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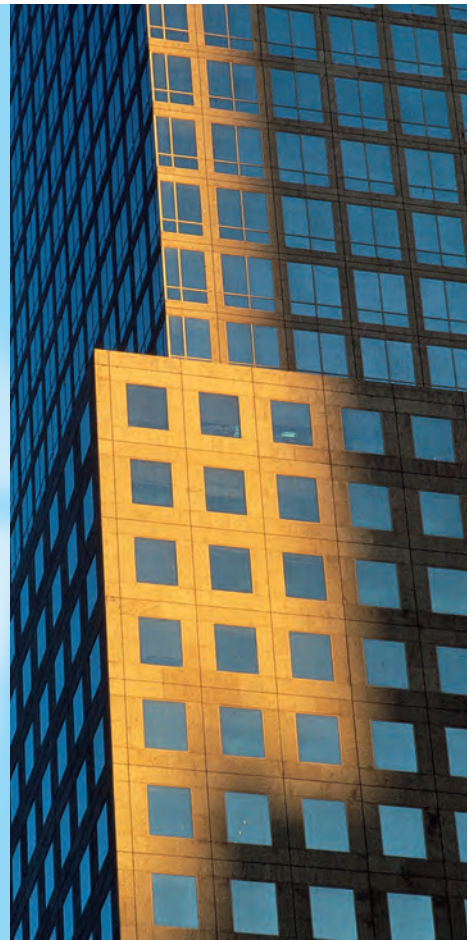
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Renovations at historic Chicle Building initiate renaissance of Cleveland's Cudell Neighborhood

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March 2005

Up on Roofing



KEN KRYCH

“For our annual Roofing & Insulation issue, we have secured articles from some of the very best companies and expert sources for information regarding this important field.”

With spring right around the corner we offer you our annual Roofing & Insulation issue. We have secured articles from some of the very best companies and expert sources for information regarding this important field. We trust you will find these informative and beneficial.

We also very proudly bring you our House of Blues Cleveland special insert supplement. Our special thanks to the House of Blues, D-A-S Construction Co. and MRN Ltd. and the host of companies who made this remarkable project a reality. We have endeavored to bring to you the story behind the story as well in this very comprehensive look at one of the true showcase projects for Cleveland.

In, addition the subject of our main feature, the Chicle building, reflects the growing re-development of the inner-ring and inner-city properties taking place by more and more firms.

This one was literary saved as I personally saw the “before and after,” having looked at the space myself some years back. This building has quite a history and it is sure to spur other development in the area.

One interesting note: When recently in Mexico and driving to see Mayan ruins, we were informed by our guide that he wanted to first stop

off and show us some “chicle trees.” Knowing we were going to do a feature on a building of the same name upon my return, I turned to him and asked, “What did you say?”

Low and behold, we pull up miles in the jungle to a chicle tree farm where they continue to gather the trees' sap. These are the same line of trees that Mr. White, who built the Chicle building in Cleveland, saw more than a century ago and, in turn, used for the first chewing gum production in the U.S.

Our guide said “chicle” comes from a Mayan word that means “sound of mouth” as the ancient people used the sap as chewing gum. We actually got to try some there in the middle of the Yucatan Peninsula.

So now you know where “Chiclets” came from. It is a very small world.

Next month is our Property Management issue and we look forward to bringing you more interesting projects and people in *Properties*.

My best,

Kenneth C. Krych
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Art, Life Unite at Hyacinth Lofts

With the recent grand opening of Hyacinth Lofts in December, artists of every hue are being introduced to an exciting new stage upon which both life and art may be practiced. The development project, located at 2998 East 63rd St., celebrates the successful efforts of developer David Perkowski and Slavic Village Development to unite art-space and living space under one roof in Cleveland's dynamic St. Hyacinth neighborhood.

Beneath whitewashed ceilings that soar 14 feet above polished concrete floors exist rehearsal and performance space, sound rooms and editing suites. These amenities, unique to Hyacinth Lofts, as well as the standard loft apartment elements such as exercise rooms, indoor parking and great views of the city, have been incorporated into a single package designed to entice artists and professionals alike to the city of Cleveland.

More than the renovation of a dilapidated warehouse deserted by



Courtesy of Dave Perkowski

CALLING THE CREATIVE CLASS Beneath whitewashed ceilings soaring 14 feet above polished floors exist rehearsal and performance space, sound rooms and editing suites.

the Board of Education more than a decade ago, Hyacinth Lofts represents a continued citywide effort to entice the "creative class" to the community. Recent changes to city ordinances permitting the creation of live/work space and the development of projects such as Hyacinth Lofts

and Tower Press have advanced the movement considerably.

The City of Cleveland awarded \$500,000 and a 12-year, 100% tax abatement package providing additional momentum for the project. A \$75,000 contribution from the Neighborhood Trust Fund, secured



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by Ward 12 Councilman Ed Rybka's office, helped make this project a reality. As a result, both St. Hyacinth/North Broadway and the city of Cleveland are becoming increasingly attractive venues for artists and other professional to live, work and contribute to the overall vitality of the region.

Councilman Ed Rybka stresses the importance of tapping into combined historic preservation and redevelopment efforts to entice a new, diverse residential market to the neighborhood.

"The Hyacinth Lofts project gives new life to a long vacant, but historically significant building," Rybka

"Hyacinth Lofts gives new life to a long vacant, but historically significant building."

Ed Rybka
Ward 12 Councilman

says. "[Regarding this] complicated project, Slavic Village Development and developer Dave Perkowski deserve credit for their persistence. The city of Cleveland's financial assistance was critical. Most significant, Hyacinth Lofts provides a housing product not traditionally available in the Broadway area. Professionals seeking this type of housing are now being attracted to live in our community. It is essential that we broaden the markets of people willing to call Broadway/Slavic Village home."

Perkowski, a self-described patron of the arts, has been involved in the development and management of urban residential properties for more than years. Best known for his successful rescue and conversion of the Tower Press on Superior Avenue, Perkowski has also spearheaded the development of the Federal Knitting Mills building on Detroit Avenue in addition to the Merrell and Metzner buildings on West 25th Street.

Representing his first effort on the eastside, Hyacinth Lofts is but one of many residential properties citywide in which Perkowski finds himself involved. **P**



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Project Profile: Cuyahoga County Justice Center Replaces Clerk of Courts Counter

By Nick C. Vodanoff

The first major physical spatial improvement at the Cuyahoga County Clerk of Courts since 1974 was the recent replacement of its 140-foot-long L-shaped counter. The Clerk of Courts is located on the first floor of the Justice Center at Lakeside and Ontario in downtown Cleveland. The very busy Clerk of Courts operates out of some 18,000 square feet of space. Although many adjustments and new interior office furniture and arrangements have been made over the past 30 years, this is the first time the critical interaction service counter between the public and government employees has been replaced.



The demand for increased efficiency, a more fluid and faster flow of filing of public information cases and the need for handicap accessibility were the driving forces behind the creation of the new counter. According to Keith M. Hurley, chief deputy of the Clerk of Courts, and with the approval of the Clerk of Courts, Gerald E. Fuerst

IN WITH THE NEW Basic to the new counter design was to enlarge and reconfigure the working surface of the counter at each station.

and the Cuyahoga County commissioners, a new counter needed to be designed and installed.

The initial program and budget for this project was provided by the county's Department of Central Services.

Basic to the new counter design was to enlarge and reconfigure the working surface of the counter at each station. Second, but equally important was to create a more open feeling by doing away with the old counter's cage-like effect. The new



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counter was designed by Nick C. Vodanoff, principal and architect in charge for The Architects Incorporated.

The new "Case Management System" now being used by the county, required much more surface space for all the new electronic data systems, including computer screen and keyboard, bar code zapper and copy machine. The old counter design of 18-square-feet per station was increased to 38-square-feet per station - a more than 100% increase - and from a two-foot depth to a depth of nearly three feet.

Special dark bronze acrylic screens were designed to hide the computer screens and undercounter electronic cable raceways were built into the counters for present and future electronic data delivery systems. New Lightolier fluorescent indirect lighting was suspended from a special-designed overhead canopy. TEC, Inc., was the electrical engineer consultants.

The countertops and adjoining columns were covered with solid-surface, granite-like material that will provide a long lasting durable finish surface. The previous material, plastic laminate, had deteriorated since the original installation in 1974. Many other counters were updated throughout the public and office areas with this same solid surface material.

Another major design program change was to improve security. This

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Courtesy The Architects, Inc.

OUT WITH THE OLD Countertops and adjoining columns are now covered with solid-surface, granite-like material that will provide a long lasting durable finish surface. The previous material, plastic laminate, had deteriorated since the original installation (above) in 1974.

was accomplished by relocating and installing a new 18-foot-long security gate into the facility space at the entrance. Prior to this, most of the security took place at the individual stations with vertical rolling shutters. This required each of the 12 stations to make sure their shutters were closed at the end of the day. Now, only the main security gate needs to be closed. What this accomplished was to give the total space a more open feeling without reducing secu-

city. As an additional benefit, the open counter design has significantly reduced the noise factor between the public and office areas.

The winning general contractor was Infinity Construction. The construction, which took seven months, was completed in September 2004 at a total construction cost of \$339,000.

One of the challenges for Infinity was to keep the Clerk of Courts in business at all times. Michael Itomlenskis, senior architect for the

county, had the architects include a special phasing plan into their specifications and drawings to make this possible. All work was performed by Infinity after-hours (after 5 pm) or on weekends. The field foreman for Infinity was Mark Vega.

Keith Hurley, Michael Itomlenskis and Nick C. Vodanoff agree the project was a success for the Clerk of Courts and the public and was executed in a very professional manner by the Infinity Construction. **P**



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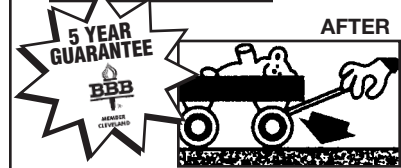
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National Issues Conference Report

In late January, representatives from BOMA Greater Cleveland traveled to Washington, D.C. to attend BOMA International's Winter Business & National Issues Conference. It was a four-day conference that covered clearly defined issues BOMA International will focus on at Capitol Hill in 2005. The most relevant issues include:

Capital Gains Tax Cut/Elimination

BOMA supports efforts to reduce, if not eliminate, capital gains taxes. This would stimulate investment as well as promote a reasonable expansion of construction activity.

Leasehold Depreciation

BOMA seeks a permanent tax code that would reduce the time frame that tenant improvements can be depreciated from 39 years to 15 years. (Ten years would be more reflective of the reality of the marketplace.)

Terrorism Insurance

BOMA seeks an extension of the Terrorism Risk Insurance Act of 2002 (TRIA) for another three-year period. This is paramount until such a time the reinsurance industry is prepared to accurately underwrite and assume the whole risk.

National Energy Policy

BOMA calls upon the federal government to enact a national energy policy which ensures all consumers have access to adequate supplies of reasonably priced energy by addressing the challenge from demand and supply perspectives.

Tort Reform

BOMA supports tort reform efforts that discourage frivolous lawsuits without curbing corporate accountability or discouraging citizens from pursuing legitimate lawsuits. Asbestos related claims should be settled by creating a compensation fund financed by the manufacturers and insurance companies.

Transportation

The federal government must implement a transportation policy that will provide adequate

funding for transportation programs and/or allow new ways of raising revenue to ensure our country's infrastructure needs are met and existing highway systems are maintained.

Accessibility Codes and Standards

BOMA strongly supports the "next generation" of accessibility requirements. We continue to work to ensure that new regulations, codes and standards provide increased consistency in accessibility requirements, offer more reasonable and clearer technical requirements and lead to more consistent interpretation, application and enforcement.

Telecommunications and Forced Building Entry

Legislation and regulation must preserve the viability of a free and effective marketplace that respects private property. Forced building entry from telecommunications service providers are unnecessary, unmanageable and unconstitutional.

Endangered Species Act

The preservation of threatened species is all of our responsibility. However society must strike a fair balance between wildlife and human interests. BOMA seeks a revised act that, fairly addresses addressing all concerns.

Mold

The subject of mold has taken center stage, even over asbestos. The overwhelming types of molds are not dangerous to the public. An overreaction to mold in general would be unfair and untimely for all concerned. We must be prudent in having agencies prematurely enacting guidelines that real estate owners must practice without first performing in-depth, pertinent research.

We left the conference with a renewed sense of enthusiasm and commitment to BOMA and its positions on the issues facing our industry. We were most impressed with the information received which we may now share with owners, managers and other professionals and associations in the Cleveland Real Estate market.



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**Fred Capretta, RPA
President**

For more info on this article or BOMA Greater Cleveland, contact Janice Parham at 216.575.0305 or jparham@bomacleveland.org

January Construction Slides 2 Percent

The value of new construction starts in January retreated 2% to a seasonally adjusted annual rate of \$572.4 billion, it was recently reported by McGraw-Hill Construction, a division of The McGraw-Hill Companies.

The pattern of activity by major sector was mixed – residential building was down slightly while nonbuilding construction (public works and electric utilities) experienced a steeper decline. At the same

time, nonresidential building rebounded after its lackluster volume in December.

The latest month's data produced a 172 reading for the Dodge Index (1996=100), compared to a revised 175 for December. For all of 2004, the Dodge Index averaged 176.

