HISTORIC
HOMEOWNER, PROPERTY OWNER
OR BUILDING PROFESSIONAL.



NKY
RESTORATION
WEEKEND

CEU CREDITS AVAILABLE
FOR AIA AND AICP
ON FRIDAY MARCH 9.



This event was funded in part with Federal funds from the National Park Service, U.S. Department of the Interior, and administered by the Kentucky Heritage Council. The contents and opinions do not necessarily reflect the views or policies of the Department of the Interior nor does the mention of trade names or commercial products constitute endorsement or recommendation by the Department of the Interior. The U.S. Department of the Interior prohibits discrimination on the basis of race, color, national origin, disability or age. Any person who believes that he or she has been discriminated against should contact the Office of Equal Opportunity, National Park Service, 1848 C Street NW, Washington, DC 20540.

CONFERENCE Program

#NKY2018

THANK YOU to our Sponsors & Partners!

Presenting Sponsors:

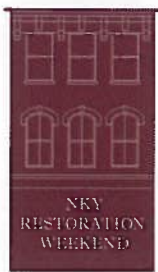


Sponsors:



Partners:





Welcome from NKY Restoration!

Welcome to NKY RESTORATION WEEKEND!

On behalf of the NKY Restoration Planning Committee, we welcome you to the seventh annual NKY Restoration Weekend. We are excited to offer an assortment of valuable classes for the DIYer, a professional CEU track, and a Vendor and Trades Fair.

NKY Restoration is an unincorporated association of individuals who represent businesses, non-profit organizations, and local Historic Preservation offices in Northern Kentucky and the Greater Cincinnati region. Our primary purpose is to organize and direct the annual NKY Restoration Weekend and provide supplemental social media content and programming.

The Guiding Principles of NKY Restoration are:

- Promote historic preservation, rehabilitation, and sustainability in the NKY River Cities and region.
- Educate participants on proper methods and appropriate use of materials for historic buildings.
- Increase the exposure of and promote the use of local small businesses, building trades, and craftspeople.

Through our partners, vendors, grants, and generous sponsors we have been able to bring this weekend to you free of charge. We strive to make more accessible the best practices in historic rehabilitation for being a knowledgeable historic building owner. This event was funded in part through funds from the National Park Service, U.S. Department of the Interior and administered through the Kentucky Heritage Council. The contents and opinions of the presenters and in this publication do not necessarily reflect the opinions of the Department of the Interior, nor does the mention of trade names or commercial products constitute endorsement or recommendation by the Department of the Interior.

We also want to thank the Center for Great Neighborhoods for their generous support as our fiscal agent and Newport Intermediate School for being the host facility for the event.

Thank you for supporting NKY Restoration Weekend and helping us promote historic preservation and restoration trades throughout the Northern Kentucky and Greater Cincinnati Region.

2018 NKY Restoration Weekend Planning Committee

City of Covington
City of Bellevue
City of Newport
3R Consultants, LLC
American Chimney
Cincinnati Preservation Association
Queen City Window Restoration



CONFERENCE at a Glance

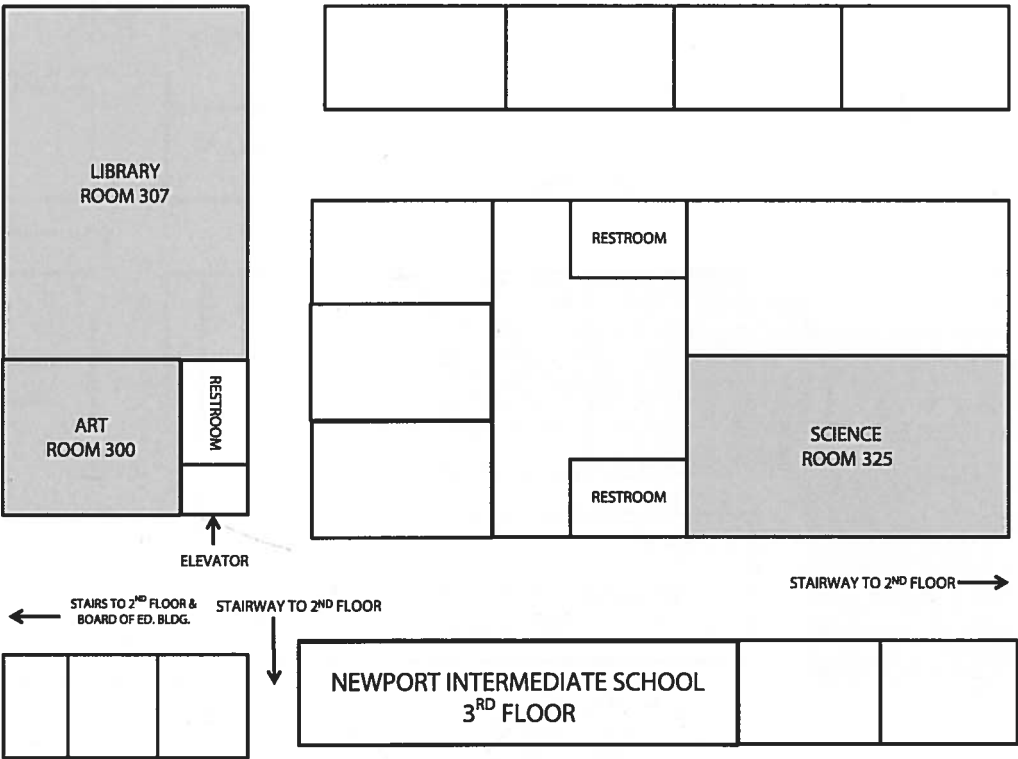
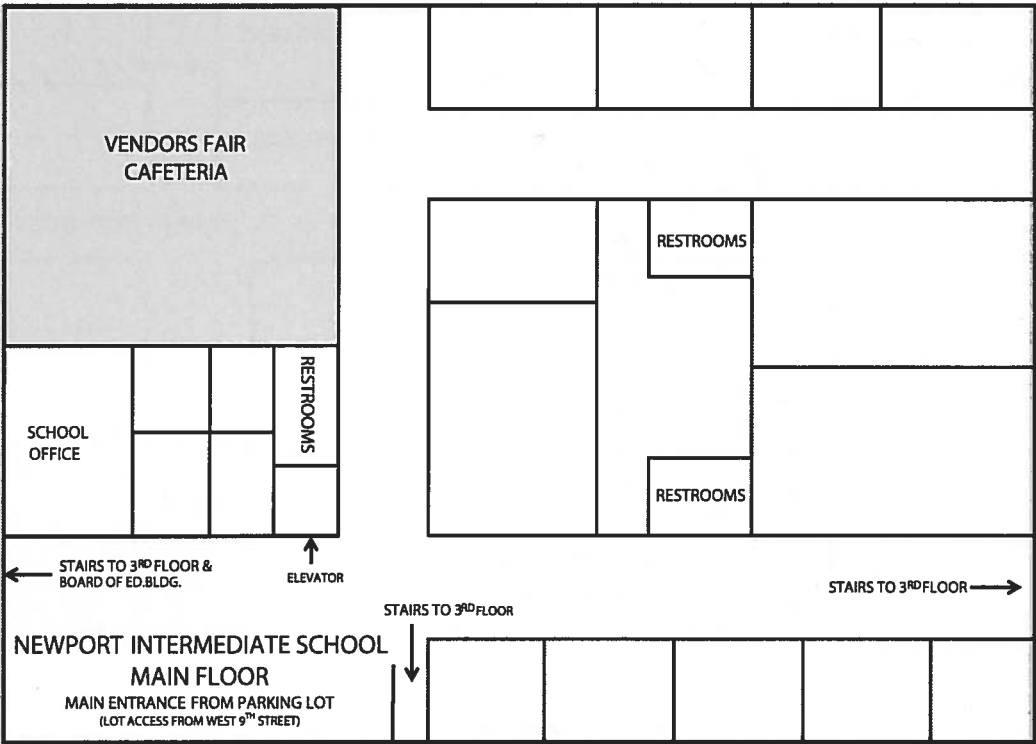
Time	1	2	3	4	5	6
8:30	Registration					
9:00 10:00	Is It Missing Or Beyond Repair? Using Alternate Materials	Water Doesn't Have To Be the Enemy	Taking Care of Your Historic Trees	Finding and Dealing With Hazardous Materials In Historic Houses	The Architecture of NKY's CC Weber	Window Demonstrations
10:15 11:15	Historic Building Materials 101	Roofs / Gutters	Painting: It's All About the Prep	Tuckpointing	Every Day Architecture of NKY	
11:30 12:30	Color Me Good	How to Research Your Home	Chimneys & Fireplaces	Plaster Repair	Buying, Financing, and Insuring Your Historic Home	
12:30 2:00	Taste & Talk/Vendors Fair/ Wood Window Demonstration					
2:00 3:00 3:30	Utilizing Preservation Tax Credits	How to Make Your Wood Windows Operational & Weatherized	Ask the Experts	Hiring a contractor for women	Nuts and Bolts of Electrical	
3:45	Leave for Historic Neighborhood Walking Tour - Select tour that returns to the school or join us for happy hour					
	WALKING TOUR To Crazy Fox For Happy Hour	WALKING TOUR Returns To School				

When Researching Window Options...

