Celebration of Preservation

Thursday, July 13, 2023 • Ohio Theatre
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Welcome to the Celebration of Preservation presented by the Cleveland Restoration Society and the American Institute of Architects, Cleveland Chapter. We look forward to this joint program every year as we recognize the historic preservation projects that transform and enliven our communities. And this year we’re especially grateful to be back in person!

Northeastern Ohio is blessed with an abundance of historic buildings and cultural assets that define our heritage. Under the skillful hands of architects and preservation professionals, these places are being renewed and repurposed for the next generation.

Congratulations to the winners! Your efforts are hereby recognized and appreciated! The CRS-AIA jury reviewed many projects and selected those which are the most significant and representative of the value of historic preservation. This year’s awards are highlighting smaller projects that have a big impact on neighborhoods and communities. From a beautifully restored Italianate in Ohio City to a Lakewood industrial space reimagined as a recreational center along with nine other creative winners, the 2023 awardees have been recognized for being an essential part of sustaining diverse and thriving communities through architectural and cultural heritage.

Thank you for being here and a special thank you to our sponsors and to Ariel LaSalle, a past award winner. Join us in cheering on the people and companies that make preservation happen!

Kathleen H. Crowther
President
Cleveland Restoration Society

Patty Lampert
Executive Director
AIA Cleveland
Opening Remarks
Kathleen H. Crowther
President
Cleveland Restoration Society

Michael Christoff, AIA
President
American Institute of Architects, Cleveland

Gwendolyn Frank, AIA
Celebration of Preservation Juror

Awards Presentation
Following tonight’s live celebration, the awards presentation will be available to view on YouTube.
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AIA Cleveland, a Chapter of the American Institute of Architects, is the voice of the architectural profession and a resource for its members in service to society. As the local chapter, AIA Cleveland is a professional association that promotes the value of architecture and design, fosters collegiality, advocates for local members, educates, and supports architects as leaders in the community.

In 1890, the Cleveland Architectural Club appealed to the national AIA and became the “American Institute of Architects, Cleveland Chapter.” Currently, our membership is comprised of over 525 practitioners, representing small and large firms as well as sole proprietors, affiliate members from allied industries, associates, interns and students.

Historic Resources Committee
Since the 1950s, AIA Cleveland’s Historic Resources Committee (HRC) has worked to advance the preservation of Northeast Ohio’s architectural heritage among AIA members, allied organizations, and the public. The HRC serves the needs of the profession, as well as the public, in regional advocacy and education for preservation. The committee also promotes the value of preservation and its contribution to creating a better quality of life.

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The annual Celebration of Preservation celebrates historic preservation projects and the dedicated professionals working in the field. Celebration of Preservation nominations are submitted mid-February of each year through a call for entries. This year, 18 submissions were reviewed and awards selected by a jury of historic preservation experts and architects. Individuals, businesses, and organizations are recognized for demonstrated excellence, community impact, innovation, and outstanding commitment to historic preservation.

The Cleveland Restoration Society and the American Institute of Architects Cleveland would like to recognize and thank this year’s jury for their efforts.

**JURY**

Joe Gondek, Jury Chair

**CRS Jurors:**  
W. Daniel Bickerstaff II, AIA, NOMA, NCARB  
Ayonna Blue Donald  
Sean Plunkett, AIA, LEED AP, NCARB  
Glen Shumate

**AIA Jurors:**  
Brian Carter Broadus, AIA, LEED AP BD+C  
Gwendolyn Frank, AIA  
Jud Kline, FAIA, NCARB, LEED AP  
Marie-Rose Andriadi, AIA