“January showed some of the behavior that's expected to take place in 2005 – modest slippage for housing, and strengthening for nonresidential building,” says Robert A.

Murray, vice president of economic affairs for McGraw-Hill Construction. “The path for public works in 2005 remains a tough call. State fiscal conditions are showing some signs of improvement, but more spending restraint could be coming from the federal government, and the next multiyear federal transportation bill still awaits passage.”

Residential Building

Residential building in January decreased 1% to \$333.5 billion (annual rate). Both sides of the housing market showed a very mild loss of momentum, with single family housing down 1% and multifamily housing down 2%.

January's level of activity was still healthy by recent standards, and both single and multifamily housing were within 1% of their average pace for 2004. The cost of financing continues to be supportive – the 30-year fixed mortgage rate averaged 5.7% in

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The McGraw-Hill Companies

January, down from 5.8% in December, and February has seen this series recede even further to 5.6%.

“While short-term interest rates are heading up, long-term rates have stayed very low to this point,” Murray says. “However, as 2005 proceeds, it’s expected that long-term rates will also begin to move upward, mildly dampening single family housing from a record pace to what will still be a very healthy pace.”

During 2004, multifamily housing was supported by a growing amount of condominium projects. January saw a continuation of this trend, with large condominium projects being started around the United States.

By geography, residential building in January performed as follows: the South Atlantic, up 6%; the West, up 3%; the South Central, down 3%; and the Northeast and Midwest, each down 12%.

Nonbuilding construction

Nonbuilding construction, at \$90.8 billion (annual rate), dropped

January Construction Contracts for Cleveland Area

McGraw-Hill Construction recently reported on January contracts for future construction in the metropolitan statistical area of Cleveland, consisting of Ashtabula, Cuyahoga, Geauga, Lake, Lorain and Medina counties. An authority on the construction market, the firm produces Dodge Reports and Sweets Catalog Files. According to the Dodge Analytics unit of McGraw-Hill Construction, the latest month's construction activity followed this pattern:

	2005	2004	Percent Change
Nonresidential	\$56,350,000	\$126,417,000	-55
Residential	\$86,313,000	\$79,477,000	9
Total Building	\$142,663,000	\$205,894,000	-31

- Nonresidential buildings include commercial, manufacturing, educational, religious, administrative, recreational, hotel, dormitory and other buildings.
- Residential buildings include one- and two-family houses and apartments.

12% in January. Public works showed a generally reduced volume of construction starts, with highways down 5%, water supply systems down 20%, and bridges down 29%.

On the positive side, sewer construction increased 5%, while site development and mass transit work

increased 14%. In the latter case, the boost came from the start of a \$231 million site work project at Dulles International Airport in the Washington DC area in addition to a \$127 million rail tunnel rehabilitation project taking place in New York City.

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"An important factor that will shape the public works sector in 2005 will be the progress of the federal transportation bill through Congress," Murray says. "In its fiscal 2006 budget proposal, the Bush Administration called for funding the transportation bill at \$284 billion over six years, an amount very close to what has been approved by Congress, which would seem to improve the prospects for passage."

The nonbuilding sector in January was also dampened by a 54% decline for new electric utility starts, as this project type returned to its extended downward trend.

Nonresidential building

Nonresidential building in January increased 5% to \$148.1 billion (annual rate). Stronger contracting was shown by most of the commercial structure types, with stores up 11%, offices up 11%, and hotels, up 34%. The office category was helped by the start of a \$71 million headquarters project in Providence RI. Warehouse construction was the only commercial category to retreat in January, falling 31%. Manufacturing plant construction rebounded from a very weak December, jumping 185% with support coming from the start of a \$325 million semiconductor plant in Texas, a \$75 million ethanol plant in Minnesota, and a \$50 million automotive engine plant in Michigan.



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The institutional nonresidential categories registered a mixed performance in January. Growth was reported for school construction, up 3%; public buildings (courthouses and detention facilities), up 6%, and amusement-related projects (arenas, theaters, convention centers), up 75% from an unusually weak December. On the negative side, January witnessed reduced contracting for healthcare facilities, down 17%; churches, down 20%; and transportation terminals, down 31%.

On an unadjusted basis, total construction in January 2005 was reported at \$39.3 billion, up 1% from January 2004. By sector, residential building was up 6% year-over-year, while nonbuilding construction was up 12%. Nonresidential building trailed its January 2004 amount by 11%.

The regional pattern for January 2005 total construction compared to January 2004 was the following: the South Central, up 14%; the South Atlantic, up 7%; the Northeast, up 3%; the West, down 2%; and the Midwest, down 15%. **P**



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From Zero to Vision Accomplished

New laser technology revolutionizes site development

By Gary Hoffman

A new laser technology has already changed the way engineers and land surveyors can capture data about land, buildings, and manufacturing facilities - and still more innovative applications are right around the corner.

This emerging technology, called High Definition Scanning (HDS) has given them the ability to define objects and spaces in unprecedented detail and re-convey them in almost a virtual-reality form.

Surveying, digital photography and laser optics have merged into a whole new tool, and it's small

enough to sit on a tripod, measuring about a foot square.


The device, called a laser scanner, has made it possible to record the exact locations of the many thousands of features of a landscape, measure the precise dimensions of a historic building, or the configuration of manufacturing structures, experts at development consulting firm Atwell-Hicks say.

Primarily serving private-sector developers, laser scanning has - or soon will have - applications across the firm's key service areas: civil engineering, surveying, land planning, environmental services and water/wastewater consulting. While the company does most of its work outdoors, it envisions eventually providing interior solutions for clients and industry partners like architects, general contractors and other facility specialists.

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Once captured with a laser scanner, the data is retrievable whenever it is needed, and then translated into wide variety of formats. Developers presenting before a planning commission can call it up in a multimedia format, showing the existing condition of a vacant site, including every undulation, from every conceivable angle. Or they can use the data to create a three-dimensional model of an existing landscape or site, and combine it with a model of whatever development or improvement they plan.

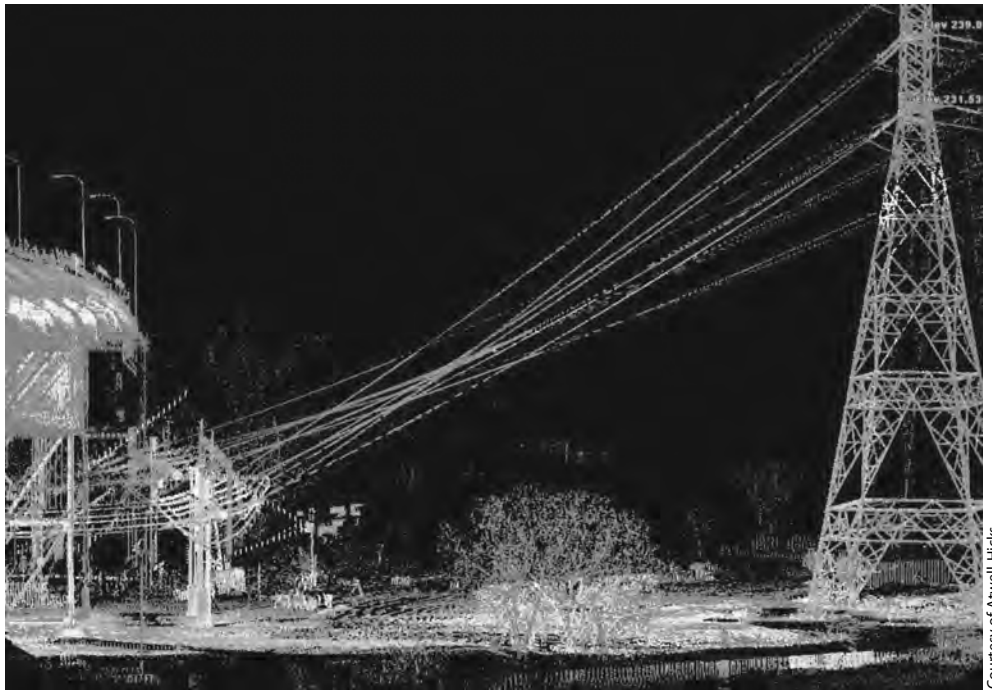
“This technological revolution now allows a planning commission or regulatory agency to ‘see’ what a proposed development will look like, and actually ‘tour’ a site in its various stages,” says Regional Vice President Terry Simpson. “It also ensures that the municipality and developer share the same vision for a project, saves time in the approval process, and aids commission members who may not have technical training or an industry background.”

Mechanical engineers, secure in their laser-based measurements, can also apply laser scanning to plan and undertake accurate repairs. Historic preservationist can tap into

laser-created data records as they undertake their restorations, knowing exactly what the building’s original condition was. As they design additions, architects can have access to real-life information, not pin their hopes to old blueprints that may bear too little relationship to the original building as it was actually built.

The source of this precision is a new combination of laser optics and digitization. It was originally developed in a collaboration between the University of California at Berkley and the petroleum giant Chevron Corp., which had an ongoing need for the exact measurement of manufacturing facilities, especially when it needed to perform repairs.

“In that way, when they did a retrofit, they didn’t find a small toler-



Courtesy of Atwell-Hicks

LASER’S LOOK This black and white snapshot is a representation of the rich three-dimensional data collected by the laser scanner during a utility retrofit and bridge clearance design project in Chicago.

ance error requiring a costly redesign,” says Mike Stys, group leader of technology services at Atwell-Hicks.

The scanner does one of the key things that traditional surveying has always done - place objects, or more precisely the points associated with them, in a three-dimensional field. Once an object is surveyed, you know precisely where it is.

But the laser scanner takes the process to a higher level, taking in 8,000 points a second. With that speed and capacity, jobs that once took days now take merely a few hours, and the amount of detail and precision far surpasses traditional surveying methods.

“Time savings is one benefit, but it doesn’t replace the interpretation of the points,” Stys says. “You still need

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trained surveyors and technicians to interpret what you are looking at.”

The operator of the laser scanner can be as far as 800 meters from the target object or setting or as close as just a few feet.

“It also increases safety because you can use it in locations where it could be unsafe to put human beings in place,” he says.

The scanner shoots laser beams at its surroundings and then measures how fast they bounce back to the device. Once it has timed the return trip, it can determine the objects’ distance and position in the setting or landscape.

The result is a “point cloud” that is about the closest approximation of the target object that you could ever

The scanner shoots laser beams at its surroundings, then measures how fast they bounce back.

create: its exact dimensions, locations and orientation in space.

“You can gather millions of points to create a point cloud that would not be feasible using conventional survey equipment. You would have to use other means to get that same amount of data,” says Vice President of Field Services Todd Shelly.

With the right software, this pure data can take on a three-dimension form or two-dimensional renderings with a more realistic feel, he says.

“We are typically looking at projects in two dimensions on site plans, and so do our clients,” he says. “This gives us, our client and all partners involved the opportunity to look at them in three dimensions.”

The laser scanner is also equipped with a digital camera, enabling users to take photos and place them in their precise spatial location in a setting.

“The benefit of that is that our client sees in a more realistic way what we have collected and surveyed,” Stys says. “By adding this to their projects, it can help the client create the perception that he or she

needs to make the projects go forward.”

“We are not approaching this as purely a stand alone technology,” he says. “The benefit comes from the way we combine it with our other staff skills. The laser scanner produces a more accurate measurement of whatever it is we are trying to measure.”

In Chicago, Atwell-Hicks recently used its laser scanner to capture data relating to a major utility retrofit and bridge clearance design. With just a few set-ups on the ground, Atwell was able to capture all of the utility’s infrastructure, as well as the Windy City’s Skyway expressway suspended in the air far above the site.

“Conventional methods would have taken more time, and we would have been limited in the information that we could gather,” Shelly says. “Laser technology gave us the ability to capture the entire area in a very short period of time,” just a few hours.

The level of detail can be so great that it can eliminate another trip to the field if some new issue arises.

“Once we collect this data, and create this data base, if we need further information back in the office, in a lot of cases we don’t have to go back into the field to collect it,” he says.

This feature can also be used to collect data in any development capacity without holding up construction timelines and schedules.

So far, specialists are just beginning to plumb the depths of the technology’s applications.

Within the land development industry, only a handful of consultants are utilizing laser scanning on their clients’ behalf, and Atwell-Hicks continues to find new ways to improve existing services and provide new ones through cutting edge technical solutions. The firm is also exploring applications outside its traditional fields, such as measuring interior architectural or existing structures during redevelopment activities like demolition. **P**

Atwell-Hicks is a full-service land development consulting firm with six Midwest locations, including their office in Solon. For more information, please call 440.349.2000 or visit www.atwell-hicks.com.

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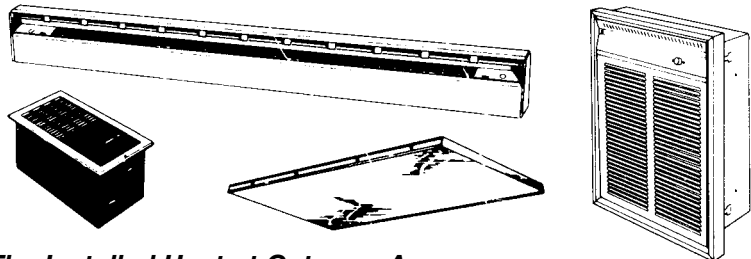
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Doing a Good Deed



DAVID W. WOODBURN

As we turn toward the spring and summer months, the real estate industry will start to heat up in its usual fashion. With increasing sales and closings, one problem rears its ugly head time and time again, namely: use of a defective deed.