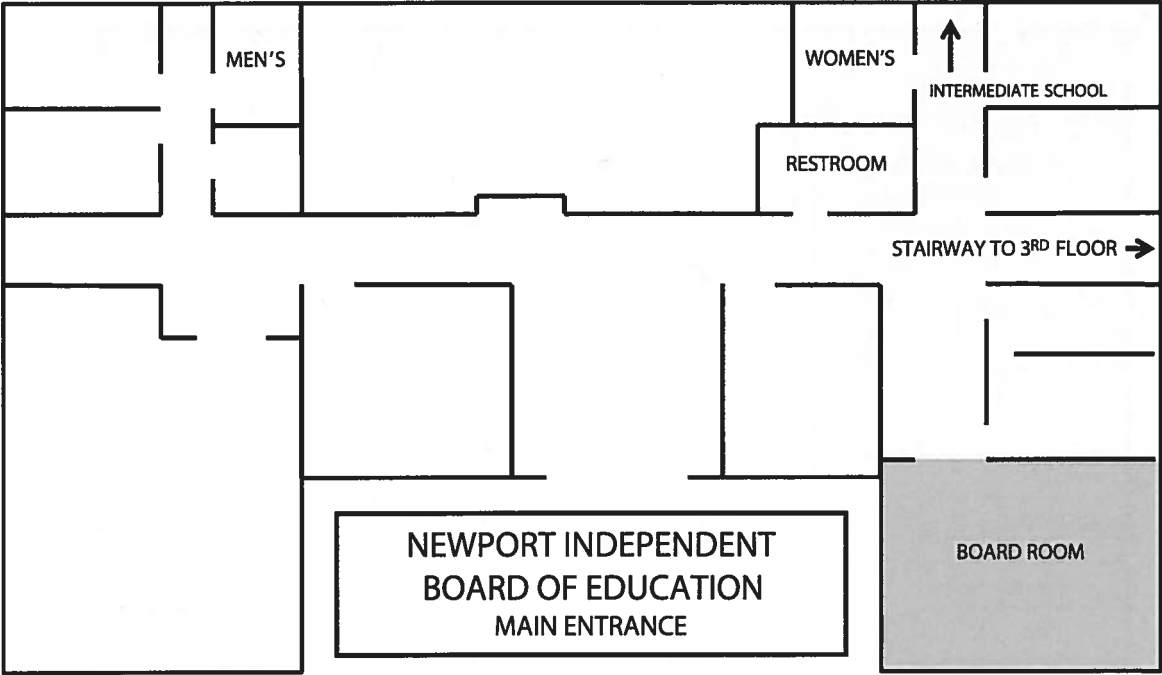


www.windowpreservationalliance.org

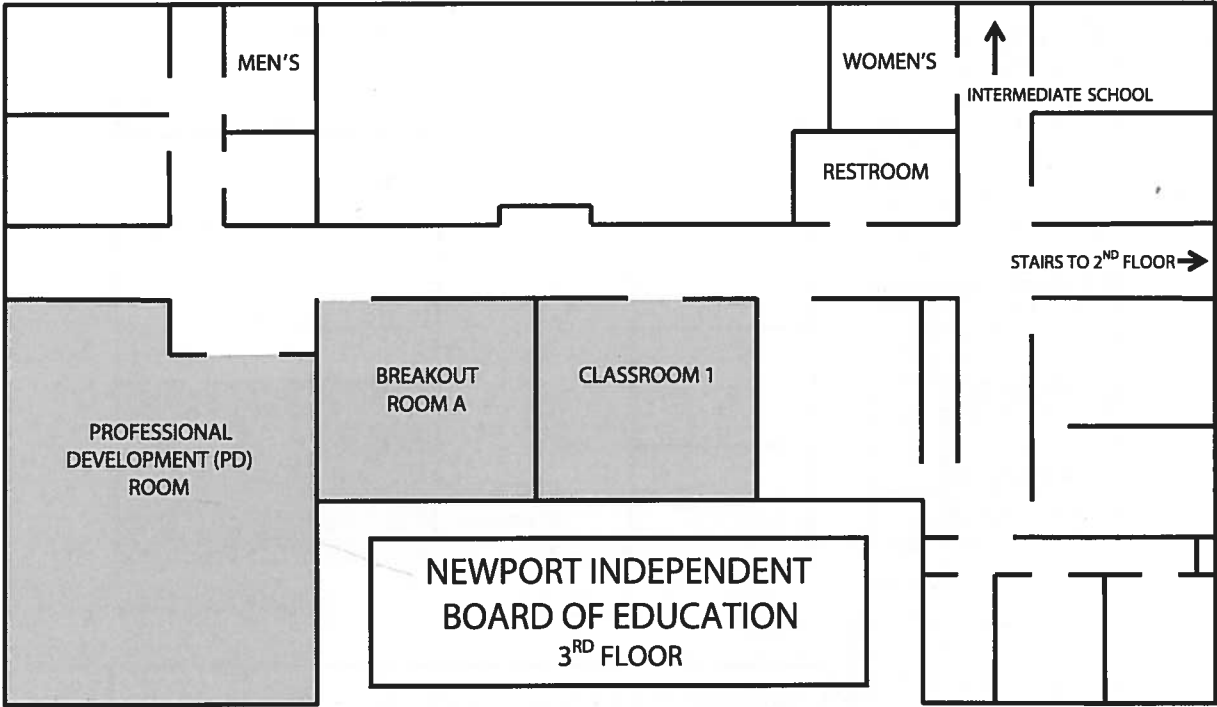
Newport Intermediate School Floor Plans



Newport Independent Board of Education Floor Plans



WEST 8TH STREET



WEST 8TH STREET

PROGRAM Agenda

Is it Missing or Beyond Repair? Using Alternate Materials

Ken Hughes

Keeping original architectural features is essential to maintaining the character of urban historic districts and the desirability of these distinctive neighborhoods as great places to live. In some cases, features are too deteriorated to repair, or a flawed design has led to ongoing maintenance issues and deterioration. The session will discuss how innovative modern substitute materials can be used to rebuild or replace damaged or missing features of historic homes, helping to ensure their long-term preservation, and showcase examples of successful repairs and reconstructions.

Time: 9 a.m. – 10 a.m.

Water Doesn't Have to Be the Enemy

Craig Frye, SD1

Come learn the basics of stormwater management for residential properties. This session will discuss a variety of tools including rain gardens, rain barrels, and infiltration drains to keep water away from your historic house.

Time: 9 a.m. – 10 a.m.

The Architecture of NKY's CC Weber

Nick Ellison

Discover the impact of the architecture of C. C. (Christian Clay) Weber on Northern Kentucky and beyond. Weber designed homes including the Governor's mansion in Frankfort and Briarcliff, a neighborhood in Fort Thomas. He is also known for designing churches, civic buildings and many schools including Newport's Intermediate School and 15 buildings at EKU.

Time: 9 a.m. – 10 a.m.

Taking Care of Your Historic Trees

Rachel Comte, Davey Tree and Crystal Courtney, City of Covington

Trees contribute to the unique sense of place in our historic districts, and result in improved health, safety, and property values. Learn the benefits trees provide, how to perform risk assessment, proper planting techniques, and how to determine appropriate species for new plantings. An overview of local heritage tree programs will also be provided.

Time: 9 a.m. – 10 a.m.

Finding and Dealing with Hazardous Materials in Historic Houses

John McEwan

The course will focus on identifying and managing your environmental risks prior to, and during, renovation activities in older structures. Special emphasis will be given to asbestos, lead-based paint, radon, and indoor air quality (mold).

Time: 9 a.m. – 10 a.m.

Window Restoration Demonstration

James Turner

Preservation Trade Network member and restoration expert Jim Turner and students and staff from the commonwealth preservation trades in Louisville will demonstrate restoration techniques for wood and steel windows. These include re-ropping, reglazing, cutting glass, and adding weather stripping. This is an ongoing demonstration that you can come watch, learn, and Jim Turner will also be at the Ask The Experts Panel to answer your questions.

Time: 9 a.m. – 12:30 p.m.

Historic Building Materials 101

Rachel Kennedy

This session will help you, the historic home owner, identify the approximate construction date(s) and the date of any additions to your building using an understanding of historic building materials as well as more traditional methods of analysis, such as style and type. A summary of historic buildings materials will be presented and then we will examine a few case studies, demonstrating how this type of analysis works in action. **** BRING YOUR PHOTOS** for a Question and Answer directly after the presentation. Photos should show the entire side of the building (all sides) along with details you wish to discuss

Time: 10:15 a.m. – 11:15 a.m.

