

2021 AIA Ohio Design Awards Description

Perseverance on Vine Cincinnati, Ohio

Perseverance on Vine is a mixed use, multi-family housing project consisting of four buildings, including three historic rehabs and one new construction. Located in downtown Cincinnati's Over-the-Rhine Historic District, the project brings 32 affordable housing units to the 15th Street block of Vine Street. The project transformed this Vine Street block by rehabilitating three of the eight historic buildings and infilling one of the two vacant lots. To bring Perseverance to fruition, the project used a combination of 9% Low Income Housing Tax Credits through the Ohio Housing Financing Agency (OHFA), Federal Historic Tax Credits, and State Historic Tax Credits.

In a neighborhood where affordable housing is greatly needed, Perseverance contributes 26 new affordable units, while preserving six existing affordable units. These units will provide housing to those whose income falls within 30-60% of the Area Median Income (AMI). According to data from 2010-2014 from the U.S. Census Bureau, 32 out of 100 families in urban Hamilton County whose household incomes fall below the 60% AMI, do not have access to affordable housing.¹ Perseverance not only brings life back into this segment of the neighborhood, but also helps fill the affordable housing gap within the city.

All three of the project's historic buildings (1511, 1513-1515, and 1517 Vine) received Federal and State Historic Tax Credits. The renovated historic buildings preserve the historic elements and character of the classic Italianate and Greek Revival styles and introduce necessary new elements that are contemporary/minimal but compatible with the historic character of the buildings. The new infill building (1505 Vine) follows the design guidelines of the Over-the-Rhine Historic District. It was designed with contemporary elements and materials, but respects the surrounding historic fabric, rhythms, and proportions of the neighborhood without creating a false narrative.

Through the work of many organizations and individuals, Perseverance on Vine provides vastly needed affordable housing to the neighborhood of Over-the-Rhine. Furthermore, the project weaves together contemporary design and existing historic buildings in a way that respects the fabric of a city with a rich architectural history.

¹ "Housing Affordability in Hamilton County" (Community Building Institute (CBI) at Xavier University, Local Initiatives Support Corporation (LISC) of Greater Cincinnati & Northern Kentucky, February 2017), https://www.lisc.org/media/filer_public/a1/16/a116fbab-4be3-4704-98e6-83f633b7d893/asset_upload_file30_13212.pdf.