Despite being one of the basic documents used in any real estate transaction, it is amazing how easily deeds get overlooked in the transaction process and result in “bad” deeds being filed of record. Ultimately, these bad deeds lead to title problems and the need for title correction.

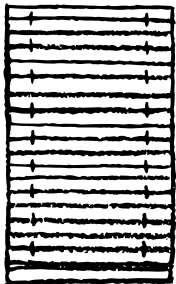
This article summarizes nine of the most common defects associated with deeds in both the commercial and residential contexts:

Failure to State Grantor's Marital Status

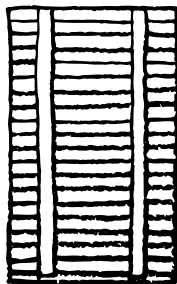
Most people realize that Ohio Revised Chapter 2103 endows a spouse with a life estate equal to one-third of the value of any real property in which the other spouse was seized at any time during marriage. In order for a married individual to convey property, he or she must execute a deed along with his or her spouse. This is true even when title is vested in the name of one spouse.

A proper deed should recite the marital status of the Grantor and include a dower release provision where both spouses are not signing as the Grantors. In defining the marital status, the words “single,” “unmar-

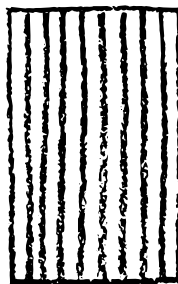
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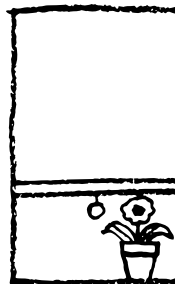
Mini blinds



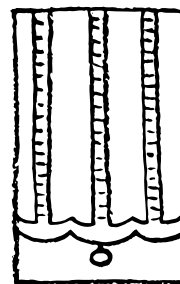
Venetian blinds



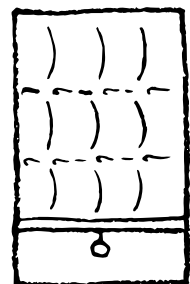
Vertical blinds



Plain shades



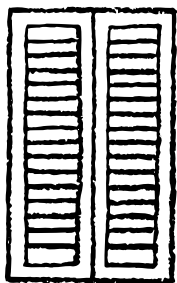
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ried,” and “husband and wife of each other” are acceptable. The terms “divorced” or “widowed” are not acceptable as the Grantor could easily have remarried since then. Likewise, the term “married” is not descriptive enough since each of the Grantors could be married, but not to each other.

**Failure to Include
Tax Mailing Address**

No statute requires a deed to list a Grantee's tax mailing address. However, since the information is required by the County on every Conveyance Fee or Conveyance Fee Exemption Forms, it is good practice to include it. Failure to overlook this simple item could result in unnecessary delays in getting the deed recorded with the appropriate County Recorder's Office.

**Failure to Include
Address of Property**

For any deed, it is necessary to have an adequate legal description. However, no statute requires a street address to be included as part of the legal description. In fact, including the street address can often result in problems where the street address changes or is incorrect. This can mislead title examiners and individuals who simply look at the street address when trying to identify property. That being said a deed preparer should be careful to ascertain what

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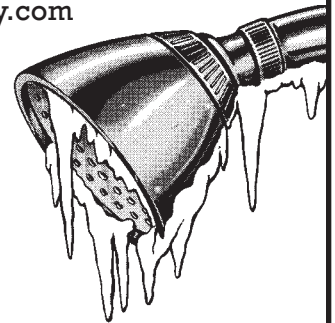
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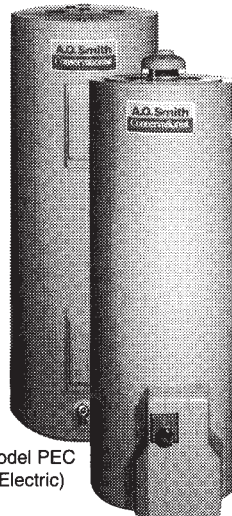


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the local County Standards for Real Property Conveyance (CSRPC) require. For example, Summit County deeds require that a parcel street address be included if it has been assigned.

Failure to Describe Parcel Correctly

There is no Ohio statute requiring a parcel number on a deed. Only the legal description is required to be recorded. That being said, certain CSRPC may require recording parcel numbers. For example, Summit County requires a deed to reference the seven character treasurer's tax account number and the 15 character parcel routing number. A deed can be denied recording without each. Regardless of the case, it is essential that a legal description be checked carefully for errors and that the preparer confirm his or her local CSRPC.

Failure to Include Exceptions to Warranties

The worst mistake one can make is to execute a warranty deed that does not include exceptions. A statutory form warranty deed indicates that the conveyance is free from encumbrances. We all know that virtually every property has some encumbrance in one form or another. Accordingly, the deed must specifically add the exceptions, such as encumbrances of record and real estate taxes which are a lien, but not yet due or payable. Alternatively, the deed can specifically list each allowable encumbrance such as that found on a title commitment. In either event, failure to include the exceptions means that the Grantor is completely warranting the property to be free from any encumbrance. This can be a big problem down the line when the Grantee discovers the inadvertent error.

Failure to Include Prior Instrument Reference

Ohio Revised Code §5301.011 requires a statement of prior instrument by which the Grantor acquired title. Although the omission of such information will not affect the validity of the deed, it can create problems.

Certainly from a title perspective, it's wise to show the document and/or instrument number that vest the title in the Grantor's name.

Failure to Adequately Identify Signatories


The names of the various signatories to a deed should be printed or typed on the deed if the signatures are ineligible. Often times the County will reject a deed if the signatures are made with too fine a pen point. One should also try and use black ink as that is the generally preferred color by the CSRPC. Other colors (including blue) are discouraged as they are not as easily scannable.

Failure to Include a Preparer's Statement

Ohio Revised Code §317.111 requires that a deed include identification of the preparer. Only a grantor, grantee, or licensed attorney are allowed to prepare a deed for recordation. Accordingly, one of the three needs to be stated at the end of the deed document.

Failure to Draft Deed on "Quality" Paper

A deed can be denied recording under Ohio Revised Code §317.112 if the quality of the paper prevents scanning or microphotography. Although this is rarely a problem, it can occur if people attempt to use fax paper for a deed. Likewise, the size of a deed may be no smaller than 8 1/2" x 11". Each County also typically requires larger type size. Too often people try and shrink the font size so as to avoid paying for an extra page of recording. This is a sure fire way to get the deed rejected.

Although none of the items set forth herein are earth shattering, they are common pitfalls that one can easily avoid by being careful and checking documents prior to submitting for recordation. The moral of the story is always do a "good deed." 

Author David W. Woodburn would like to thank James L. Fisher, Esq. of Buckingham, Doolittle & Burroughs, LLP for his significant contributions to this article. The material appearing in this article is meant to provide general information only and not as a substitute for legal advice. Readers should seek the advice of their attorney or contact David at dwoodburn@bdblaw.com or 800.686.2825. This article may not be reprinted without the express permission of Buckingham, Doolittle & Burroughs, LLP © 2005.



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2005 To Be Strong Year For Housing Market



MATT PARNELL

According to the National Association of Realtors (NAR), home sales will be down from the high-water marks set in 2004 but are expected see the second-best year on record in 2005.

The Realtors association notes that existing-home sales are forecasted to decline 2% to a total of 6.54 million in 2005 from a record 6.68 million last year.

New-home sales are projected at 1.11 million this year, down 6.2% from a record 1.18 million in 2004.

Housing starts are seen at 1.92 million units this year, a decline of 1.8 percent from 1.95 million 2004, which was the highest level of housing construction since 1978.

NAR forecasts the 30-year fixed-rate mortgage to rise modestly to 6.3% by the end of the year, and average 6% for all of 2005 compared with an average rate of 5.8% in 2004.

Experts at NAR believe that the median existing-home price should increase 5% in 2005, with the annual price expected at \$193,300.

The median new-home price is forecast to rise 6% in 2005 to \$232,100. By contrast, appreciation rates in 2004 were 8.3% for existing homes and 12.3 percent for new homes.

Inflation will remain modest with the Consumer Price Index rising 2.5% this year.

The U.S. gross domestic product is projected to grow by 3.9 percent in 2005, while the unemployment rate is forecast to decline to 5% percent by the third quarter.

Inflation-adjusted disposable personal income is seen to grow 3.9% this year, while the consumer confidence index should rise to 105 by the end of the year. **P**

Since January 2005, Matt Parnell has served as the Chairman of the Board for CABOR.



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NCBIA Inducts Four Into Hall Of Fame

The North Coast Building Industry Association (NCBIA) recently inducted four new members into its prestigious North Coast BIA Hall of Fame. Receiving the auspicious honor were the late Gene Henes of Higgins Electric, John Sarnovsky of Charter Development, Mick Mackert of Mick Mackert General Contractor and Chris S. Majzun, Jr. of Majzun Construction Co. These men were chosen and honored for their continued support and dedication to the association, the building industry and their communities.

They join an elite group that have been inducted since 2001: Robert Nickoloff



NCBIA's 2005 Hall of Fame inductees include (L to R) Mick Mackert, John Sarnovsky, Chris S. Majzun, Jr. and Darlene Henes

of Nickoloff Builders, Ernie Parsons of Parsons Insurance, Dan Strauss of Strauss Construction, Randy Strauss of Strauss Construction, Dale Yost of Dale Yost Construction, Robert Yost of Dale Yost Construction, Terry Goode & Jim Schmitt of Lorain County Title

Company, Bucky Kopf of Kopf Construction, Calvin Smith of Calvin Smith Builders, Chris Majzun, Sr. of Majzun Construction Co., & Bill Perritt of Perritt Building Company.

"This is a very prestigious event for the North Coast BIA," says Rocco Fana, Jr.,

executive officer of the NCBIA. "Our Hall of Fame ensures a history of our association plus it provides mentors for our builder and associate members. As with any association, it is important to give our members something to strive for and look to for inspiration."

The Hall of Fame inductees were selected from nominations submitted by the membership of the NCBIA as well as the current and former Executive Officers of the NCBIA.

CRESCO Joins Cushman & Wakefield Alliance

Cushman & Wakefield (C&W) recently announced that real estate services firm CRESCO, in Cleveland, has



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News about people, products, places & plans

become a C&W Alliance member. In becoming the 17th member of the Alliance, CRESCO will provide its deep market knowledge of the Greater Cleveland and the surrounding northeast Ohio office and industrial real estate scene to Cushman & Wakefield's platform of services for clients worldwide.

"Joining the alliance was the next logical step in the 14-year-old firm's growing business," Kevin Kelly, principal of CRESCO, says.

Cushman & Wakefield is the world's largest privately held real estate services firm.

Realtor Joins Akron's CB Richard Ellis Office

Lorin Schultz, recently a commercial realtor with



Lorin Schultz

Mogen Real Estate Company in Fairlawn, has joined the Akron office of CB Richard Ellis, Inc. as a sales associate and will focus on retail and office sales/leasing projects in Summit and Portage County.

Prior to entering the real estate industry, she pursued a broadcast career for 15 years as a news anchor and reporter with NBC affiliates in Youngstown and Columbus. During that time, the Ohio State Bar Association honored her for Best Legal Reporting. She was a correspondent during Operation Desert Storm and provided reports from Ramstein Air Force Base, Germany, while covering Ohio troops involved in the war effort. She is a member of the following professional associations: The American Red Cross, Communications Committee, and The Greater Akron Chamber of Commerce.

A native of the Akron area, Schultz graduated from

the University of Akron with a bachelor's degree in mass media communications.

Theater District Welcomes Business Center

The Business Center, a new facility that helps business professionals manage their business away from their office, has opened in Cleveland's Theater District. Located at 1220 Huron Rd., at street level, The Business Center offers a full-service office location, catering to the business professional with a downtown territory, a downtown office, downtown customers or an occasional meeting downtown.

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the Theater District," says Tom Einhouse, executive vice president of Cleveland Theater District Development Corporation. "We know that it will attract people into the district for both professional and leisure activities."

The 6,800-square-foot business center offers public meeting rooms, offices and cubicles, available on an hourly, daily, weekly or monthly basis; a videoconferencing center; wireless and wireline internet access; a coffee bar; catering for on- and off-site functions; the Vinea Wine Bar; and two lounges. The Business Center also features Pinnacle Documents, an in-house copy center specializing in copying, scanning, printing, and litigation support services. By

spring, 2005, The Center will also feature a rooftop deck and patio.

The Business Center offers offices and cubicles for the business professional to conduct business in a virtual office environment. Each workspace is equipped with a telephone, Internet access and contemporary office furniture. Each office is also equipped with a desktop computer and white boards. Additional amenities include: wireless Internet access (wireless modem cards available); clerical support; unlimited local and long distance service; two lounge areas; televisions and shuttle service to and from the airport and within downtown.

The Business Center is the brain child of owners Jayne

Herak, Boro Pizir, Rick Rohlke and Chris Herak.

"Our focus is to make business people more productive when they come downtown," says owner Jayne Herak. "Once people are here, we want them to stay here and take advantage of the diverse offerings of downtown and the Theater District."