Roofing and Gutters

Carl Thompson, Premier Tri-State Roofing

Well-maintained slate, tile and tin roofs and box gutters not only keep water away from historic buildings; they also are an important part of their architectural character. Learn how these traditional roof and gutter systems work and how to keep them in top condition.

Time: 10:15 a.m. – 11:15 a.m.

PROGRAM Agenda

Painting: It's All About the Prep

Randall Reese, LVX

Paint is often a defining characteristic of your historic property. Getting it right the first time involves planning and preparation. Learn from our local expert Randall Reese of LVX Painting what is required to ensure your success.

Time: 10:15 a.m. – 11:15 a.m.

Tuckpointing

Clay Lamb, American Chimney and Masonry

Learn about all aspects of brick and masonry from this veteran mason. The session will demonstrate common brick repairs and discuss the importance of using historically appropriate techniques and building materials when conducting masonry repairs on your historic home.

Time: 10:15 a.m. – 11:15 a.m.

Everyday Architecture of NKY

Margo Warminski

Do you live in a shotgun, a half-house or a hall-and-parlor? How about an NKY townhouse? Learn about the ordinary, "everyday" houses of northern Kentucky's river cities and the fascinating stories they can tell us about past ways of life, changes in technology and new concepts of urban living.

Time: 10:15 a.m. – 11:15 a.m.

Color Me Good

Beth Johnson

Learn how to prep and prepare the surface for paint. From there, Beth Johnson of the City of Cincinnati, will share how to choose the right color for the architecture of your historic home.

Time: 11:30 a.m. – 12:30 p.m.

How to Research Your Historic Home

Bill Stolz, Wright State University

Do you live in a historic property? Want to know when your house was built, who may have lived there historically, and uncover additional details about its history? Bill will teach you how to research your home and uncover its history.

Time: 11:30 a.m. – 12:30 p.m.

Plaster Repair

John McEwan

As we all know, maintaining & repairing the plaster in our historic homes can be a challenge. Come learn how to deal with fixing basic plaster issues such as mending cracks & restoring damaged plaster in your historic home.

Time: 11:30 a.m. – 12:30 p.m.

Chimney & Fireplaces

Clay Lamb, American Chimney and Masonry

From wood burning to gas fireplace conversion and restoration, American Chimney has successfully completed over 85,000 service calls throughout Northern Kentucky and Cincinnati. This how-to covers fireplace maintenance and masonry repair.

Time: 11:30 a.m. – 12:30 p.m.

Buying, Financing, and Insuring your Historic House

Rebecca Weber, Huff Realty, Peter Rodish, Liberty Mutual, Stef Adams, Option Financial

Are you interested in buying a historic home that needs to be rehabbed? This session will take you through the process of buying the home, figuring out how to finance the home, and properly insuring your investment. Come learn how to see the potential that a historic building has, what a 203 K Rehab loan is, and lots of tips to get you through the purchase process.

Time: 11:30 a.m. – 12:30 p.m.

Utilizing Preservation Tax Credits

Mike Radeke, Kentucky Heritage Council

Considering a historic rehabilitation? You may be eligible for a 30% Kentucky tax credit for homeowners or 20% tax credit for income producing properties. Come learn about the program's eligibility requirements and application process.

Time: 2 p.m. – 3:30 p.m.

How to Make Your Wood Windows Operational and Weatherized

Tom Francis, Cutting Edge Construction

Class size is limited for this hands on session

Tom uses a unique system to weatherize historic double hung windows, which when used with a quality storm sash, provides energy efficiencies equal to or greater than any modern window. His seminar will explain and demonstrate this procedure. He will also debunk several of the Replacement Window Industry's claims for replacing historic windows.

Time: 2 p.m. – 3:30 p.m.

Ask the Experts

*Moderated by Mark Ramler, Clay Lamb, John McEwan,
Beth Johnson, Tyler Watkins, James Turner*

Come prepared with your questions! We've put together a great panel of historic properties experts that will be ready to answer your questions and discuss the issues facing your historic property. Feel free to bring photos to share and help in the evaluation.

Time: 2 p.m. – 3:30 p.m.

Hiring a Contractor: A Session For Women By Women

Tina Neyer, Moderator, Stef Adams, Emily Wolff, Kelsie Gray, Lindsay Jones, Courtney Clark-Rankin

Come participate in a lively women's panel discussion with speakers from a variety of backgrounds including the contractor, developer, and homeowner perspectives.

Time: 2 p.m. – 3:30 p.m.

Nuts and Bolts of Electrical

As owners of historic properties do you have questions about your electric service and wiring? Should you remove knob and tube wiring? How much electric service do you need? How to chase wiring? What about plaster walls? Reduce your liability by understanding what you can and cannot do without a licensed electrician and permits.

Time: 2 p.m. – 3:30 p.m.

Coming in 2018!

HISTORIC PRESERVATION WORKSHOPS

*Expert led, short-term, hands-on
workshops focused on specific skills
needed to properly restore historic properties*

Contact Toni Bloom Mueller for more information.
859-442-4113
toni.bloom@kctcs.edu



PRESENTER Bios

Beth Johnson

Beth Johnson is the Urban Conservator for the City of Cincinnati, Ohio. Beth holds an undergraduate degrees in Urban Planning and History, and a Master's degree in Historic Preservation Planning. Previously Beth worked in the respective preservation offices of Austin, Texas, and Covington, Kentucky.

Bill Stolz, Wright State University

Bill Stolz is the reference and outreach archivist for Wright State University's Special Collections & Archives and a past member of the Bellevue Historic Preservation Commission. He holds a M.A. in Library Science from the University of Missouri, a M.A. in Public History from Wright State University, and a B.A. in History from Ohio University.

Clay Lamb, American Chimney and Masonry

With the leadership of my son David Lamb, American Chimney now operates eight service trucks. David is our operations manager in charge of production over both our serviceman and mason crews. We primarily service the greater Cincinnati/Northern KY area, and over the past 30 years we have performed more than 85,000 service calls. American Chimney offers in home fireplace consulting, cleaning, installation of gas logs, wood burning stoves, and interior fireplace repairs. Our mason crews are very skilled at completing brick repairs, from the reconstruction to a total chimney or tuck-pointing, using historically appropriate techniques and building materials. Our office staff and service technicians undergo constant training on OSHA safety requirements, customer service, and the necessary technical training that our fire safety and engineering demands.

Crystal Courtney

Crystal is the Urban Forester for the City of Covington, responsible for overseeing the Urban Forestry Division including tree removal requests for the Covington Urban Design Review Board's Heritage Tree Regulations. She is a Certified Arborist, Municipal Specialist and Tree Risk Assessor through the International Society of Arboriculture. She has been with the city for five years, and has a long term goal to improve the city's tree canopy and urban forest management through improved regulations, active community outreach, and implementation of urban forestry best management practices.

Craig Frye, SD1

Craig Frye is an Environmental Scientist in the Integrated Watershed Management Group for Sanitation District No. 1 (SD1) – a storm water and wastewater utility serving Northern Kentucky. Mr. Frye joined SD1 in 2004 and currently manages the BMP Evaluation Group which is responsible for the inspection and maintenance of over 200 Post construction BMP/GI features. He also is responsible for the performance monitoring of a number of these systems. Mr. Frye earned his B.S. in Environmental Science from Northern Kentucky University.

Emily Wolff: In the 15 years that she has lived in Covington, she has made progressive improvements to her community through the preservation of commercial, residential, and community spaces. Emily has served on Covington's Urban Design Review Board since 2008, and helped to develop the City's design guidelines to introduce language to protect and preserve Covington's Heritage Trees. She and her husband have received two Friends of Covington Beautification Awards, the Barbara Hulette Young Preservationist Award, and the Cincinnati Preservation Award for Frida, 602 Main Street.

James Turner

James Turner is the owner of Turner Restoration based in Detroit, MI and the Executive Director of Commonwealth Preservation Trades in Louisville, KY. He has extensive experience in restoring wood and steel windows, as an instructor in hands on programs in the traditional trades and on the public speaking circuit about historic windows.

John McEwan

John McEwan has extensive historic rehabilitation construction experience. He currently serves as the Rehab Construction Manager for Habitat for Humanity, and Designer for the Corpus Christi Institute.

Kelsie Gray

Kelsie Gray has, at various points in her life, been a professional trumpet player, goat milker on an organic dairy farm, and college English teacher. Through a series of inexplicable miracles and coincidences, she found her way to historic preservation two years ago, and now owns and operates her own window restoration company in Paducah, Kentucky. In her free time, she enjoys drinking bourbon in the bathtub, taking long road trips in search of the perfect country fried steak, and asking her flock of backyard chickens questions they can't answer. She recently returned from 5 weeks at George Washington's Mount Vernon where she assisted in the complete restoration of the Greenhouse windows.