**Alternate Juror:**  
Crystal Montgomery, Assoc. AIA
Award Winners

HONORABLE MENTION FOR RESTORATION OF A HISTORIC FEATURE AWARD

WESTMINSTER PRESBYTERIAN STEEPLE

Built in Georgian Colonial style, the West Presbyterian Steeple was largely built at ground level and raised in November 1949. The steeple was last painted in 1987. Before painting, the contractor sandblasted the panels to remove the old paint. This resulted in considerable buckling of the copper face and an unsightly, wavy appearance. The blackened, dented steeple had become a neighborhood eyesore. In 2019, Frost Architectural Preservation was contracted to repair, preserve, replicate, and paint the steeple including the oculus windows, belfry, tower, and louvres. The three oculus windows located on the masonry steeple base had severe wood rot on the outer trim and window muntins. The severely rotted wood was replicated and replaced with new wood, but areas of minor deterioration were treated using wood replacement epoxy. The four metal louvres were bent and damaged and were replicated with new custom aluminum ones. Efforts were made to preserve all original decorative details, such as the capitals and pilaster bases. A new carillon was installed and was first played on Christmas Eve. It is now programmed to play at noon each day, and passersby can look up and appreciate the beautiful steeple. The restoration of this significant and visible architectural feature has certainly made an impact on the surrounding Akron community and is able to be enjoyed by everyone.
Built in the early 1920s in the Larchmere neighborhood of Cleveland, 2697 East 127th St. benefitted from a Heritage Home Program loan for renovations beginning in 2022. Owners Nick Downer and Sara Muscarella worked with local contractors to complete projects including renovating the kitchen, adding a bathroom on the first floor and changes to the back porch. The original kitchen was disjointed with the sink located in the butler’s pantry. For greater functionality, the sink was relocated to the main kitchen area and new cabinets and shelving were added that modernized the space. The pantry area was remodeled into a half bath for the previously one-bathroom house. Work was also done on the back porch which is accessed off the kitchen. The previous owners had sided over the exterior porch door. The door was opened up again, adding another exit to the driveway and backyard for the owners and their dog. The stabilization and renovation of the back porch allowed for an additional seating area near the back door where the owners could enjoy the view into the backyard. Larchmere is one of Cleveland’s most popular arts and antiques districts and with the renovation of 2697 East 127th St., it has another beautiful house in the neighborhood.
Originally the Bomgardner Manufacturing Company Building, built in 1909, this structure is part of the historic industrial fabric on the East end of Lakewood, located just north of Detroit Avenue. The building played an important role in the growth of the company, a funeral supply manufacturer, which held a patent for an innovative funeral casket bier. Now, it has been fully renovated and adaptively reused as part of the new Studio West 117, a development created to provide a welcoming environment for Greater Cleveland’s LGBTQ+ community and its allies. Much effort was made to preserve as much of the industrial character of the buildings as possible. The brick of the original historic structure was preserved, along with the original volume of the space, and some of the historic windows. Found materials were repurposed, such as the safety glass manufacturing equipment from the last building owner, which is now prominently on display in the private dining room. The project was completed utilizing financing assistance from the Small Business Association, as well as the City of Lakewood and the State of Ohio. Studio West 117 is first-of-its-kind, created for and by the LGBTQ+ community of Greater Cleveland and spans over 300,000 square feet. The complex is an evolving collection of venues and amenities, and includes a rooftop patio, gymnasium, and restaurants. Future plans include adding housing, a health clinic, and small business retail space. Studio West 117 is not just a development, but a neighborhood catalyst, and shows long term investment in its corner of Lakewood.