Krill Co. Welcomes Officers

The Krill Co, a professional builder in Valley View, recently announced its new officers. Shawn G. Dixon is president & CEO, David F. Fischback and Jeffery R. Gliebe are senior vice presidents, Douglas J. Fischback is vice president and Patricia A. Scheckel is CEO. The Krill Company

provides construction management, design/build and general contracting services.

Pacor Introduces New Insulation Product

Pacor, Inc., a leading fabricator and distributor of insulation products for the OEM industry, recently announced the new Manniglas® 2000 and 2002 thermal products that have been designed to deliver superior temperature protection.

Unlike similar products available in the market, the Manniglas is offered in both white as Manniglas 2000 and black as Manniglas 2002. In applications where the prevention of contamination is essential, Manniglas 2002 is often preferred choice.

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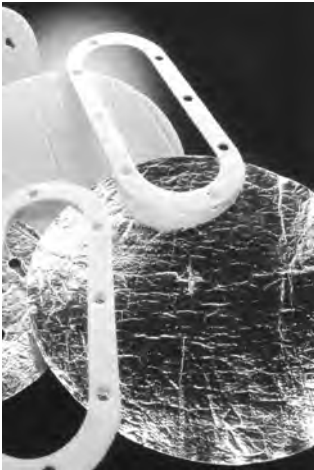
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New Manniglass products

These thermal products offer fabrication versatility because they are easy to die cut, producing clean edges for gaskets and seals. They also laminate well to foil carriers and PSAs for enhanced thermal protection and for ease of

assembly. Manniglas 2000 and 2002 are non-corrosive and mildew resistant. To meet specific design requirements, Manniglas 2000 and 2002 are available in a variety of size options, including standard thickness (.030, .060, .125 and .250), standard (51") and custom widths, and various roll lengths.

More information on Pacor, Inc. is available at www.pacorpr.com.

Bennett/Dover Wins Awards at PRO Home Improvement Show

Professional Remodelers of Ohio (PRO) recognized Bennett/Dover Home Remodelers, Inc., 29341 Lorain Road, North Olmstead, as a three-time

2005 Professional Remodeler of the Year award winner at the Pro Home Improvement Show in January at the IX Center.

Once again, the company's craftsmanship and professional achievements earned the respect of this year's panel of judges.

Only PRO contractor members in good standing were eligible for individual entries on projects completed by November 30, 2004.

Bennett/Dover received First Place for 2005 in the following award categories: Residential Exterior Under \$100,000; Residential Interior \$100,000-\$250,000, and Residential Bath \$30,000-\$60,000.

Bennett/Dover is consistently a Top 500 Contractor

as listed in Qualified Remodeler Magazine. James C. Orr Jr. Cr, CLC serves as President, Dave Frye, CR, Vice President, and Eileen C. Orr, Treasurer.

Harmon, Inc. Names General Manager for Ohio Locations

Specialty glazing contractor Harmon, Inc. has expanded General Manager Mike Robinson's territory to include all of Ohio, Western Pennsylvania and Northern Kentucky. Responsibilities include supervision of the Cincinnati and Cleveland facilities' staff and oversight of the company's new construction, renovation and glass services operations for customers throughout the state.

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Robinson has worked with Harmon for more than a decade and was the first general manager of its Cleveland location. Under his leadership, Harmon's team contributed to such notable projects as Chagrin Highlands, Fairview Hospital, Medcentral, PERS, Parma Community Hospital, Akron Children's Hospital, the Cleveland Clinic's office and parking garage, Community Health Partners and the FBI field offices in Cleveland and Baltimore.

Robinson has been an active part of the glazing industry for more than 22 years. He is a member of the Building Owners and Managers Association and has a degree in architectural engineering.

Coral Company Introduces Shaker Square Security Escort Program

The Coral Company assures that Shaker Square is a pleasant, safe and enjoyable place to shop and is making arrangements to make everyone's experience more user-friendly. A Coral security escort is now available to accompany patrons and visitors to Shaker Square, as well as any merchant or their employee, to their cars at any hour the square is open for business.

"We recognize there is perception of people not feeling safe at Shaker Square," Peter Rubin, CEO and president of The Coral Company, says. "We've adopted a unique Coral Security Escort pro-

gram to deal with this perception head on."

Coral took ownership of Shaker Square last September.

"Shaker Square patrons, visitors and merchants and their employees can be assured they will feel and be safe here," he says.

The Coral Security Escort program provides each Shaker Square merchant with the cell phone number of the security staff who regularly walks the square.

If, at any time, there is a person at Shaker Square who feels unsafe to walk to his or her car, all that person has to do is call the security cell phone.

A security staff person will happy to come and walk the person to their car. In addi-

tion to the Coral security staff walking every inch of the Square, strategically placed security cameras are on 24 hours a day.

Herschman Architects Design Wins National Attention

Herschman Architects has received a first place selection in the "Service - Less than 20,000 sq. ft." category of Chain Store Age's "2004 Retail Store of the Year" design competition.

The award from the national retail executives trade magazine recognizes Herschman Architects' creativity in designing the new 5,000-square-foot Ladies and Gentlemen's Salon and Spa at Legacy Village.

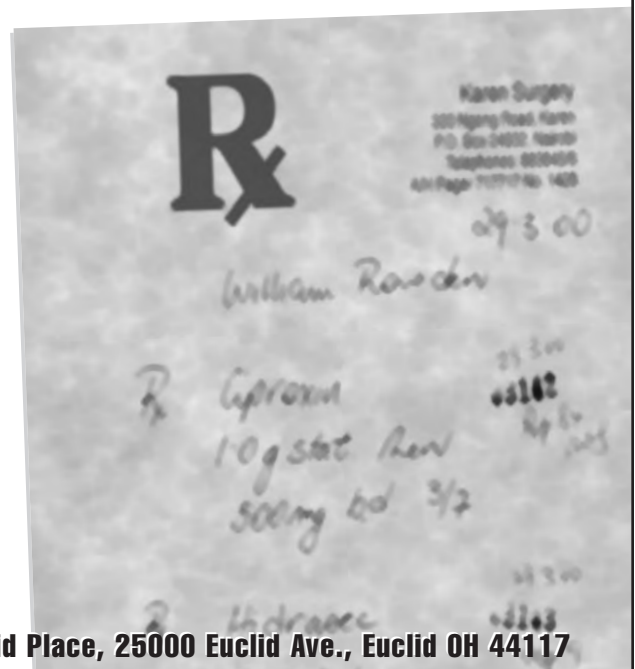


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Ladies and Gentlemen's, an Aveda salon, features warm earthy tones and natural highlights. Off-white walls are accented by walnut-colored millwork, porcelain tile with a slate appearance and maple wood flooring. An open area with curved ceilings and 10-foot high windows brings natural light into the 16 styling stations.

The spa lounge features silk-like deep red wall covering and a 6-foot by 11-foot slate fireplace. A contemporary glass chandelier, maple wood flooring and wave sculptured carpeting all work together to reinforce the calm and relaxed ambiance of space. Linen-like soft green wallcovering, antique glass-type countertops and organic light fixtures in the spa rooms

harmonize with the white stone flooring, complimenting the oriental theme. Ladies and Gentlemen's Salon and Spa opened in November 2004.

Schmelzer Elected President of Cleveland Executives Association

Jerome H. Schmelzer has been elected president of the Cleveland Executives Association (CEA). Founded in 1936, the association's goals are to enhance commerce and exchange business information among entrepreneurs in the Greater Cleveland area.

CEA has been recognized as one of the country's foremost business-networking organizations, with dozens of



Jerome H. Schmelzer

as real estate sales, construction, insurance, lawyers, accountants or automobile sales.

Only one member from each category can join the organization. Members exchange leads and share business information at luncheons three Fridays every month. This collegial atmosphere allows members to directly converse with executives from other companies and discover business opportunities and solutions to similar problems. At least once a year, each member can showcase his or her products or services at a luncheon meeting and make a presentation about the business and its unique advantages.

The board includes Elected Chairman Richard Garrett

chapters in major cities throughout the United States. Different from certain charitable associations that businesspersons use to expand acquaintances, CEA's stated primary purpose is to exchange business among members. To facilitate the process, businesses are placed into categories, such

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(Tricom Business Systems), Vice President Mark Mazzone (Korfant & Mazzone), and Secretary Michael Lehmann (Employworks). Trustees are Ken Krych (*Properties Magazine*), Shirley Simmons, (Flite II Travel American Express), Randy Stancik, (Satancik & Associates), Laurene Smith (Satellite Data Ohio Inc.) and George Tamas (Huntington Bank).

Schmelzer, who will now serve as president for the second time (his first tenure was in 1986), credits Cleveland Executives Association as a significant source for his increased business over the years.

"I joined CEA in 1972, just after I had opened my advertising/public relations firm. It

really jump-started my career," he says. "Over the years, it has brought me more than a million dollars in revenues. But I am equally proud of the amount of business I've been able to give to my fellow CEA members. The business I've given exceeds the amount I've received, and my suppliers have become trusted friends."

Schmelzer is the individual member with the longest tenure in CEA's Cleveland chapter. However, Huntington National Bank and its predecessor company, Union Commerce Bank, have been corporate members for nearly 60 years.

Huntington is now represented by George J. Tamas, a senior vice president in the

company's Private Banking Group.

For more than 20 years, Tamas has served on CEA's board as its financial advisor.

Babin Building Solutions Introduces New President, Vice President

Babin Building Solutions, Northeast Ohio's premier building materials distributor, experienced a leadership transition with two recent acquisitions by the new management group: President Doug Rende and Vice President of Operations Harry J. Mierau.

Rende, who most recently served as vice president and general manager of Associated Materials in



Doug Rende

Cuyahoga Falls, is focused on integrating the new strategic vision for Babin and increasing its presence in northeast Ohio. He brings to Babin more than 20 years of consumer building product and general management experience. In addition to his work at Associated Materials, he



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News about people, products, places & plans

also served as vice president and general manager of Pergo, Inc. in Raleigh, North Carolina. He was a vice president and general manager of Corporate Accounts at Armstrong World Industries in Montreal, Quebec, Canada and Lancaster, Pennsylvania.

"I am quite excited to be at Babin," Rende says. "I welcome this opportunity to utilize my work experience and to expand Babin's reputation as the supplier of choice."

"With our breadth of products, and our in-house design, millwork, welding, transportation and installation services, Babin is uniquely qualified to provide the needed solutions to the resi-



Harry J. Mierau

dential and commercial new construction and remodeling and replacement markets."

A Chagrin Falls resident, Rende earned a bachelor's degree in Business Administration from Mount Saint Mary's College in Emmitsburg, Maryland, with postgraduate studies at the

Aresty School of Executive Education, Wharton School of Business, Philadelphia, Pennsylvania.

Newly appointed Vice President of Operations Harry J. Mierau is a familiar face at Babin, although his responsibilities are new. His work experience includes more than 30 years of service, most recently serving as vice president of operations and general manager at Babin Building Center, Inc. He also served with JD Edwards Company in Cleveland and FSC Educational, Inc. in Mansfield.

"This is an exciting time for Babin," Rende says. "We are pleased to have him as a part of our team. With his years of operations and general man-

agement experience, he has the skills and competencies to enhance our business and further Babin's vision as the supplier of choice."

In his new position, Mierau oversees warehouse shipping and receiving, manufacturing, inventory control, information technology and overall facility operations.

A Middleburg Heights resident, Mierau attended Cleveland State University and the ICM School of Business. He is charged with directing operational excellence initiatives and supporting Babin's total solutions provider position to the residential and commercial new construction, remodeling and replacement markets. **P**

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Hitting a High Note

HOUSE OF BLUES LANDS NEW HOME IN CLEVELAND

STORY BY MARK WATT | PHOTOS BY ROGER MASTROIANNI

In the final weeks before House of Blues Cleveland opened to the public in November 2004, a few members of the construction and design crews were walking through the new, 47,000-square-foot live music and dining complex, checking the status of remaining work.

Scott Rauch, project manager with D-A-S Construction Co., remembers standing on a staircase leading into the venue's 1,200-capacity music hall when Project Architect Mike Lowry, with Atlanta-based firm Cooper Cary, Inc., ran his hand along the stairway's iron railing and mentioned that it could use some dressing up.

"No, no, leave it alone," said a voice from the top of the stairs.

Artists from the New Orleans-based development/creative services department of House of Blues paused from their work nearby.

"It looks too good already," said Lead Artist Holly Mandot. "Don't do anymore. In fact, we wish it was in worse condition."

Rauch recalls that by the next day, the painters had poured Elmer's glue all over the iron railings and "just let it drip down, leaving globs of glue on the underside of all the railings."

"Now when you walk up and down the stairs and slide your hands along the railings, it feels as if there are a thousand coats of paint on there," he says, with a laugh. "You see those kinds of tricks all over this place. It's what made this project so unique for

us, but it's just what they do. House of Blues spends a fortune making new [clubs] look old and funky."

"THE NICEST HOUSE OF BLUES CLUB YET"

Founded in 1992 as a home for live music and southern-styled cuisine with the opening of its first club in Cambridge, Massachusetts, House of Blues has evolved into an entertainment powerhouse with international recognition. House of Blues Entertainment, Inc. is now the second largest live music promoter in the world (second only to Clear Channel Entertainment). The number of its namesake club venues continues to grow as well.