Ken Hughes

Ken Hughes is a multi-award-winning restoration contractor who studied architecture at the University of Cincinnati and has over 25 years of experience in preservation. He is the owner of Decorative Restorations, a firm specializing in historically appropriate design and the restoration and repair of historic structures. He has authored several publications on preservation topics, and his award-winning projects have been featured in national and local television and print media.

Lindsay Jones

Lindsay Jones is the owner of Blind Eye Restoration in Columbus, Ohio. Blind Eye provides conservation contracting, project management, and historic building consultation services. Lindsay has worked in construction her entire career, and has lived and worked all across the country including San Francisco and New York City in project management and conservation roles.

Margo Warminski

Margo Warminski is Preservation Director of the Cincinnati Preservation Association, a position she has held since 2004. Prior to joining CPA, she worked for several cultural resource management firms and as an independent preservation consultant in Cincinnati and northern Kentucky. Margo is a native of Detroit, where she developed a passion for historic architecture and urbanism at an early age. An avid writer, she has contributed to five books, most recently *Images of America: Greenhills* (Arcadia Publishing, 2013). Margo resides in a 1907 worker's cottage in Newport's East Row Historic District.

Mark Ramler

Mark is a 6th generation Campbell County resident, and resides in Newport's East Row Historic District where he is actively involved in the neighborhood, home tours, planning committees, and serves on the City's Historic Preservation Commission. He is actively involved in the Newport Business Community as well, and is President of the Newport Business Association. Mark holds a Bachelor's and Master's degree from the University of Kentucky in Architecture and Historic Preservation. After graduation, Mark worked for several years with a Cincinnati based developer. He managed numerous historic and LEED-certified renovations, worked extensively with local municipalities, and assisted with low-income and historic tax credit projects that help revitalize urban neighborhoods. He is a small business owner of Mansion Hill Properties, which he founded in 2012, as well as being a licensed Realtor in Ohio and Kentucky. Mansion Hill Properties specialize in historic renovations, neighborhood revitalization, and real estate development. Mark also serves on the board of trustees of the Kentucky Trust for Historic Preservation, ReNewport, and The Newport Foundation

Mike Radeke, Kentucky Heritage Council

Mike Radeke is the Restoration Project Manager for the Kentucky Heritage Council. He is one of two people who review ALL of the State and Federal Historic Preservation Tax Credit applications in Kentucky. He has helped hundreds of people apply for this funding during the time he has worked for the State Historic Preservation Office. When he isn't working, he's busy restoring a seventy year old house in a National Register-listed historic district.

Peter Rodish, Liberty Mutual

Peter Rodish has been with Liberty Mutual since 1982. He holds Associate's and Bachelor's degrees from Thomas More College. Peter has the distinction of constantly earning the top sales clubs, Liberty Leaders and Life Leaders. In addition, he has won numerous awards regionally and nationally. In 1993, Peter was inducted into the Sales Hall of Fame. He has served on local park and development committees, and on the board for the local youth hockey program. Peter currently serves on the board for Junior Achievement, is married with two great kids, and a member of the Greek Church.

Rachel Comte

Rachel Comte is a project manager for Davey Resource Group based out of the greater Cincinnati/Northern Kentucky metropolitan area. She is responsible for managing special projects throughout the eastern U.S. and managing large, high-end urban forestry consulting projects including master plan and management plan development and inventory analyses. Rachel has over 15 years' combined experience in project management, strategic marketing, consulting, and planning in the private and public sectors. She transitioned into the urban/environmental planning sector, working for a regional planning commission in comprehensive planning development. Rachel's knowledge in the field stems from her research on natural resource issues, including the economic impacts of urban waterway restorations, fracking impacts on communities, urban forestry management, land conservation trends, spatial development of cities, and economic impact reporting for municipalities, land banks, private companies, and professional associations. Rachel is an ISA Certified Arborist (OH 6296-A) and a board member of the Northern Kentucky Urban & Community Forestry Council. She holds a Bachelor of Arts degree in business and international politics from Indiana University, studied landscape design and horticulture at Cincinnati State, and holds a Masters in Environmental/Urban Planning from the University of Cincinnati.

Rachel Kennedy

Rachel joined Palmer Engineering in September 2017. She has more than 19 years of experience working in governmental, nonprofit, and private sectors with all aspects of preservation planning from interpretation of the Secretary of the Interior's Standards for Treatments of Historic Properties to Cultural Landscape examinations, to identifying, evaluating, and listing properties to the National Register of Historic Places. Rachel loves presenting at NKY Restoration Weekend, and this is her fourth time as a presenter!

Randall Reese, LVX

Randall has been the owner of LVX Painting since 2009, specializing in historic restoration and old house renewal. The company's focus is exterior painting, interior painting, color selection, historic restoration, plaster and drywall repair.

(Biographies continued on the next page)

PRESENTER Bios

Rebecca Weber, Huff Realty

Rebecca is a full time Realtor® licensed in both Ohio and Kentucky with a passion for historic architecture and urban living. Throughout Rebecca's career she has worked on multiple new construction projects in addition to her day to day business. Counseling buyers through selections, as well as having a basic understanding of construction is a skill she delivers to her clients. As a member of Covington's Urban Design Review Board, she is able to guide clients in their renovation/restoration projects to meet historic preservation guidelines. Rebecca works through all price mediums understanding the nature of distressed sales and how to get them into the right hands as well as serving a high end price point. Rebecca has maintained an average sales volume year after year edging her into the top percentile of the Northern Kentucky Multiple Listing Service. She has been with Huff Realty since obtaining her license in 2002. In 2006 she was recognized by Cincinnati Magazine as one of the top performing professionals in the region. Rebecca has been a member of the Cincinnati Area Board of Realtors Circle of Excellence since 2010. Rebecca's marketing standards set her apart from the rest when listing properties for sale. She has a creative flair that she artfully demonstrates through her listings. She is keenly aware of the daily changes in the financing world and is able to guide both buyers and sellers through all those changes with finesse. Rebecca remains current with local and regional sales data to counsel her clients through the ever-changing Real Estate market.

Stef Adams, Option Financial, LLC

Stef Adams is the Renovation Loan Specialist with Option Financial, LLC. She has been involved in historic restoration for over a decade as a contractor, homeowner, and renovation financing guru. Stef's passion for historic preservation and restoration is clear when she speaks on how renovation financing can help make dreams become a reality. Stef and her family live in the Mainstrasse Historic District in Covington, Kentucky, where they recently completed the renovation of their home.

Tina Neyer

Tina Neyer serves on the Historic Preservation Commission in Bellevue, Kentucky. She was a founding member of the Dayton, Kentucky Heritage Museum. As a young woman Tina restored houses in Winton Place, a neighborhood in Cincinnati. She partnered with her husband in Neyer Construction, Inc. from 2003 to 2009. Her knowledge of house restoration continues in today's world as she has lived in an historic home in Newport before buying an even older home in Bellevue, with a variety of historic aspects to be restored. She and her husband believe that restoring the right way makes for a longer lasting home.

Tom Francis, Cutting Edge Construction

Tom Francis is the owner of Cutting Edge Construction Services, located in Shelbyville KY. The company specializes in historic window restoration and weatherization. Tom has 40+ years of experience in the construction trades. He is a "Pine Mountain Settlement School" professionally trained historic window restorer, with several important projects to his credit, including the 1850 constructed Arsenal Museum in Frankfort; The Wickland Home in Bardstown, home to three Kentucky Governors, built in 1825 and Jacob's Hall Museum in Danville, built in the early 1800's.

Tyler Watkins

Tyler Watkins is a Partner and Co-founder of Work Architecture + Design. His vast array of design experience has provided exceptional responsiveness and successful implementation. A nationally awarded artist, his attention to detail and focus on creativity reflects an aesthetic appeal of interaction and vibrancy on his projects. As Senior Principal his responsibilities encompass every aspect of the Architectural Profession from design production, and administration of all projects to the intricacies of office management of a corporation. As Principal his client contact, internal staff and external consultant coordination, and personal availability ensure that all projects receive an extensive level of detail during all phases of the project in order to establish a well-constructed building, within budget and timeline.