Award of Merit for Community Impact

Studio West 117 Fieldhouse

Photo credit: Scott Esterly and Studio West 117
This residence is a contributing home to the Shaker Farm Historic District in Cleveland Heights, which is an early twentieth-century suburban residential development first laid out in 1904, predating the development of today’s Shaker Heights. This house was built in 1916 with both Tudor Revival and Craftsman architectural characteristics. Over the years, the house was subject to several “re-muddling” projects that covered or removed many of its historic features. With this restoration project, the homeowners aimed to reverse many of these incompatible changes. The original masonry stoop at the front door was restored. Part of the original layout was reconfigured with mis-matched floors, and a small, drafty, late-mid-century addition was added. Now, the addition has been re-roofed, non-original bookcases were removed, and wood flooring made consistent throughout the home. The highly permeable thermal envelope of the mid-century addition was replaced with modern, insulated construction. Many of the original double-hung windows had been replaced with modern casements. This project revealed the blocked windows, and new double-hung windows were installed that match the home’s historic character. A new master bathroom had been built, which necessitated an intrusive soffit in the living room to conceal plumbing. Plumbing was relocated. Over the years, this home was subject to many unfortunate changes. The homeowners put in tremendous effort to reinstate the glory of this beautiful home.
Prior to 2021, the City of Cleveland Heights did not have any single document or design guidelines to assist property owners with the practical preservation of the many historic properties within the city, including over 50 local landmarks, nine properties individually listed on the National Register of Historic Places, and 15 National Register Historic Districts, among many historic buildings and neighborhoods that do not yet bear official designation. Design Guidelines are a published document that typically provides images and descriptions of the most prominent architectural styles and types within a city. Their goal is to assist building owners in the design review process and share the importance of preserving the character of neighborhoods, both designated and undesignated. In 2020, the City was awarded a Certified Local Government Grant to create a set of Historic Preservation Design Guidelines to better educate and inform the community about historic preservation and the design review process. The project was executed during the most difficult months of COVID with completion in September 2021. The Landmark Commission, Architectural Board of Review and City Planning Department staff showed exceptional dedication to accomplishing this goal. With guidelines in place, Cleveland Heights expects more historically appropriate alterations/additions, fewer rejected permit applications, and the creation of a helpful tool to guide sensitive rehabilitation. Historic Preservation Design Guidelines will serve as an important resource and tool for everyone in the community moving forward.
Located in Youngstown’s Mill Creek Park Historic District, the Ford Nature Center was built in 1912 as a residence and retrofitted into park facilities in 1972. In recent years, it was determined that the exhibit spaces did not meet current needs nor were the buildings ADA compliant. The renovation of the Ford Nature Center addressed these issues by fully renovating the interior spaces, adding 1,500 sf of new exhibit gallery space, and repurposing the garage into a new Education Building, all while maintaining the historical character of the facility. Moldings at the ceilings and decorative columns in the foyer, a grand staircase, and built-in millwork in the lobby were all restored. Mosaic floor tile, original to the building, was retained at the foyer and hallway. The greatest challenge of the project was providing the additional building mass while honoring the scale and architectural detail of the historic mansion. The massing of the new addition was tucked underneath and behind the existing structure and shaped to extend out into the sloping landscape. The addition is clad in sandblasted limestone panels set in a large scale, vertical common bond pattern to contrast with the coursed, rough-faced limestone of the original building. While preserving the character of the historic architecture, the redeveloped Ford Nature Center provides new experiences for the city of Youngstown. What was once a private mansion residence is now an open public amenity, fully renovated for all to learn about the surrounding ecosystems that sustain us.
Located within the Euclid Heights Historic District, the College Club townhomes are adjacent to the historic College Club mansion and carriage house, which were converted into fourteen apartments - and awarded a Celebration of Preservation award in 2022. The second phase of this project presented an opportunity to celebrate the historic property while introducing additional housing. The design intent of the townhomes is respectful of the scale and architecture of a special historic piece of property in Cleveland Heights. The double gable ends of the front façade of the College Club are replicated on the front façade of the townhome that fronts Overlook Dr. Other elements from the historic building are brought into the townhouse design such as the windows clustered in threes, protruding bay windows, front porches, and the formal landscaped entry approach – all reimagined in new materials. A new feature – horizontal siding – was introduced and all the building materials were selected to harmonize and complement the color scheme of the existing brick on the College Club. The College Club of Cleveland project has created a diverse and stable addition to the Euclid Heights Historic District and the surrounding community. The Townhomes contribute to the mix of rental and for-sale housing offered by the broader College Club project.