BLUES BEACON Located at East Fourth Street and Euclid, Cleveland's newest dining and live music venue House of Blues (above) features a 1,200-capacity music hall (left), a 300-seat restaurant, a special events room, a richly detailed private club and a souvenir store, as well as a substantial collection of folk art and worldly artifacts.

Celebrating the culture of blues music and folk art, House of Blues' eight operating clubs – located in Anaheim, Chicago, Los Angeles, Las Vegas, Myrtle Beach, New Orleans, Orlando and now Cleveland – attract more than eight million visitors annually.

The layout of each club is unique, largely due to a preference to forego

new construction in favor of extensive, adaptive reuse of old, existing buildings when finding homes for new venues. But all eight clubs share a similar look and feel – a funky amalgam of rustic, Southern juke-joint charm and folk art surrealism underscored by striking imagery from all major religions – that is central to the House of Blues experience.

As its newest completed project, House of Blues Cleveland continues the chain's tradition. Located at East Fourth Street and Euclid Avenue and serving as an entertainment anchor for development firm MRN Ltd.'s East Fourth Street Neighborhood project (see related story, page 13), the venue combines old and new features in creative ways.

Proud to be part of the team for House of Blues Cleveland with D-A-S Construction



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With an essentially L-shaped floorplan that curls around the mixed-use residential and commercial Windsor building on the intersection's southwest corner, House of Blues Cleveland is carved into the old Woolworth's Building on Euclid and the Rainbow and Lee's buildings along East Fourth. Within this shell sit the two-level concert hall, a 300-seat restaurant, six bars, private club areas and a special events room, all of which are furnished with exotic, unconventional furnishings from around the globe.



LOCAL LOOK Showcased in the restaurant, a mural by Cleveland artist Peter Wood celebrates the 1952 Moondog Coronation Ball, a Cleveland event considered the first rock 'n' roll concert.

From custom painted murals and intricate faux finishes to original pieces of folk art and exotic ornamentation, the walls and ceilings of virtually every public space of the club are covered with unique treatments that communicate the House of Blues mission to “celebrate the diversity and brotherhood of world culture.”

“There’s a little flavor on just about every aspect of the building, from hand-painted art frames to custom-built bar panels,” says Joe Perra, construction design manager for the House of Blues Development & Creative Services Department.

The finished project is an exciting addition to the city of Cleveland, says Molly Rose, principal of Idletime Network, Inc., which represents House of Blues.

“It’s the nicest House of Blues club around today,” Rose says. “We feel this is the best yet because each time a new club goes up, it’s better than the last. This is going to be one of the easiest clubs to operate because it was thought out, planned and built so well. Plus, [the artist team] has just gone all out.”

BUILDING THE HOUSE

“It’s amazing how many people it takes to put [a House of Blues club] together,” Rose says. “People might not realize just how many consultants, designers, engineers, vendors,

contractors and others need to be involved for a project of this size and detail.”

Pulling the job together was the result of the work of many contributors not just from Northeast Ohio but also from throughout the rest of

the United States, she says, but it would not have happened without the initial concept of area development firm MRN Ltd.

“The fact that Cleveland now has a House of Blues all began with Rick and Ari Maron [the father/son team

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that lead MRN Ltd.]”, she says. “They had a vision and because of them the project is there.”

Seeking a quality anchor for its ambitious mixed-use redevelopment along East Fourth Street, MRN Ltd. contacted House of Blues to entice the company to believe in MRN’s vision and open a club in an area that had once struggled with empty storefronts and a seedy reputation.

“For a whole host of reasons, we were excited about what House of Blues does as a company and the impact that it could have on our project and the city of Cleveland,” Ari Maron says. “In turn, they became very excited about the future of Fourth Street and the lower Euclid Avenue area. They decided they wanted to be a part of that future.”

As the planning process began for a new House of Blues in Cleveland, roles for the construction became clear. MRN Ltd., along with its role as landlord, was to be an operating partner with House of Blues and would handle structural steel and systems contracting. House of Blues would take care of audio/visual/light-

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BLUES IN GREEN Touring bands playing House of Blues Cleveland can kick back in one of two backstage "Green Rooms" with kitchen facilities, showers and other amenities. In "Green Room B," a nude Janis Joplin portrait fills an entire wall.

ing systems contracting. D-A-S Construction was enlisted as contractor for general trades with Project Manager Scott Rauch responsible for overall scheduling and coordination. Holding longterm relationships with House of Blues, Idletime Network, Inc., based in Windermere, Florida, would serve as owner's representative and Cooper Cary, based in Atlanta, would provide architectural services with Mike Lowry as architect-of-record. Locally, City Architecture, represented by August Fluker, would handle historic credit issues and work with the city of Cleveland on additional issues.

Since a number of the firms involved in the project were located out of town, MRN contracted Cleveland's eBlueprint to coordinate all drawings; with eBlueprint's services, drawings could be downloaded and changed efficiently. ("This cuts down dramatically on any errors which saves time and money in the end," says eBlueprint's Todd Taylor.)

An original timeline was set: although preliminary work began

with light demolition in early 2004, the official start date would be March 2004 and continue for the following 12 months for a March 2005 opening.

"To maintain the schedule, we'd have big pow-wows every two weeks," Rauch says. "With so many of us spread out across the country, efficient coordination was crucial."

Construction began in the old Woolworth's building with the removal of 9,000 square feet of the building's first floor to create two levels for the music hall and a mezzanine seating area to accommodate 1,200.

"The first part was trying to figure out how you take the building apart and then build the new parts back into it," Rauch says.

As there were no real drawings of the 1950s-era Woolworth's building as reference, investigative work was required early on.

"Because of the lack of drawings, we ran into some structural issues that really put us in a holding pattern for about six weeks," he says. "We

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BOLD STROKES Faux finishes abound throughout the club. By the box office windows in the lobby, detailed paintwork gives an illusion of stonework. A mural above commemorates various "blues gods."

were able to work but we were forced to make changes to the sequence. That was probably one of the bigger challenges that we ran into on the project."

As Rauch explains, the original thought process on construction of the music hall and lobby was to install the club at the existing floor level and install the mezzanine level above. Structural issues changed those plans.

"Instead, we needed to dig down for the lower level and try to build the upper and lower levels together coming off of Third Street," he says. "It required us to develop a brace out of construction slab to hold back the street. That whole situation entirely changed our thought process on how to do this project."

Throughout the job, existing portions of the building were modified to meet the needs of the venue. In the club area, for instance, Anderson Industrial Construction cut more than a dozen new openings into the existing masonry. Workers opened up three-foot thick masonry walls, patched original sections of marble and granite and provided and installed new stones to match the original.



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ROOM OF RICHES Exotic furnishings abound in the Cambridge room, a club area with a bar and small stage for special events. Throughout, curtains can be drawn to create eight-by-eight-foot private cubicles. Overstuffed furniture surrounds a gas fireplace featuring a bronze-cast mantel from a Civil War-era Southern plantation.

Concurrently, construction began in the Rainbow and Lee's buildings, the site of the venue's restaurant and retail shop, where more surprises awaited the crews.

"We were already four months into the project when we reached a point that it was quite clear that the Rainbow building was structurally unsound," Rauch says, explaining that the brick and mortar had deteriorated significantly over the years. "As a result, we had to brace the front of the building and tear down the interior – it looked like the set for a cowboy movie – and we had to start all over in that area. The solution was to create a new building inside the old shell with a new foundation and structural steel supports."

"During that period, there was a lot of cooperation and a lot of yelling," he says with a laugh. "It seems there were some significant

obstacles but in reality it wasn't that difficult. It was just a matter of thinking outside of the box."

The forced plan revision caused by the Rainbow building's structural problems worked out for the better in

"(OVERCOMING OBSTACLES DURING THE PROJECT) WAS JUST A MATTER OF THINKING OUTSIDE OF THE BOX."

**Scott Rauch
D-A-S Construction Co.**

some ways, says Idletime's Molly Rose. Each House of Blues venue typically include a private club called a Foundation Room, which offers first-class dining and even more exquisite furnishings than the club's public areas. Originally, there was no Foundation Room in the initial concept for the Cleveland venue.

"There was a desire for it but there wasn't an available location," Rose says. "Because the interior of the Rainbow building needed to be rebuilt, an opportunity arose to fit one into the plans because the Maron's really wanted one.

"When portions of the Rainbow building crumbled, Ari [Maron] came up and said, 'What do you think about putting a foundation room up there?' I thought he was joking. It wasn't a month later and I realized he was serious. The amazing part is that they were able to build it and not delay the opening of the main venue."

Despite the hurdles, by the end of summer it became apparent that, in fact, the project could be finished ahead of schedule.

"Once this was realized, House of Blues pushed for a November open date so we compressed everything and the 12-month project turned



FINISHING TOUCHES A vintage English church door and an installation piece by artist Scott Guoin, celebrating Cleveland's 1952 Moondog Coronation Ball, add charm in the lobby.

Behind the artifacts

Since the House of Blues' beginning, folk art and worldly artifacts have been an integral part of its overall design style. The focus on these striking visual elements can be traced to the company's founder.

Isaac Tigrett, who had previously co-founded the Hard Rock Café restaurant chain, launched House of Blues partly because of that venture's success, partly because of his love of African-American culture and partly because of his spiritual guru Sri Sathya Sai Baba's influence (Sai Baba urged followers to "Love all, serve all" - a phrase that is now a slogan for House of Blues).

With a fortune helped considerably by the sale of his share of Hard Rock Café, Tigrett began gathering art and building materials from around the globe. When he launched House of Blues, the massive collection, eventually stored in a 2,000-square-foot warehouse in New Orleans, became the primary source for furnishing clubs as they began to pop up around the United States.

"He purchased whole Indian temples and bought out the whole interior of a church in England," says Joe Perra, of the House of Blues Development & Creative Services Department.

Although the original collection is now nearly exhausted, the team continues to gather furnishings, mostly from folk artists - traditionally defined as self-taught artists.

"Originally, we'd go to the sources directly," he says. "We'd rent U-Hauls, pull up to the artists' houses and buy pieces right off of their fences."

The warehouse has become a design workshop of sorts with a crew of about 30 people, including glass and metal artists.

"Over time we have begun doing production work for functional items," he says.

At the Cleveland club, one such item is a retail kiosk in the music hall's lobby, built with raw steel (manually rusted by storing outside in wet weather) and plywood. Pieces of tin have been hand-tacked on the exterior as ornamentation.

Other items at House of Blues Cleveland showcase another specialty of the creative crew. An installation piece, also in the music hall lobby, celebrates the city's 1952 Moondog Coronation Ball - regarded as the first rock 'n' roll concert - with original artwork that incorporates artifacts. Scott Guoin, an artist who provided painted murals throughout the club, built the installation within a gothic inset from the New Orleans warehouse.

At times, Lead Artist Holly Mendot will commission local artists for special pieces within clubs. For instance, a mural of the Moondog Ball in the club's restaurant was created by Cleveland artist Peter Wood.

Perra says House of Blues is proud of what it's done to help all of these artists.

"By having their work displayed by House of Blues, which now owns the largest collection of folk art in the United States, many of these artists are now becoming better known," Perra says. "We've been able to raise awareness about what they do, and now folk art, in general, is becoming quite popular." -MW

into an eight-month process," Rauch says.

As summer turned to fall, the already fast pace accelerated. The final months of work marked the arrival of House of Blues' interior design team who would put the finishing touches on the project - painting murals, adding faux finishes and installing dramatic art pieces - just in time for the club's November open date.

IN THROUGH THE OUT DOOR

Upon entering House of Blues Cleveland from the Euclid Avenue entrance (primarily intended for concertgoers) visitors pass through glass doors, which were built to match the building's originals, and are greeted by a spacious and lofty lobby. Merging remnants of the building's past with new House of Blues treatments, the lobby includes a box office, a coat-room and ample floor space.

A series of marble support columns from the old Woolworth's store remain as well as salvaged pieces of the original floor. Overhead, the ceiling, which includes recessed speakers and bits of the original plaster coating, projects a sense of age and wear; House of Blues painters have smeared oily, brown asphaltum, an earthy mineral pitch, into the paint to provide a nicotine-stained look. Straight ahead, a "stained glass" fanlight - actually plexiglass that has been meticulously painted - rests above aged doors leading into the music hall. Above, stretching around the tops of the lobby walls is a moody, hand-painted mural depicting "blues gods" from Muddy Waters to W.C. Handy.

Through a set of doors on the lobby's eastern wall is a room called The Cambridge, which is private club area with a bar - dubbed Harvard Square - and small stage for special events. Throughout, curtains can be drawn to create eight-by-eight-foot private cubicles. Overstuffed furniture surrounds a gas fireplace featuring a bronze-cast mantel from a Civil War-era Southern plantation.

"It's almost on the level of a Foundation Room," Rose says. "You



SOUL AND SPIRITS House of Blues Cleveland features six separate bars. From the restaurant's bar (above), patrons are provided with a view of a small stage at the back of the dining room as well as pedestrians walking by outside along East Fourth Street.

don't find this type of room in the other venues."

Back through the main lobby, visitors enter the music hall through doors on the southern end of the room. As they pass through, concertgoers are greeted by a commissioned piece of art depicting Cleveland-native music artist Screamin' Jay Hawkins (most known for his recording of the song "I Put A Spell On You.") Two flights of stairs, leading to the mezzanine level of the hall, flank a separate set of stairs leading downward to the club's dancefloor.