Sarco Putty
SINCE 1943

VENDORS AND PRESENTER Directory

Government and Non-Profit

Cincinnati Preservation Association

www.cincinnati-preservation.org
430 Reading Road, Suite 300, Cincinnati, OH
Margo Warminski, Preservation Director
513-721-4506, margo@cincinnati-preservation.org

City of Bellevue Historic Preservation

www.bellevueky.org
616 Poplar St. Bellevue, KY
Jody Robinson, Assistant City Administrator
859-292-4220, Jody.Robinson@bellevueky.org

City of Bellevue Building Inspections

www.bellevueky.org
616 Poplar St. Bellevue KY
Terry Baute
859-292-4223

City of Covington Historic Preservation

www.covingtonky.gov
20 W. Pike Street, Covington KY
Emily S. Ahouse, Preservation & Planning Specialist
859-292-2171, eahouse@covingtonky.gov

City of Newport Building Inspections

www.newportky.gov
998 Monmouth St., Newport, KY
859-292-3637

City of Newport Historic Preservation

www.newportky.gov
998 Monmouth St., Newport, KY 41071
Scott Clark, Historic Preservation Officer
859-655-6347, sclark@newportky.gov

Gateway Community and Technical College

Urban Metro Campus
Technology, Innovation and Enterprise Building,
516 Madison Pike, Covington, KY 41011
For more information on Community Education
classes please contact Toni Bloom at 859-442-4113
or toni.bloom@kctcs.edu

Heritage Ohio

846 1/2 East Main Street
Columbus, OH 43205
614-258-6200

Kentucky Heritage Council

www.heritage.ky.gov
410 High Street, Frankfort, KY
Mike Radeke - Historic Rehabilitation Tax Credits
502-564-7005 ext. 141, mike.radeke@ky.gov

OTRAadopt

Otradopt.com
1311 Vine Street Cincinnati, Ohio
513-609-4823
adopt@otradopt.com

PDSKC - Building Inspections (Covington)

www.pdskc.org
2332 Royal Drive, Fort Mitchell, KY
859-331-8980

SD1

www.sd1.org
1045 Eaton Drive Ft. Wright KY
859-578-7450

Retail, Products and Services

American Chimney and Masonry

www.amchimney.com
Clay Lamb
513-622-4600

Blind Eye Restoration

www.blindeyerestoration.com
Lindsay Jones
415-816-9649

Cutting Edge Construction

www.cuttingedgeconstructors.com
Tom Francis
502-544-4023
contact@cuttingedgeconstructors.com

Davey Tree

www.davey.com
1-800-445-8733

Empower Tools

305 W Pike Street Covington, KY
covingtonempowertools@gmail.com
859-240-3585
Hours: Wednesday, Thursday, and Friday 4 pm-7pm

Habitat for Humanity ReStore

<http://habitatcincinnati.org/restore/>
859-261-0456

Huff Realty

www.rebeccawebber.huff.com
Rebecca Weber, Senior Sales Executive
859-578-3927, rebecca@rebeccaweber.com

VENDORS AND PRESENTER Directory

Retail, Products and Services (cont'd)

Liberty Mutual Insurance

www.libertymutual.com/peterrodish

Peter Rodish

1-859-371-0440 x53665

peter.rodish@libertymutual.com

LVX Painting

www.LVXpainting.com

Randall Reese

lvxpainting@gmail.com

859-866-2702

Option Financial

Optionfinancial.com

Stef Adams

513-384-0041, stef@optionfinancial.com

Palmer Engineering

www.palmernet.com

3403 Stony Spring Circle Louisville, Kentucky

502-491-2411

Premier Tri-State Roofing

3608 Church Street Cincinnati Ohio

513-251-4400

Queen City Window Restoration

513-273-4167

QCWrestoration@gmail.com

SSRG Structural Systems Repair Group

www.ssrsg.com

2814 Stanton Avenue Cincinnati, Ohio

513-751-7774

info@ssrg.com

Turner Restoration

Jim Turner

www.turnerrestoration.com

313-574-9073

Jamesturner.restoration@gmail.com

Work Architecture + Design

www.wrkar.com

Tyler Watkins

502-632-3232

Information@wrkar.com



One Source To Extend The
Lifespan Of Your Structure



WHO IS SSRG

SSRG (Structural Systems Repair Group) is the leader in strengthening, preserving and protecting the built environment. Our team of construction engineers brings to your project an in-depth knowledge of structural assemblies and systems with vast experience and a proven ability in tackling complex situations.



OUR SERVICES INCLUDE

- Facade and Building Envelope
- Concrete, Wood & Steel Repairs
- Facility Upgrades & Modifications
- Historic Preservation
- Underpinning & Geotechnical
- Reinforcement & Strengthening



**Tough Jobs
Done Well**

Contact Us Today To Get An Assessment

Phone: 513.751.7774
Email: info@ssrg.com

Visit Us Online: www.ssrsg.com
Office: 2814 Stanton Ave., Cincinnati, OH 45202

HISTORIC HOME Sustainability Tips

EASY Ways to Cut Your Utility Bill

Electronics & Appliances:

- Unplug the beer cooler. The old refrigerator in the garage or basement could be costing as much as 10 cases of beer in wasted energy each year. A refrigerator built before 1993 consumes twice as much energy as new Energy Star rated models.
- Use a power strip and turn off electronics. As much as 75% of electricity used by electronics occurs while the devices are off. Big screen TVs, stereo systems, computer peripherals are some of the worst offenders. Cut the consumption by turning the strip off.
- Maximize efficient lighting. We have all heard the advice to switch from incandescent to CFL bulbs. To get the maximum efficiency be sure to check the bulbs rated use. i.e.: Check to see if the bulb is rated for use in fixtures that are plugged into timers or can be used in spot light fixtures. Also consider the switch to LED. They have a pricier up-front cost but they use less energy than CFLs.

HVAC System:

- Seal the duct seams. Between 25-40% of the hot and cold air entering the ducts from the HVAC system escape through joints, seams and gaps. That is a waste of "store bought air." Seal off the gaps with mastic and fabric tape NOT duct tape. Do this on both the supply and return lines.
- Check the duct boots under the register covers. The boot should be sitting squarely in the space and there should be no voids or gaps around the metal work. You want the store bought air to travel into your living space, not into the floor or wall cavity.
- Programmable thermostats are a must. Install an Energy Star qualified programmable thermostat.
- Keep AC filters and coils clean. A dirty filter reduces the flow of air and a dirty condenser coil retains heat. Both scenarios reduce efficiency and can increase the energy consumption by 10%.
- Install ceiling fans. Using a ceiling fan will minimize the need for air conditioning in the summer months.

Plumbing:

- Install a low flow/high aeration showerhead. Showers account for 26% of a household's hot water use. By installing a low flow/high aeration showerhead you can reduce the consumption from 3.5 gallons of hot water per minute to 1.5 gallons. You are not compromising the luxury of a hot shower, only the wastefulness.
- A faucet aerator can save approximately 400 gallons of hot water per year. Replace your old faucets with a more efficient model that flows at 1.5 gallons per minute or less.
- Stop the dripping faucets and leaky toilets. A slow leak of 10 drops per minute from a hot water faucet wastes 526 gallons of water each year. Toilets that run or leak are the number one source for wasted water. The old toilets use 5 gallons of water with every flush. If you replace those old fixtures consider replacing them with the highly efficient dual flush toilet. Button number 1 flushes .8 gallons per push and button number 2 flushes 1.6 gallons. Yes, they really work!
- Wrap at least the first 10 ft of both the hot and cold water lines with insulation. Water will arrive 2-4 degrees hotter allowing you to set your water heater to a lower temperature. The elbows need to be insulated too. Secure in place with zip ties. Use caution and read the directions on the insulation if you have a gas fired water heater.



HISTORIC HOME Sustainability Tips

Misc:

- Wash clothes in cold water with special cold-water detergent.
- Wash only full loads in the dishwasher and the washing machine.
- Completely remove window AC units during the winter months.
- Turn the water heater down from 140 degrees to 120 degrees.
- Buy Energy Star rated products.
- Utilize passive solar options on windows.
E.g.: Close the drapes or shades on west facing windows during the summer.
- Weather-strip doors and caulk around windows.

Energy Audit:

- An energy audit will identify additional opportunities to improve the overall performance and efficiency of your home.
- Air sealing and insulation upgrades typically reduce utility bills anywhere from 25-40%.

T U R N E R
RESTORATION

steel & wood window specialist

SIX THINGS YOU MAY NOT KNOW ABOUT ENERGY EFFICIENCY AND HISTORIC BUILDINGS

1. Reusing a 5,000 sq ft building saves the carbon consumed by 85 homes in one year. Reusing a 100,000 sq ft building saves the equivalent of the carbon emitted by 1,600 homes in one year.

2. According to the Building and Social Housing foundation, it takes about 50-65 years for a new, energy efficient building to save the amount of embodied energy lost in demolishing an existing building.

3. The U.S. Energy Information Administration found that buildings constructed during the early 1900s were more energy efficient than those built from 1950-2000. Why? Many of the older homes were built with non-mechanical, energy saving features, like deep eaves for shading, cross-ventilating hallways, and operable windows.

4. Air infiltration occurs in buildings through many conduits – attics, chimneys, vents, even electrical, but more heat is lost through your roof than any other part of your house. By adding 3 ½ inches of insulation to your attic, you save more energy than replacing your windows and the insulation will cost considerably less.

5. By simply adding weather-stripping to an existing window, you can increase a window's energy efficiency by as much as 50%.

6. Most vinyl replacement windows only last about 10-15 years; however they will last forever in a landfill. Replacement windows that contain vinyl or PVC are also toxic to produce and create toxic by-products.