Founded in 1853, St. Vincent de Paul is the oldest Catholic parish in Akron. The handsome Romanesque revival style church was completed in 1867. The interior of the church is adorned with plaster ornamentation, decorative painting and sculpture. The congregation raised funds to hire Eikona Studios, crafts persons experienced in decorative art restoration, to refurbish the sanctuary. Significant damage to the structural elements of the ornamentation needed to be repaired and the electrical updated. Peeling paint and cracked plaster had to be remedied. Three dimensional ornate motifs had to be replaced by making moulds and four-foot bas relief stations of the cross were rebuilt in areas and restored. Eikona Studios took a comprehensive art and design approach to the restoration with the goal of not only repairing the ornamentation but also highlighting the architectural elements inside the space. Colorist theory of light to dark and mute to bright also enhanced the architectural lines of the interior. All of the work was executed meticulously by hand.
Constructed in 1920 as the St. Clair Avenue Public Bath House, the E. J. Kovacic Recreation Center is one of five remaining bath houses in Cleveland, four of which continue to serve as neighborhood recreation centers. The E.J. Kovacic Recreation Center had been updated more than once over the years. Demolition had been recommended by individuals over the years because of the obsolete, inconvenient, and disorienting original layout. Instead of simply repairing the facility, or investing in new construction, the Division of Architecture and Site Development (DASD) of the Mayor’s Office of Capital Projects made the case to the City Administration to provide enough additional capital to implement an innovative, transformative design that enhances user experience by removing partial floors and load bearing walls. For this most recent restoration, two existing stairs were repaired and retained, with the east stair walls removed to create an open stair from which the entire recreation center can be accessed and enjoyed. The new, open central space carved from a warren of small spaces, creates a “heart” that reflects the spirit of the community, providing visual connections to every program space in the facility. This “addition by subtraction” strategy has preserved this Cleveland Landmark for future generations at about one-third of the cost of demolition and replacement. The passion and dedication of the project team to the E.J. Kovacic Rec Center has resulted in a retrofit that is welcoming and community centered.
Located in the Ohio City Preservation District, this 1872 Italianate home has been lovingly restored by homeowners Paul Meeker and Ann Michaels. This prominent house was first occupied by Dr. Erving Robertson, a surgeon who served in the Union Army. By the time Paul and Ann acquired the property, it had been awkwardly divided and much of the original historic material was lost. Despite this, the couple could envision what a grand home it once was and could be again. They hired D.H. Ellison Architects to reinstate lost historic material on the exterior using an extremely high-resolution historic photograph along with graphic manipulation software and computer-aided drafting software to get a very close approximation of original decorative millwork and other exterior design elements, like the original side entrance. The house was sinking into the ground and needed major structural work at the basement level. The entire frame was jacked up and repairs made. On the second floor, a bedroom ceiling had been removed to create a vaulted space into the attic. The ceiling was reinstated, restoring the original third floor space. This allowed the homeowners to completely remodel the basement which functions as another living space, opening to the back garden. Homeowner Paul Meeker is a self-taught carpenter who did a significant portion of the work himself. Original pocket doors were removed from the wall structure, refinished, and replaced. The staircase and balustrade were restored. New curved portions of the stair railing were crafted by Paul. The project is an excellent example of a historical restoration that also updates the home’s modern comforts and conveniences, bringing it into the 21st century.
The second oldest remaining public-school building in Canton, Ohio, the John H. Lehman High School was built in the Jacobean Revival style between 1921 and 1923. The building was vacated by the Canton School District in 2004 and slated for demolition in 2014. Those plans did not materialize but it wasn’t until 2020 that a partnership formed between a.m. Rodriguez Associates Inc. and East Akron Neighborhood Development Corp. and the City of Canton to redevelop the property into a 62-unit senior housing complex. After sitting vacant for 15 years, the building had deteriorated with high levels of mold, and water infiltration, causing plaster and floors to fail. On the exterior, the project scope included masonry stabilization, with repairs to the light well and parapet. New fenestration replacement now complements the historic character. The interior rehabilitation respected the terrazzo corridor and relationship between doors and existing classrooms while introducing demising walls for residential units. Stairwells and glass doors were maintained. The auditorium floor was leveled at the stage to allow for ADA accessibility. It is now used as a community room with residential units introduced under the balcony. A beautiful tile mural, found concealed by drywall, was restored. The $19.5 million renovation paired Low Income Housing Tax Credits with Historic Preservation Tax Credits and several other creative financing techniques to make this adaptive use possible. Now known as Oxford Place, the building is home to senior residents who are enjoying this beautiful historic space full of amenities.
Since 1992, the Heritage Home Program℠ has been using the powerful tool of historic preservation to educate and assist homeowners with house maintenance, repair, and improvement. Over the past 30 years, the Heritage Home Program℠ has received over 65,925 Inquiries from interested owners of properties 50 years old or older. Staff have made in person Site Visits to 18,667 homes across northeast Ohio. Our team has assisted 26,046 homeowners in finding contractors, reviewing bids, sourcing materials, and researching historic architectural features. Technical Assistance is the Heart and Soul of the program!

