



Reconstruction of The Elberon progressing on schedule

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The renovation of one of Price Hill's largest eyesores is on schedule to be completed this coming winter.

The Elberon, a historic landmark at the corner of Elberon Avenue and West Eighth Street, is being returned to its glory and will once again stand out as a neighborhood jewel.

"We're still on schedule," said Scott Puffer, project manager for the Model Group. "We are almost finished."

The Model Group partnered with Price Hill Will to renovate the 26,526-square-foot structure into a living facility for senior citizens. Construction began this past February, and when it's completed in February 2012, The Elberon will be home to 37 one- and two-bedroom units for adults ages 55 and older.



The reconstruction of the Elberon building at the corner of West Eighth Street and Elberon Avenue is moving along as scheduled. The exterior, though still not completed, is already a vast improvement from how the building looked prior to construction starting. Kurt Backscheider/Staff

"Everything we've done is designed with seniors in mind," Puffer said.

Renovating the four-story building, which dates back to the 1920s, has required construction crews to basically gut the interior and start from scratch. Yet, wherever possible, he said the historical character of the building has been maintained.

Corridors have been created where none previously existed, an elevator has been installed, new windows have been put in, common areas have been carved out and 37 move-in ready apartment units are being constructed to each include a living area, kitchen, bedroom and bathroom.

Historic architectural features, such as the marble stairways, some of the residential fireplaces and the balconies, are being restored.

"By no means is this a simple rehab project, but it's going to turn out really nice," Puffer said.

He said the total cost of the project is \$7.4 million.

It draws upon five funding sources, including Cincinnati's HOME funds and federal Neighborhood Stabilization Program II dollars.

Matt Strauss, director of marketing and community outreach at Price Hill Will, said renovation of the building is a huge step forward for Price Hill, and it's been great to watch the project move along.

"I can't think of a better morale booster for the neighborhood than driving by here once every six weeks and looking up to see the progress," he said.

Price Hill Will and the Model Group plan to host a big grand opening ceremony for the building when construction is completed.

"This has been a complex, but rewarding, project," Puffer said.

"It's such an important corner and such a unique, distinct building for the neighborhood."



Reconstruction of the Elberon building in Price Hill is moving along as scheduled. The interior had to be completely rehabbed, and the new layout is taking shape. This is a view of a corridor on the third floor of the building. Kurt Backscheider/Staff

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