On the dancefloor level, two bars – named Jake and Elwood after the characters played by John Belushi and Dan Akroyd in Blues Brothers – are placed along the back wall. In the middle of the room is the soundbooth, which controls a top-of-the-line sound system; spread throughout the entire venue is over \$1 million in audio/visual equipment, including more than 70 video monitors. Beyond the soundbooth is

the club's mosh pit and, finally, the club's stage, which features a proscenium decorated with symbols of the world's major religions. On the mezzanine level are two more bars –

Eastside and Westside – and rows of theater seats from an authentic movie house. Overlooking the stage from either side of the mezzanine level are balcony boxes and two



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backstage rooms, for visiting bands and their entourages, with windows looking directly down onto the stage from behind the curtain.

Corridors lead from the backstage area, as well as the Cambridge Room, to the loading dock, offices and eventually the restaurant, although patrons typically enter that area from the club's Fourth Street entrance.

Entering House of Blues from its East Fourth Street entrance (primarily for diners), visitors pass over a tiled "front step" depicting the House of Blues logo, through a set of doors past a pair of folk art sculptures and into the main restaurant, which offers Southern-styled cuisine. Ahead, the restaurant's main room and an adjoining second dining room seat 300. A stage on the far wall is suited for smaller local acts. Set into a portion of the main dining room's ceiling are bas-reliefs of "blues gods,"



SOME LIKE IT HOT In the club's kitchen, a polyurethane-coated floor offers thermal-shock protection.

transplanted from the original Cambridge, Massachusetts House of Blues club which closed last year.

The restaurant's kitchen is decked out with stainless steel appliances and a durable, thermal shock-resistant polyurethane floor.

Near the restaurant's entrance and past its sizeable bar is the club's retail shop where visitors can buy merchandise ranging from keychains and t-shirts to original pieces of folk art.

Above the restaurant is the club's Foundation Room, which is the most

richly furnished area of House of Blues Cleveland. With African, Asian and Indonesian finishes, the two-story area features exotic drapery, oriental rugs and woodcarvings. Offering five-star dining and services, Rose says, the amenities are "the best you'll find anywhere in the city." A private dining room with a media center allows for presentations and an outdoor patio overlooks Fourth Street. A private entrance into the music hall from the foundation room allows celebrity visitors to move about without drawing much attention.

BRINGING IT HOME

Now that the project is complete, the team is proud to see the success of House of Blues Cleveland so far. As MRN Ltd. continues its work developing the rest of East Fourth Street, Maron is clearly pleased that House of Blues bought into the vision for a revival of the area. "It's an exciting time," he says.

Rauch concurs.

"This project definitely had its challenges but at the end it was extremely rewarding," Rauch says. "Just being around and getting to know the operations people, we know that they are well pleased and enjoying the space. Just as important, it seems to be really working well for the city of Cleveland, too." **P**

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Live, Work, Play

Redevelopment of East Fourth Street builds momentum

By Mark Watt

A century ago, Cleveland theatergoers didn't travel to the area between East Ninth and East Eighteenth streets for operas and plays as they do now. Instead, they would head several blocks northwest up Euclid Avenue.

Before Playhouse Square came into existence in the '20s, the city's "theater district" was situated around the area now known as East Fourth Street. Its numerous theaters, including the Euclid Avenue Opera House, served as a destination point for locals and visitors alike.

Over the following decades, the theaters disappeared and early- to mid-century department stores like Woolworth's, McCrory's, S. S. Kresge and W.T. Grant popped up, found prosperity for a time and then faded or moved.

As the population shifted to the suburbs beginning in the '50s, the area felt the effects and by the end of the century had essentially dried up. Storefronts were boarded up and the area grew a reputation as a haven for prostitutes and drug dealers. Things had changed.

In the mid-'90s, though, opportunity arrived as the Gateway sports complex sprang up mere blocks away. Recognizing a chance to make significant improvements in the area, the city's recently formed Historic Gateway Development Corporation helped to re-imagine the area as a center of activity once again, along with five likeminded developers.

One of those key developers, MRN Ltd., had previously focused primarily on residential projects in Cleveland's eastern suburbs. But at the urging of Tom Yablonsky, executive director of both the Historic Gateway Neighborhood and Historic Warehouse District development corporations, the firm set its sights on downtown, specifically on that area along Fourth Street between Euclid and Prospect avenues, MRN Ltd. partner Ari Maron says.



Photo by Mark Watt

MRN's first residential project in the Historic Gateway neighborhood was the 36-unit Buckeye Building, at the northwest corner of Prospect Avenue and East Fourth Street,

which opened in 1995. Finding success with that development project, the firm expanded its reach in the area. In 1998, the 52-unit Windsor Block opened on the southwest corner of East Fourth Street and Euclid and, a few years later, the old National City Bank building reopened as a home for a Holiday Inn Express and various other new tenants and the Commercial building re-opened with 35 units of residential space.

"We found ourselves still focused on East Fourth and it was around that time that we began to look at the street itself as a development," Maron says. "[The area] makes sense from a development standpoint. It's within walking distance of Jacobs Field and Gund Arena and connects [the] Gateway [sports complex] to Tower City and eventually the lakefront. With

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Playhouse Square nearby, it's just a crucial hub of activity. If you look at the areas around Fourth Street you get a number of hotels and a daytime office population of about 160,000. And, of course, Gateway gets about 4.5 million visitors annually. From a development point of view, we were right in the middle of all of these economic drivers."

The vision was to create a whole neighborhood, complete with entertainment and retail spaces on the first floor of each of the buildings

along Fourth Street and surrounding areas, with residential spaces located on the floors above.

"The development was coming together but the challenge that we were facing was site control," he says. "We owned about 80% of the property in the area at the time but there were about 300 additional properties between Prospect and Euclid owned by about 250 different people."

Turning to the city for help, MRN and four other like-minded developers went to then-Mayor Michael

White to inquire about using eminent domain to acquire the remaining space. White's answer was that the city could only help if the plan was expanded to include several blocks between Euclid and Prospect. The developers agreed.

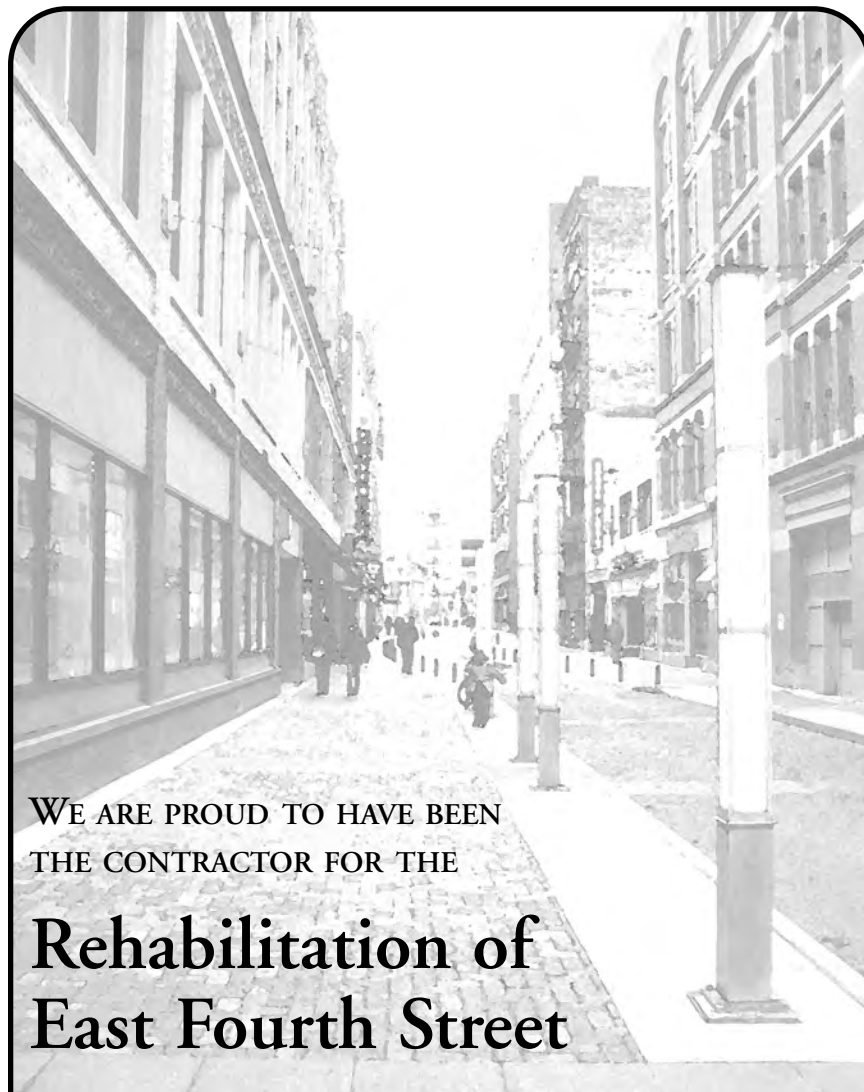
Five years later, the East Fourth Street neighborhood is a reality. With the addition of residential and commercial mixed-use development in the area including the W.T. Grant, Frederick, McCoy, Graves and Sincere buildings, the neighborhood now offers nearly 300 residential units, a 4,000-car parking garage and, filling a niche for dining, entertainment and retail, several key attractions for residents and visitors alike.

The 27,000-square-foot dining and entertainment venue Pickwick & Frolic and the newly opened House of Blues serve as high profile anchors for the neighborhood. These will soon be rounded off with a number of additional key additions (such as the Tremont-transplanted restaurant Lola).

"Each of these are a destination because they each represent a quality of experience that is not offered anywhere else in Cleveland," Maron says. "Since they are one-of-a-kind [establishments], if you want to go to a House of Blues or if you want to go to Pickwick & Frolic, you need to come downtown to East Fourth."

With a goal to make the area a destination, MRN felt a need to make the street a destination itself or, more specifically, "the coolest street in America," as Maron says.

A project completed last fall, the streetscape of East Fourth between Prospect and Euclid was completely torn up and replaced with a pedestrian-friendly and creatively designed right-of-way. Handled by EnviroCom Construction, Inc., two vehicular lanes were reduced to one that snakes between expansive sidewalks, all of which are fully heated ("There will never be snow on this street again," Maron says.) Streetlights have been replaced with strings of lights that cross the street overhead, 12-foot lighting columns providing ambient illumination and two 25-foot sculptures - phoenixes



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designed by San Francisco artist Cork Marcheschi to signify the street's rebirth – stand guard at either end of the street. Additionally, space was allocated to provide for street performers in warmer months.

“Living, playing and working in a city’s central business district is a relatively new idea, maybe 15 to 20 years old, but it’s hardly a concept invented by MRN,” Maron says. “It’s happening around the country and, from the beginning, we felt that the idea would work in Cleveland.”

So far, the assumptions have proved correct. The percentage of occupied space in the area is currently in the mid-90s and demand is high, Maron says.

“We’re thrilled about the future of this neighborhood,” Maron says. “It’s exciting to see the momentum building which started with Pickwick & Frolic, then House of Blues and now Lola, and we expect that momentum to continue throughout 2005 and beyond.”

Thomas Starinsky, project director for Historic Gateway Neighborhood Corporation, is similarly excited about the changes in the area.

“It’s interesting too,” Starinsky says. “With all of the new stages for live entertainment [at Pickwick & Frolic and House of Blues], the residential spaces and with retail on the way, Fourth Street is lively again. In a way, we’ve come full-circle from a century ago.” **P**

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My Roof Leaks, What Do I Do Now?

By Todd Lessig

Your roof leaks. What should you do? This article will discuss one system of thinking related to solving your roof leaks. First, we discuss why many roofs tend to be neglected unless leaking. Then, when your roof does have a leak – and believe me every single roof will eventually leak – we discuss how you can decide what to do.

In my experience as president of a Cleveland-based roofing company, I've seen that practically every single building owner we've worked with keeps a separate accounting for maintenance expenses relating to owned vehicles. Now take a guess at how many perform a similar accounting for roofing maintenance expenses? The answer probably won't come as a surprise to many of you. Zero. That's right. Zero.

The \$50 oil change for the company van is scheduled, tracked and analyzed so the benefits of extended vehicle service life and proper performance will be realized and enjoyed. Most of us agree that if you neglect to perform routine maintenance on your van, the result will be engine failure – it's just a matter of time – followed by vehicle downtime and expensive repairs for a new engine. Talk about a frustrating experience. Who doesn't remember the old auto parts advertisement: "You can pay me now, or pay me later?"

Who can tell me why business managers and owners fail to apply the same care and concern for the roof over their heads? It's probably fair to say that no building owner in his right mind wants his roof to leak. We believe your roof system is similar to the vehicle mentioned in the preceding paragraphs. Neglect your roof, eventually it's going to start leaking and ultimately will fail sooner than if you had been regularly

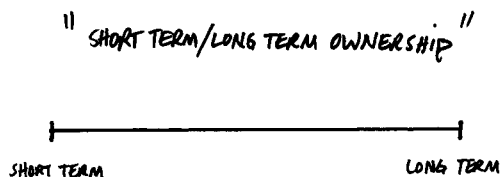


FIGURE 1-1

maintaining it. In some cases, years sooner. Therefore, in most cases, we believe preventative maintenance applied over the lifetime of your roof will improve its performance (prevent leaking) and increase the service life (make it last longer).