The Heritage Home Loan can be used to make necessary repairs, update and remodel older properties, or completely rehabilitate homes from top to bottom. This low-interest loan can also be used to combat vacancy, blight, and foreclosure – resulting in increased property values and stronger neighborhoods. Working with our lending partners, KeyBank and Third Federal Savings and Loan, Heritage Home Program℠ is able to offer fixed-rate financing as low as 1.4%. To date, 2,181 Loans valued at over $90 million have been made, contributing to the preservation of our architectural legacy and the stabilization of our communities.
HERITAGE HOME PROGRAM AWARD
DOWNER/MUSCARELLA RESIDENCE
Nick Downer and Sara Muscarella
Frontgate RPD Limited

HONORABLE MENTION FOR RESTORATION OF A HISTORIC FEATURE AWARD
WESTMINSTER PRESBYTERIAN STEEPLE
Westminster Presbyterian Church
Frost Architectural Preservation, Inc.
Javorek Architectural Metal, Inc.
Scaffco Scaffolding & Supply Company, Inc.

AWARD OF MERIT FOR COMMUNITY IMPACT
STUDIO WEST 117 FIELDHOUSE
West 117 Development, Fieldhouse LLC
Larsen Architects
Gaslamp Capital
AM Higley Construction
LGBT Community Center of Greater Cleveland
Innate Electric
Karpinski Engineering
Lewin and Associates
Loroo Security and Technology
Venvidici Ltd

REINSTATMENT OF HISTORIC CHARACTER AWARD
EXETER ROAD RESIDENCE
DH Ellison Architects
Calvin Brown & Heather Lemonedes
Elyria Fence, Inc.
Hodous Construction
Pasquale Floors

CATALYST FOR COMMUNITY PRESERVATION AWARD
CITY OF CLEVELAND HEIGHTS HISTORIC PRESERVATION DESIGN GUIDELINES
Naylor Wellman
City of Cleveland Heights Planning Department

COMPATIBLE ADDITION TO AN HISTORIC STRUCTURE AWARD
FORD NATURE CENTER
DLR Group
Mill Creek Metroparks
& estimate
Advanced Land Measurement
Baker Bednar & Snyder
EA Group
Pashek + MTR
Seidler
United Contractors, Inc.
Compatible New Building in a Historic District Award

College Club of Cleveland
Dimit Architects, LLC
WXZ Development

HP Group LLC
Little Jacket
Peggy A. Brown Landscape Architect

Outstanding Stewardship Award and AIA Craftsmanship Award

St. Vincent de Paul Church
Eikona Studios
St. Vincent de Paul Catholic Church

Outstanding Retrofit of a Historic Structure Award

E.J. Kovacic Recreation Center
Brandstetter Carroll, Inc.
City of Cleveland, Office of Capital Projects

Astro Pool Company
Barber & Hoffman, Inc.
Columbia Building Products
HMH Restoration
MZ Russell
R. J. Platten
R.W. Clark Co., Inc.
Schroeder Plastering
SRD Builders Corp
TEC, Inc.

Dedication to Preservation Award

Robertson-Lawrence House
DH Ellison Architects
Paul Meeker & Ann Michaels

AB Plumbing Services, LLC
Chris Hart Plaster
Green Light Electric, LLC
Outdoor Services LLC
Parkman Contracting, LLC

Award of Excellence for Adaptive Reuse

John H. Lehman High School
a.m. RODRIGUEZ ASSOCIATES inc.
RDL Architects
Fukui Architects

City of Canton
CREA, LLC
EANDC
FHLB Cincinnati
Huntington Bank
Naylor Wellman
OHFA
Tober Building Co
Our Organizational Mission
Preserving, protecting, and celebrating historic buildings and places that foster vibrant and inclusive communities.

We Envision a Future...
Where our architectural and cultural heritage is recognized as essential in sustaining diverse and thriving communities.

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