Sources: National Park Service, National Trust for Historic Preservation, Donovan Rypkema, U.S. Energy Information Administration

Tips brought to you by:
Toni Winston



PTR
PREMIER
 TRI-STATE ROOFING INC
 (513) 251-4400



CINCINNATI
 PRESERVATION
 ASSOCIATION

cincinnati-preservation.org

PROUD TO SUPPORT OUR PRESERVATION
 PARTNERS IN NORTHERN KENTUCKY

info@cincinnati-preservation.org • (513) 721-4506



HELP!
 my wood
 windows
 don't work!

Queen City
 Window
 Restoration

We're here
 to help

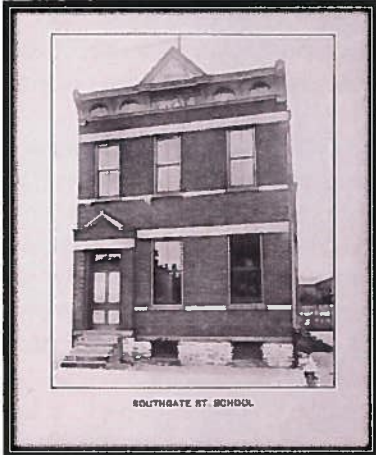
513.273.4167



Newport Foundation Inc.
www.newportfoundationinc@gmail.com

The City of Newport is proud to Announce the
 opening of the Newport History Museum @The
 Southgate Street School

Regular Hours and Tours Being Offered.
 Please Follow and Like our Facebook Page for Updates,
 Volunteer Opportunities and Hours of Operation.



SOUTHGATE ST. SCHOOL

*This Museum's mission is to honor the students and educators who stepped through the school
 by engaging with and celebrating the diverse history of the community. This is a place where the
 voices and stories of Newport's unique past come alive.*

215 East Southgate Street
 Newport, KY 41071

Scott Clark, Executive Director
 Newport History Museum @ the Southgate Street School
www.facebook.com/NewportHistoryMuseum@theSouthgateStreetSchool
scclark@newportky.gov
 (859) 655-6347



HISTORIC PRESERVATION in the River Cities

Northern Kentucky has a rich fabric of historic buildings. Bellevue, Covington, and Newport have established both National Register of Historic Places (National Register) Historic Districts and local Historic Districts (also known as Historic Preservation Overlay Zones) to promote the preservation of historic resources. National Register-listed Historic Districts are federally recognized for their national, state or local significance. Local historic districts in each city are established through zoning. They protect the historic fabric and promote economic development and quality of life in each community.

Properties within local historic districts require all exterior changes to be approved by the Historic Preservation Office before work begins. A permit called a Certificate of Appropriateness (COA) is issued for the exterior improvements. It is very important to know if you are within a local historic district, to know if exterior work on your property will require a COA.

Each proposal for a COA is reviewed for compliance with the City's Design Guidelines. Each city has created unique Design Guidelines that ensure that alterations, additions, and new construction are compatible with the historic character of the property and district, and that the best practices in rehabilitation techniques are utilized. As a result, the lifespan of a historic building can often be extended as property owners invest in quality and compatible materials and craftsmanship. The guidelines also provide the Historic Preservation Offices and their Design Review Boards with standard criteria on which to base decisions and offer guidance on appropriate rehabilitation and new construction practices to property owners to assist them in the planning and design for the rehabilitation of their building.

The Design Guidelines and COA Application forms are available on the respective City websites and through the Historic Preservation Offices. There is no charge for these permits, as long as they are received prior to the start of the work. Often work will also require building and/or zoning permits. As you are planning a project, you should contact the Historic Preservation, Zoning, and Building Permit Offices to get assistance, guidance, and the required permits before you begin work.

- City of Bellevue - Jody Robinson
859-292-4220, jody.robinson@bellevueky.org
- City of Covington - Emily Ahouse
859-292-2171, eahouse@covingtonky.gov
- City of Newport - Scott Clark
859-655-6347, sclark@newportky.gov

INCENTIVES, TAX CREDITS, AND OTHER RESOURCES

National Park Service- Technical Preservation Services

www.nps.gov/tps/
Secretary of the Interiors Standards
Preservation Briefs and Tech Notes
Historic Rehabilitation Tax Credits

Kentucky Heritage Council

www.heritage.ky.gov
502-564-7005
Historic Rehabilitation Tax Credits
Preservation Skills Training/Workshops
Technical Assistance

Preservation Kentucky

www.preservationkentucky.org
502-871-4570
Advocacy and Education programs

Ohio Historic Preservation Office

www.ohiohistory.org
614-298-2000
Historic Rehabilitation Tax Credits

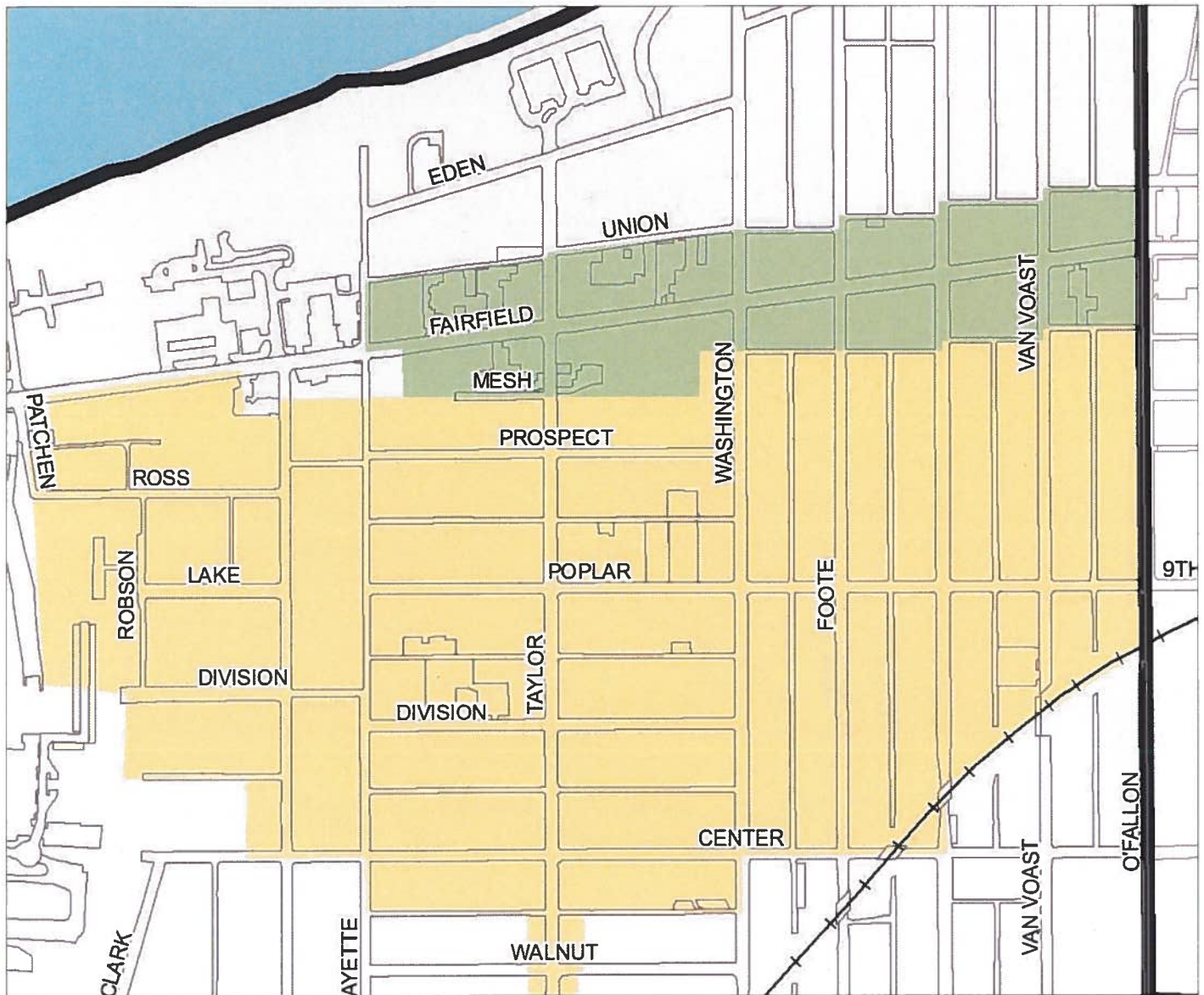
Cincinnati Preservation Association

www.cincinnati-preservation.org
513-721-4506
Seminars, Education and hands on workshops, Technical and Advocacy Assistance, Historic Easement Program, House Tours

Preservation Trades Network (PTN)

<http://ptn.org/>
866-853-9335
Education, networking and outreach for the traditional building trades