So why do so many building owners choose to be proactive when it comes to managing their vehicles but reactive when it comes to managing their roof? I suspect there are many reasons and here are just a few:

"we're too busy," "we don't have it in the budget," "our staff is short-handed now," "my roof is still covered by a guarantee," "we don't know how to maintain our roof," "my roof is only one year old," or "my roof doesn't leak." Simply put, these are all excuses, not reasons. We believe the reason is that most building owners are just not convinced that a proactive roofing management program will provide the tangible benefits of preventing leaks and increasing service life. Besides the fact that everyone's so busy dealing with other issues – issues pressing on you right now – that the roof just never becomes a priority. That is, until it leaks.

OK, now it's leaking. If you have a relationship with a roofing contractor you can call them and hopefully

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they can come over right away and patch the problem and stop the leak. Problem solved. But what if the leak returns? Or what if the leak never really did stop? What if new leaks keep popping up every so often? What should you do now?

Bear in mind roof systems are a lot like the human body. Both have a finite lifespan. Just as the human body breaks down as it ages, your roof system will break down as it ages. We typically spend a huge amount of money for health care when we're old and generally spend very little while we are young. The same experience will generally apply to your roof. As your roof system ages, be prepared to spend more, much more, on repairs until such time that you decide it's time to replace it with a new one.

The pivotal question building owners struggle with is deciding

"TOLERANCE FOR LEAKS"

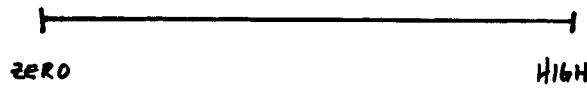


FIGURE 1-2

whether to spend small to medium dollars on continuous patching and repairing or invest big dollars for a new roof.

It's a decision you must make. Your contractor cannot decide for you. Your contractor can help you by providing counseling, pricing and other options. But ultimately you will have to make the call.

To assist you with this important decision we now introduce you to our two scales of building ownership. The first scale we title "short term/long term ownership" (see

Figure 1-1, page 43). To determine where you fall on this scale, ask yourself this question.

Are you committed to owning your building for the long term, or are you constantly buying and selling properties every year or two? It should be easy to understand why the owner

characterized by constantly buying and selling properties will utilize more short-term thinking when it comes to investing limited resources in roofing.

Let's face it, when you know the property will be somebody else's problem in two years, for example, you generally find it makes little sense to invest the big dollars for a first-class, long-lasting, high-performance roof system.

Conversely, the owner operating the family business may likely find it makes more sense to think in terms

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of a long-term solution since the business itself is tied to the building and both are contributing towards the family's future ability to generate income and accumulate wealth. To look at it another way, if the cheap solution fails in two years, it's a good bet you'll just have to go through the whole mess again because you're still going to be around operating the business.

The final scale we title "tolerance for leaks" (see Figure 1-2, page 44). On the far right side of this scale is where owners have a high tolerance for leaks. On the far left, no tolerance for leaks. The old, vacant building can leak and leak and no one cares because, let's face it, it's vacant anyway. However, if your building houses, say, a kidney dialysis clinic or library, even one roof leak could have catastrophic consequences.

There's another issue we feel deserves mentioning here. The needs of building owners and the needs of their own buildings frequently conflict. To put it another way, what's best for the building may not be, and frequently is not, what's best for the owner.

We've seen many cases where an existing roof has been neglected for so long that the steel or wood decking has deteriorated to the point that it has rotted and failed. We always recommend the owner seriously consider doing the best thing for the building, which in our opinion would be to remove all the old, wet roofing so the decking can be exposed, remove the rotten decking and replace everything with new.

However, the price for doing what's right for the building is often times more than the owner is willing to invest. Doing the right thing for the building must then be abandoned in favor of a less expensive solution. A common solution at this point is to leave the existing, wet roofing and rotten decking in place and recover the existing roof with a new membrane.

This solution won't last as long, nor will it perform nearly as well. All

the moisture in the old roof is trapped there and the roofing and decking will deteriorate even more in the future.

This week, consider instituting a roof management program for your building. Either way when your roof begins to cause problems and you're not sure what to do, just think of where your situation places you on the two scales. This will help you to

decide the solution that's right for you: should you replace the roof or just repair it? If you've decided replacement is best for you, then try to do what's right for the building if at all possible. In the long run it will likely be what's best for you too. **P**

Todd Lessig is President of Pring Roofing Company, Inc. a Cleveland based commercial roofing contractor founded in 1936.

Architects and Contractors:

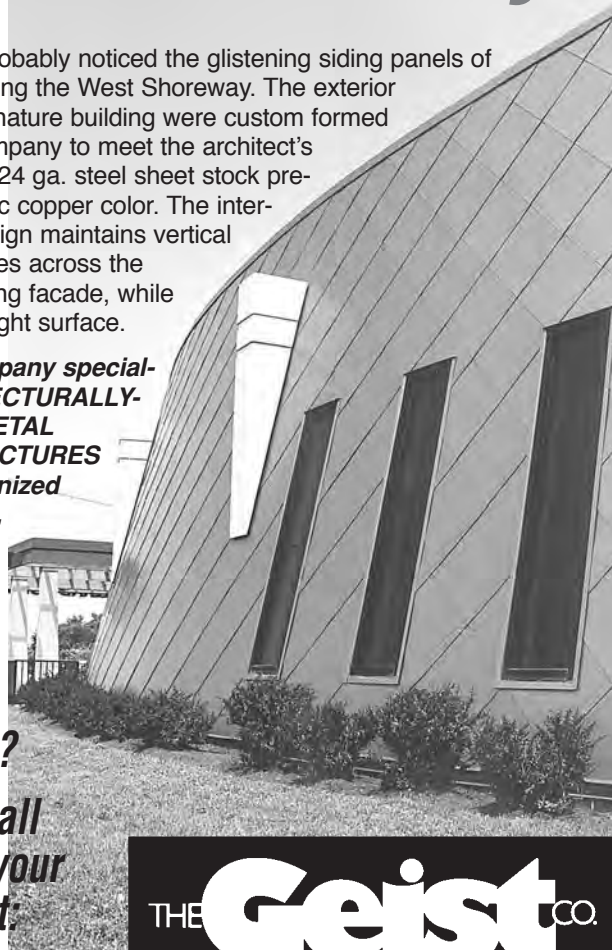
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Wasting Ceiling Tiles

The Importance of Proper Inspection & Preventative Maintenance Program

By Gregory R. Taylor with Lisa Anselmo

Anyone who has managed buildings has seen and dealt with damaged ceiling tiles before: the bulging, buckling, cracks, holes or discoloration (black or brown) due to moisture buildup.

More often than not we see and experience missing or water-stained ceiling panels in an office, basement, institutional or commercial space.

However, how do property managers, building owners and maintenance staff prevent the inane process and control costs associated with constantly replacing water-stained ceiling tiles? The answer is simple: by performing thorough inspections of building conditions and instituting regular preventative maintenance tasks, the quality and condition of a building will be prolonged and improved. Proper inspection and preventative maintenance

techniques are issues that must not be overlooked, and if performed properly and regularly can provide significant benefits.

The causes of water-stained ceiling tiles can vary because a multitude of sources actually exist. The most common and prevalent sources are exterior building leaks, drainage or plumbing line issues and improper maintenance.


1 Exterior building leaks can originate in the roof, waterproofing system or the exterior building façade (walls), where they can remain hidden and undetectable until proper inspection and testing is performed.

2 Drainage or plumbing issues can be the source when a leak has occurred in any of the water lines, when there is excessive water condensation or when storm water drainpipes become clogged or damaged.

3 Improper maintenance of a structure such as the lack of regular building inspections and the failure to properly remove ice and snow buildup is another likely source. Construction defects or aging fire protection/sprinkler systems can also cause water-stained ceiling tiles.

These numerous examples demonstrate why building inspections are so important, because performing a thorough inspection of the existing building conditions accurately identifies the source and enables the problem to be corrected properly.

Some of the possible options for dealing with water-stained ceiling tiles can be summarized into two categories, reactive and proactive. Reactive approaches include: leave them alone and ignore the problem (do nothing); paint or cover up the ceiling tiles; replace the tiles; or place a bucket or fabricated funnel


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on top of the ceiling to catch dripping water.

Proactive measures include engaging qualified professionals to assess the leaking conditions and develop a course of remediation. This proactive approach deals with the source of the leaks. Approaching building leaks reactively can have many negative consequences. Ignoring or covering up the water-stained ceiling tiles with paint, replacing tiles that only get wet again, or placing water traps above ceilings can result in the growth of mold and may present hazardous building air quality issues.

Among the list of potential hazardous conditions is Sick Building Syndrome (SBS). Sick Building Syndrome, according to a National Safety Council document, "is a situation in which occupants of a

The most common and prevalent sources [of water-stained ceiling tiles] are exterior building leaks, drainage or plumbing line issues and improper maintenance.

building experience acute health effects that seem to be linked to time spent in a building, but no specific illness or cause can be identified." SBS symptoms include, but are not limited to respiratory and sinus problems, asthma reactions, and/or allergy-like symptoms. One of the causes for SBS is "biological contaminants [that] can breed in stagnate water...where water has collected on ceiling tiles, insulation, or carpet." SBS can result in a decrease in productivity, an increase in absenteeism and numerous illnesses.

Additional negative consequences related to reactive approaches include ongoing deterioration of building walls, roof framing, decks,

building foundations, and window and door systems.

The positive consequences of addressing building leaks proactively include: well-maintained and protected building systems, higher property values, extended building material life cycles, substantial cost savings, and the overall protection of the structure's invested capital.

Repairing leaks is relatively cost effective, when considering that ongoing water damage results in costly building distress repairs.

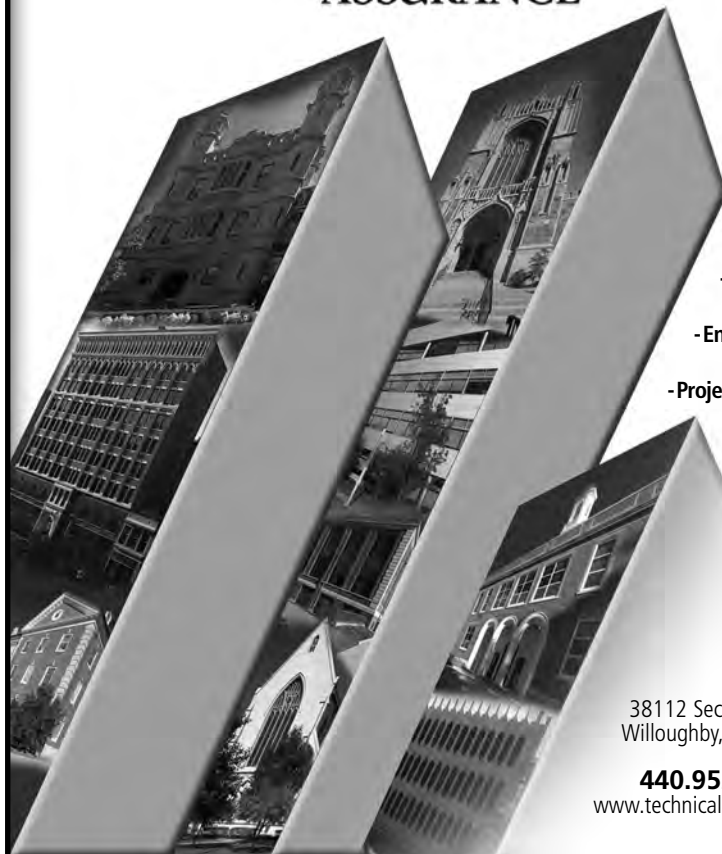
For instance tuck pointing repairs can cost from \$7 to \$10 per square foot, while restoring brick walls that have experienced distress from ongoing water intrusion can cost from \$30 to \$60 per square foot.

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Moreover, repairing and maintaining roofs annually is more economical, than replacing non-maintained roofs every seven to 12 years. The importance of performing regular inspections and preventative maintenance on a structure is well documented.

Inspections should be conducted twice a year, typically in the fall and spring after the most severe seasonal weather changes. The initial inspection, which is the key to maintaining and preserving any building, should be performed by a trained professional and should include a multitude of components, such as a review of existing records, the interviewing of building occupants, inspection of the property and the implementation of required testing and/or exploratory.

The professionals at Technical Assurance are skilled at thoroughly investigating and testing building conditions to determine the sources of water intrusion and have over 200 years of combined industry experience. Our Phase I inspection, testing, exploratory, evaluation and planning services are designed to uncover unforeseen building conditions that are the core issues driving building leaks and distress. Technical Assurance seeks to identify all problems and conditions, and provide the best recommendations with estimated budgets to ensure that your structure is comprehensively maintained with a program that protects your interest.

The Phase I Services instituted by Technical Assurance provide the owner with a proactive comprehensive plan that defines all required building exterior repairs, restoration and ongoing preventative maintenance for the next decade. Once building repairs and maintenance are planned, forecasted and properly capitalized, building owners can regain control of their property. Their buildings are well maintained and stained ceiling tiles are no longer the norm. The property is now

placed in a proactive posture, rather than reactive.