BELLEVUE HISTORIC PRESERVATION Overlay Zones



Jody Robinson

Assistant City Administrator

Phone: 859-292-4220

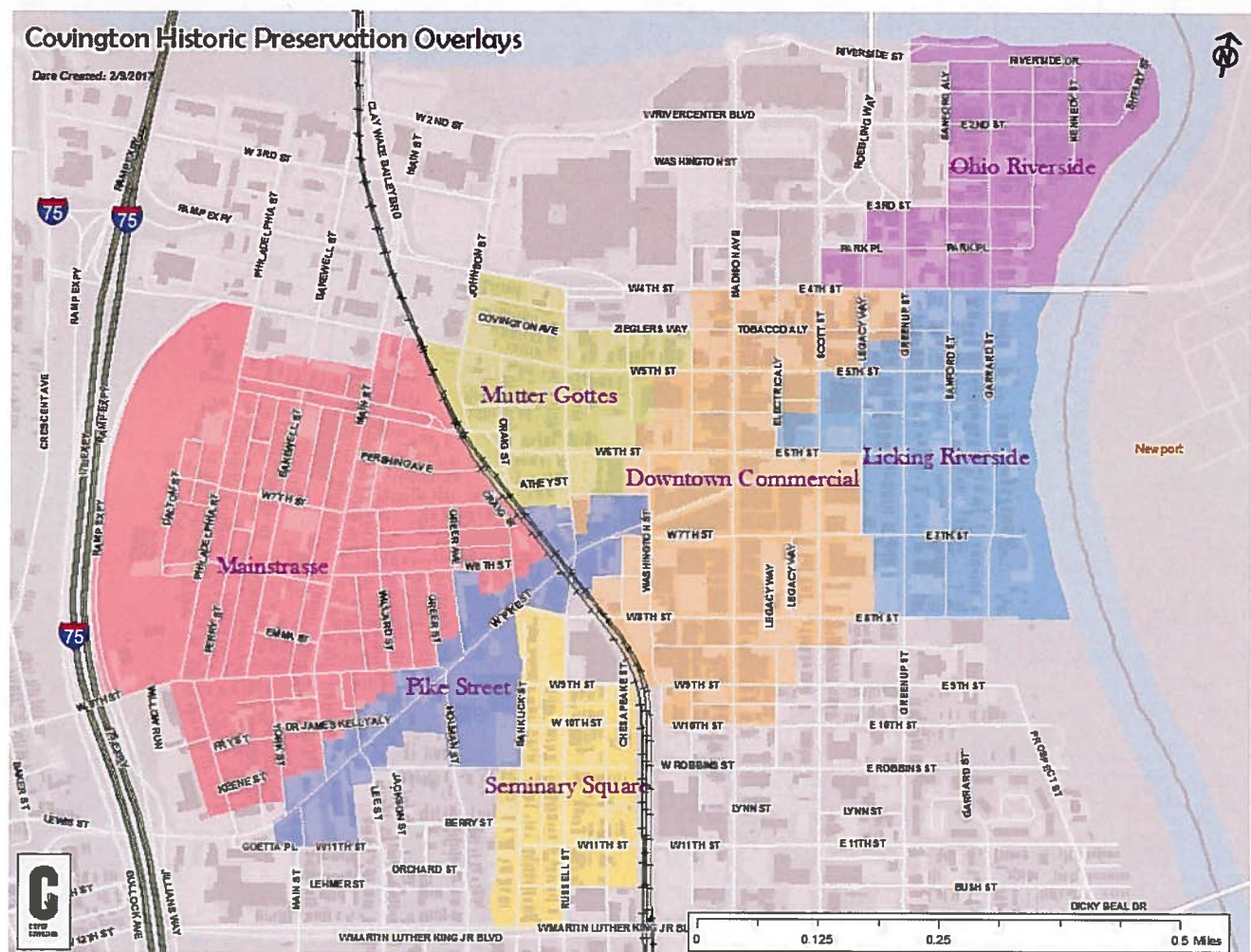
Fax: 859-261-8387

Email: jody.robinson@bellevueky.org

Bellevue Historic Design Guidelines

<http://bellevueky.org/about/historic-preservation/> and then click on "Design Review Guidelines Manual"

COVINGTON HISTORIC PRESERVATION Overlay Zones



Emily Ahouse

Preservation and Planning Specialist

Phone: 859-292-2171

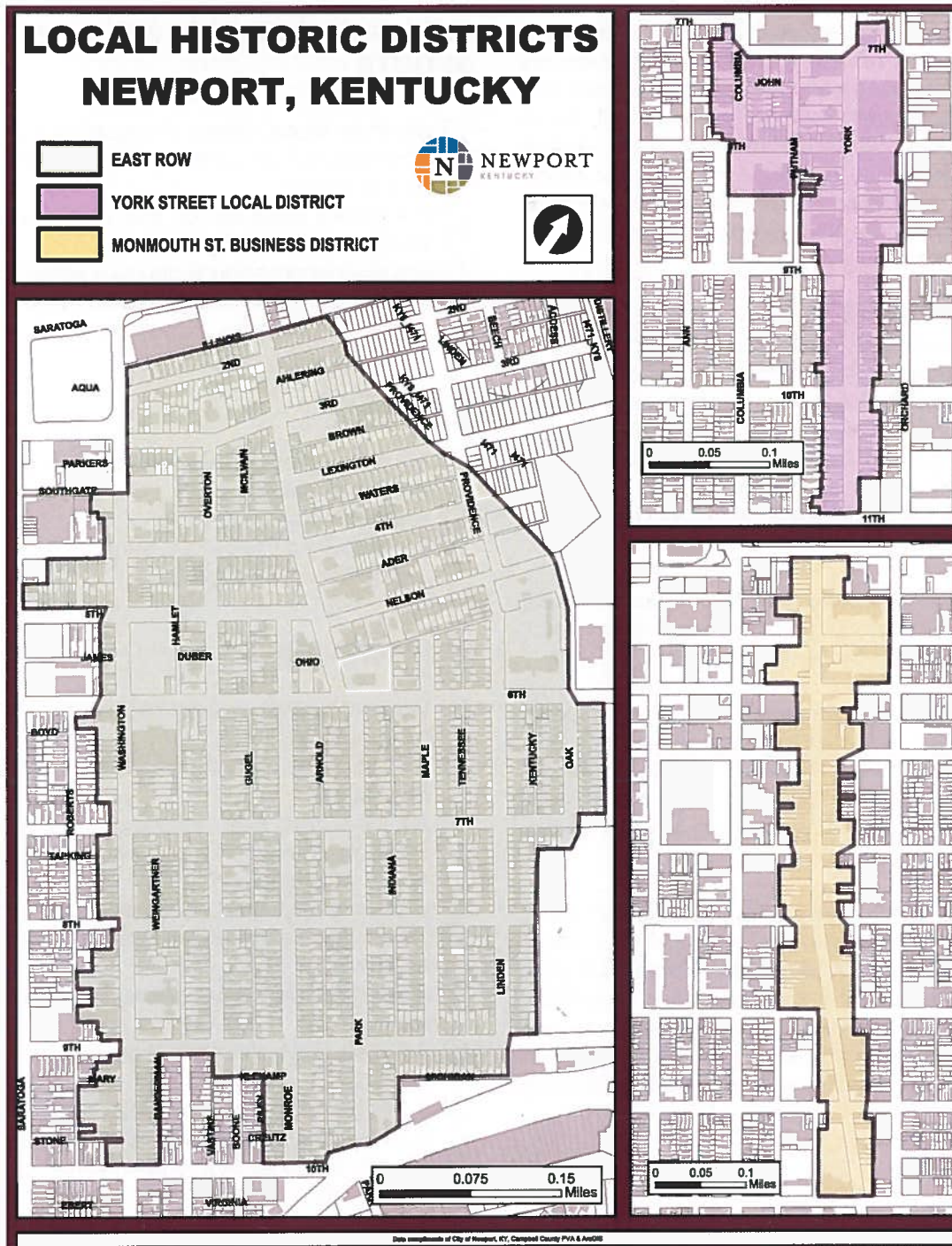
Fax: 859-292-2106

Email: eahouse@covingtonky.gov

Covington Historic Design Guidelines

<http://www.covingtonky.gov/forms-documents/view/historic-covington-design-guidelines>

NEWPORT HISTORIC PRESERVATION Overlay Zones



Scott Clark
 HP Officer/Specialist
 Phone: 859-655-6347
 Fax: 859-292-3669
 Email: sclark@newportky.gov

Newport Historic Design Guidelines
www.newportky.gov/inner_main.php?secid=139

HISTORIC HOME Maintenance List

Historic houses are largely constructed of natural materials that are well suited for construction. Materials such as masonry require the least maintenance of all building materials and can last indefinitely when well maintained. Still, these materials are vulnerable to deterioration from neglect, weather, abrasives, and inadequate or improper repair. With this in mind, you should plan to maintain your property in a way that recognizes the characteristics unique to specific historic building materials.

Using the following checklist ensures a regulated, structured approach and guarantees that all significant materials, elements, and features are inspected, regardless of their condition. A checklist also lets you monitor continuing deterioration or the successfulness of past maintenance or repair. Ideally, you should inspect your house every fall and every spring to prevent small problems from worsening. Regular, thorough inspections are crucial for maintaining an historic house.

Some notes about inspecting your home Work logically and thoroughly. Start from ground level and examine each building elevation in turn by using the checklist.

Avoid damaging building elements. For example, some shingles can be broken by walking across them. Gutters and eaves can easily be damaged by carelessly propping a ladder against them, and brick and mortar can likewise be broken apart by haphazardly dragging a ladder across the face of the building.

Assess any risks involved. Tasks such as reaching high areas, inspecting areas of limited access, and walking on steep or slippery surfaces may prove dangerous. It is also advisable to wear heavy gloves, and if necessary, eye protection, when inspecting a historic house. If you are unable to gain access to a portion of the house, it is recommended that you hire a professional who has experience with inspecting such areas.

ROOF

- ☐ Any sign of missing, broken, or warped shingles or tiles?
- ☐ Are shingles losing mineral cover, curling, or do edges look thin?
- ☐ Any signs of bubbles, separation, or cracking in felt?
- ☐ Does the roof ridge sag?
- ☐ Is paint peeling or blistering on cornices and overhangs, especially the underside?
- ☐ Are there brown stains on cornices or overhangs, suggesting ice dam problems?

FLASHING, GUTTERS, AND DOWN-SPOUTS

- ☐ Are there loose, rotted, or missing gutters or downspouts? Do gutters slope uniformly with no low spots?
- ☐ Are gutters clean and do they drain correctly?
- ☐ Do gutter connections leak?
- ☐ Are downspouts connected to a splashblock?
- ☐ Is there loose, missing, or rusted metal flashing at chimneys, valleys, ridges, or walls?

CHIMNEYS

- ☐ Are brick or mortar cracked, crumbling, or missing at chimneys?
- ☐ Are chimneys lined?
- ☐ Are fireplaces usable? Do they smoke?
- ☐ Are dampers installed?

EXTERIOR WALLS

- ☐ Does the wall seem out of plumb, unlevel, or are there bulges?
- ☐ Do doors and windows line up squarely in their openings?
- ☐ Are there open joints around doors and windows or trimwork? Is there mold or mildew on the wall surfaces?
- ☐ Is any stucco, wood, or masonry water stained?
- ☐ Where paint is present, is it peeling, cracking, or blistering?
- ☐ Is paint powdering or chalking to a dull powdery surface?
- ☐ Are there major cracks in the masonry or mortar?
- ☐ Is any masonry loose, missing, or deteriorating?
- ☐ Is any mortar soft or crumbling?
- ☐ Are any bricks spalling or crumbling?
- ☐ Where siding is present, is any dented, faded, or corroded?

FOUNDATION

- ☐ Is there vertical or diagonal cracking in the masonry? Is masonry spalling, loose, or deteriorating?
- ☐ Is mortar soft or crumbling?
- ☐ Does the ground slope away from the foundation?
- ☐ Is any organic growth, mold, or mildew attached to the foundation wall?

HISTORIC HOME Maintenance List

WINDOWS AND DOORS

- ☐ Are all window and door components, interior and exterior, sound and if needed, painted?
- ☐ Is putty around glass cracking, soft, or pulling away from the glass?
- ☐ Do sills, sashes, or frames show signs of deterioration?
- ☐ Is there evidence of moisture penetration around openings?
- ☐ Do window sashes operate smoothly?
- ☐ Are sashes loose in their frames?
- ☐ Does heavy condensation build on the interior or exterior of the sash during winter? Are doors adequately weather-stripped?
- ☐ Are there open joints in need of caulking?
- ☐ Do window and door locks function properly and smoothly?

PORCHES

- ☐ Are there loose or deteriorated structural or decorative components?
- ☐ Are masonry piers plumb and sound?
- ☐ Are stairs and railings in good condition?
- ☐ Do porches properly slope away from the building?
- ☐ Is there unusual settling of the porch foundation?
- ☐ Are there signs of excessive deterioration or cracking in the porch floor?

INTERIOR SPACES

- ☐ Are wall or ceiling coverings damp, loose, cracked, or deteriorated?
- ☐ Is there evidence of water penetration on the ceiling or around window and door openings?
- ☐ Do any floors sag? Do they sag or bounce when walked on or occupied by heavy weight?
- ☐ Do doors open and swing freely on hinges?
- ☐ Are all stairs sound and do they feature adequate handrails?
- ☐ Are there signs of moisture problems in kitchens or bathrooms?
- ☐ Does any of the lower wall space feel moist?

ATTIC

- ☐ Are there signs of leaks on the underside of the roof, near openings, or near wall junctures? Is the attic properly ventilated?

ATTIC (continued)

- ☐ Do rafters bow?
- ☐ Are rafter plates deteriorated?
- ☐ Are there signs of vermin infiltration?
- ☐ Is there insulation in the attic or on roof rafters?

CELLARS, BASEMENTS, AND CRAWL SPACES

- ☐ Do walls and floors show signs of excessive moisture?
- ☐ Any sign of vermin infiltration or insect damage?
- ☐ Does the area smell of mold or mildew?
- ☐ Is there salt buildup on the walls?

PLUMBING

- ☐ Is there evidence of leaking under sinks or toilets?
- ☐ Are water pipes in good condition?
- ☐ Is water pressure adequate?

HEATING AND VENTILATION

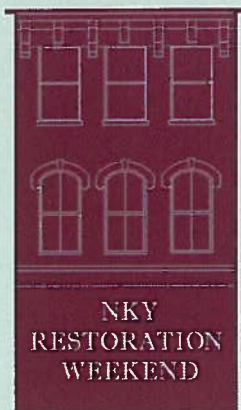
- ☐ Do filters need to be replaced?
- ☐ Is heat distributed evenly?
- ☐ Do thermostats work correctly?
- ☐ Are ducts and pipes adequately insulated?
- ☐ Any signs of leaks or rust spots?

ELECTRICAL

- ☐ Are circuit breakers or fuses in good condition, labeled, and of the correct size?
- ☐ Is wire insulation frayed?
- ☐ Do all light switches work properly?
- ☐ Do all wall outlets work properly?
- ☐ Are there ground fault interruption (GFI) type outlets in kitchens, laundries, and bathrooms?

SITE

- ☐ Is the site sufficiently graded and drained?
- ☐ Are large shrubs or trees a sufficient distance from the house?
- ☐ Do trees or limbs hang over the house's gutters and downspouts?



NKY Restoration Weekend Professional Track

Friday, March 9, 2018 • 8 a.m. to 2:35 p.m.

8 a.m. to 8:30 a.m. Registration (Continental Breakfast & Boxed Lunch included)
Campbell County Public Library - President's Room (Lower Level)
901 E 6th Street, Newport, KY 41071

PACE Financing for Historic Buildings

Chris Jones – The Greater Cincinnati Energy Alliance

8:30 a.m. to 9:30 a.m. • 1 AIA/AICP CEU

Learn about PACE, a simple and effective way to finance energy efficiency and renewable energy building improvements. PACE can pay for new heating & cooling systems, lighting improvements, elevator upgrades, roofing upgrades, energy-generating solar panels, water pumps, insulation, and much more.

Substitute Materials for Historic Buildings

Ken Hughes – Decorative Restorations

9:45 am -10:45 am

1 AIA/AICP CEU

The session will discuss how innovative modern substitute materials can be used to rebuild or replace damaged or missing features of historic homes, helping to ensure their long-term preservation, and showcase examples of successful repairs and reconstructions.

Building Smart Cities and the Internet of Everything

Zack Huhn – Venture Smarter

Caroline Duffy, PE – 143 Engineers

11:00 am – 12:00 pm

1 AIA/AICP CEU

Smart planning is necessary today to ensure that our region is prepared for the challenges of tomorrow. This session will explore the smart cities conversations happening in Greater Cincinnati and beyond, with a focus on the four pillars of smart planning: Connectivity, Mobility, Security, and Sustainability.

Local Historic Districts and Honoring the Fabric: Lessons in Context Sensitive Development

Elizabeth Johnson - City of Cincinnati

12:20 pm - 1:20 pm

1 AIA/AICP CEU

Infill development can be a controversial topic and communities need to define well what context sensitive development means, in order to manage change and continued development. This session will look at different types of infill and new construction development, as well as different interpretations of what "compatible but differentiated" means.

Wood Restoration

Walter Weed - SSRG

1:35 pm - 2:35 pm

1 AIA/AICP CEU

The session will examine how to maximize the retention of historic fabric and character defining elements, while reinforcing and stabilizing a building. Appropriate replacement materials will also be presented.

Presenting Sponsors:



A sincere thank you to our partners & presenters!