Technical Assurance has investigated and resolved nearly every type of building leak condition. Leak repairs are not instituted until the leak sources are determined. Once the repairs are coordinated, additional testing is conducted to confirm that the leak has been stopped. Proactive long term preventative maintenance programs are developed, implemented and managed by the staff at Technical Assurance to control costs and future building problems.

Our firm is sensitive to the urgency behind troublesome building leaks. Let's help you return your ceilings to the clean and aesthetic appearance they are intended to be. **P**

Gregory R. Taylor is vice president of business operations and senior roof consultant and Lisa Anselmo is development manager at Technical Assurance, Inc. (www.technicalassurance.com). Taylor can be reached at 440.953.3147 or toll free 1.866.953.3147.

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Project Profile: Aurora Shores Homeowner's Association Re-Roofs Marina Community Center

By John Paull

One of the most difficult decisions the Aurora Shores Homeowner's Association had to make in the summer of 2004 was how to go about re-roofing and renovating its marina community center.

After some deliberation, the association realized that the decision to turn the old Broadview Development Property Office Building, which was utilized during the construction of its community, into a lakefront marina facility was a bit more than it could handle.

So Board of Trustees President Robert Putnam enlisted the services

of a local architect to aid the association in the search for a solution.

After evaluating the existing structure and listening to all of the

Sarnafil's Décor Profile roofing system simulates the appearance of metal without the problems or costs associated with a metal roof.

association's concerns for the facility, the architect had his work cut out for himself. The project would entail removing an old, dilapidated modified bitumen roofing assembly with a

granular cap sheet and a volcanic rock chimney that was positioned in the center of the structure, replacing special 3" thick tongue-and-groove decking, as well as salvaging as much of the exposed, exterior rotting beams that offered a much desired rustic appearance.

Following the facility's evaluation, the architect did some investigating on roofing options that were available.

He needed to first find a product that would provide a watertight system that would conform to the unusual crest shape and slight "S" contoured profile of the structure.

Second, it was crucial to find a long-term (20-year-plus) solution

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that could withstand the harsh Northern Ohio and lakefront weather conditions. Third, the facility's roof, which is highly visible, needed an attractive appearance to complement its nautical location.

Finally, he was tasked with finding a manufacturer and roofing contractor relationship with the experience and ability to provide a complete roofing system to meet all of the association's needs.

After some deliberation, Sarnafil Roofing Systems was selected as the manufacturer of choice, utilizing its 6110 Energysmart, light gray, .60 mil PVC, Décor Profile single-ply membrane product line.

The decision was based upon Sarnafil's proven track record of over 30 years of history around the world under all types of extreme conditions.

Sarnafil is the worldwide leading producer of thermoplastic roofing systems and are able to offer wind uplift warranties up to 120 miles per hour.

Its membrane is formulated with only the highest quality raw materials and manufactured as a homogeneous reinforced sheet by a special spread coating process. This process produces a stress-free membrane that will not separate or tear at fasteners under severe forces.

In addition, the membrane receives a lacquer coating during the manufacturing process, giving it remarkable resistance to dirt and weathering.

Following an extensive bid process, Preferred Roofing, a Cleveland-based, Sarnafil-approved applicator, was awarded the project.

Preferred's first task was to coordinate the removal of the existing built-up roof while keeping the new Sarnafil membrane clean and free of any debris.

It was decided that the logical approach was to complete the project in separate phases.

First, the original roof was to be completely removed coinciding



SMALL PROJECT, CONSIDERABLE CHALLENGES During Preferred Roofing's work at the marina community center, special care had to be taken in the planning process as the fasteners were not permitted to penetrate through the decking into the marina's interior.

with the chimney demolition, decking evaluation and replacement, and then completely covering the structure with a 30# saturated felt. The saturated felt offered a sufficient barrier from the elements throughout the messy tear-off process until the final membrane installation was to occur.

The next stage was salvaging the exposed rotting timbers that extended out on three sides of the structure. Due to the odd nature of the project, aerial equipment was utilized to provide sufficient access while all of the exposed timbers were

trimmed back 12" and then treated with a special Sherwin Williams wood preservative.

The final stage was that of the actual roofing process. Due to the design of the structure with its open roof edges and varying slopes, the installers were constantly protected with security fall harnesses. The installation began with 2" isocyanurate insulation (4'x 4') mechanically fastened into the deck. Special care had to be taken in the planning process, as the fasteners were not permitted to penetrate through the decking into the interior of the

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marina. Once this was completed the membrane was ready to be installed.

The Sarnafil membrane was to be fully adhered to keep the visible material as neat and free of patches as possible. With the membrane down, the slow tedious process of measuring out and lining the roof for the spacing of the décor rib application followed.

Sarnafil's Décor Profile roofing system simulates the appearance of metal without the problems or costs associated with a metal roof. The rib profiles were hot-air welded by hand to the adhered Sarnafil membrane. The project was topped off with the addition of a small Kynar coated gutter and Alpine SnowGuards over the front entrance way.

Once again, Preferred Roofing's experience and reputation paid off.

Along with the assistance of the local Sarnafil field technician, this small but complex project was a success. **P**

John Paull is regional manager with Preferred Roofing. More information can be found online at www.RoofingHelp.com

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Sound Solutions for Controlling Acoustic Noise

By Elzo Gernhart & Larry Brewer

The market demand for better noise control systems and solutions has exponentially increased in recent years, which makes the investment into a commercially viable noise control solution appealing at all levels. The market demand for better noise transmission control has been accelerated by many factors including 1) the growing popularity of digital sound reproduction through DVDs, CDs, multimedia centers and home theater systems with the capacity to deliver the “total experience” to listeners, 2) an increased desire for total privacy, 3) higher density living and working environments, and 4) the desire for hard surface flooring throughout the common areas of

nicer homes, condominiums and apartments.

Not all insulations control noise transmission equally

Historically, insulation installed in a wall or floor/ceiling cavity has been

thought to be the most cost-effective noise control solution available. There continue to be discussions regarding which insulation is the best noise transmission control product: fiberglass, rock wool, cellulose or foams. Thanks to testing and

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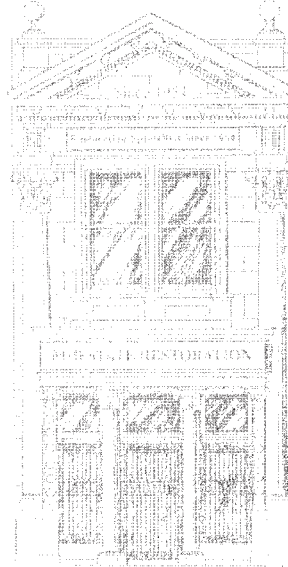
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research by many dedicated people, we know which insulations are best at controlling which types of noises in particular types of assemblies and systems.

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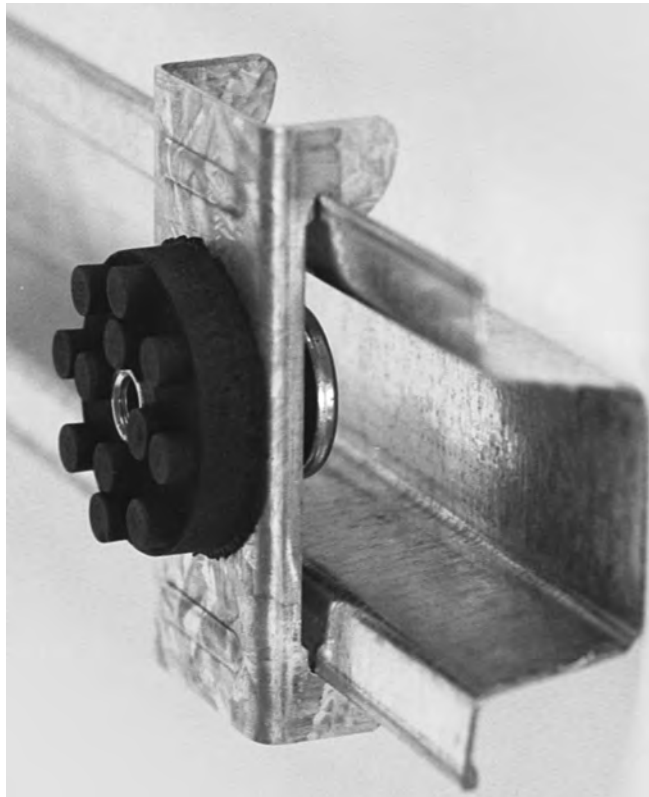
Noise control performance enhancers provide cost effective answers to very complex problems. The control of noise transmission is now considered to be ordinary business by professional acoustical engineers and consultants, thanks to the steadfast commitment, dedication, creativity and identification of the problems by the best minds in the acoustical engineering world.

Today, a fully integrated and combined approach to noise transmission control is proving to be the answer to cost effective noise-free living environments.

Disrupting the three paths of noise transmission

Noise transmission through a wall or floor/ceiling assembly uses three separate paths: 1) airborne, 2) structure-born, and 3) flanking.

Insulation in the wall or joist cavity treats the airborne path, however does nothing to treat the structure-born or flanking paths. To ignore these two remaining paths of noise transmission would be the equivalent of building a full-height, full-thick dam one-third of the way across a river. You would not expect the dam to be very effective, yet we have traditionally only addressed one-third of the noise transmission path and have expected complete noise control solutions.



SOUND CHOICE The best noise control solution available for the termination of structure-born noise transmission is a Rubber Sound Isolation Clip (RSIC-1) mount system

transmission from room to room within buildings by addressing all three paths simultaneously.

The structure-born path of noise transmission is the path that permits the greatest magnitude (volume) of noise to travel through walls and floor/ceilings. The best noise control solution available for the termination of the structure-born noise transmission is a Rubber Sound Isolation Clip (RSIC-1) mount system, which decouples and dampens the gypsum board on one side of a wall or floor/ceiling assembly from the structural members (studs or joist). By decoupling and dampening the gypsum board from the structural members (studs or joist), the structure-born path of noise transmission is terminated.

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tions of the most discriminating buyer or tenant.

The decision of which insulation to use is the foundation block for the control of noise transmission from room to room within a building. The insulation type is often dictated by the assembly type and the noise transmission that need to be controlled. The effective internal decoupling of the components is controlled by the assembly, system and design of the wall or floor/ceiling, especially if the assembly is also required to be a fire separation. The perimeter sealing of the flanking paths is also affected by the assembly, design and fire classification.

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mentary assembly method will deliver the most cost-effective, highest performing UL Classified noise control solution for you and your client.

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your noise transmission issues while preserving your budget. **P**

Elzo Gernhart is vice president of PAC International which provides noise control products to property owners worldwide. He can be reached toll-free at 866.774-2100. Larry Brewer is president of Inter Products, a design consultant firm that provides sound isolation products, pre-formed shapes (cement, gypsum, FRP, metal) and wall or ceiling panels (metal, wood). He can be reached locally at 330-630-0003 or via email at: lbreweripi@yahoo.com.

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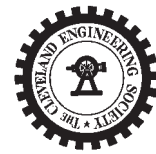
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Structural Defect Discovered During Roof Replacement

By James D. McCue & David H. Nicastro

We recently discovered a seriously deteriorated structural connection while preparing bidding documents for a routine reroofing project. Our standard procedures include reviewing the original construction drawings, interviewing the property manager, observing the existing conditions at the site, and making exploratory excavations to determine the concealed construction details. Following these standard procedures has proven successful for preparation of comprehensive documents, thereby reducing the occurrence of unforeseen conditions once the project is underway.

The 20-story building consists of cast-in-place concrete columns and floor decks. The building exterior consists of precast concrete panels 12 feet wide by two stories tall, separated by vertical ribbon windows. The top floor panels extend about two feet from the lower exterior wall to form a soffit and continue above the roof to provide a four-foot parapet wall around the roof deck.

The property manager indicated that the building had experienced roof leaks throughout most of its 40-year history. The original roof system consisted of a structural concrete roof deck, two inches of rigid insulation, a tapered lightweight concrete wear slab and a multiple-ply built-up roof membrane. The precast panel connection angles were sandwiched between the structural deck and the insulation board and welded to embed plates cast into the concrete (Fig. 1).

Arrangements were made with a roofing contractor to perform several excavations to determine the follow-

ing, before completing the design, for determining the exact scope of the work:

- Condition, thickness and density of the wear slab
- Saturation of roof layers
- Surface condition of the structural deck
- Condition of precast panel connections

In the first excavation, the wear slab was approximately three-and-a-

half inches thick (lowpoint of the taper) and was very solid; removal would have to be accomplished by saw-cutting and jack-hammering. The roof plies and insulation board were water-saturated.

The second excavation was performed along the parapet wall at a precast panel connection location. In contrast to the first excavation, the wear slab was very deteriorated, with complete loss of structural integrity (a consistency like saturated oatmeal rather than concrete);

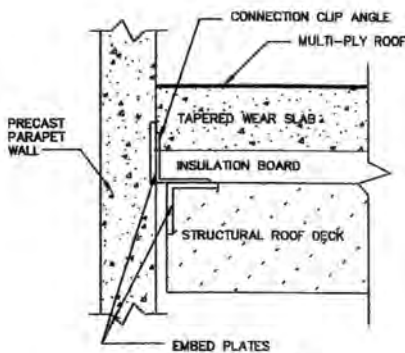
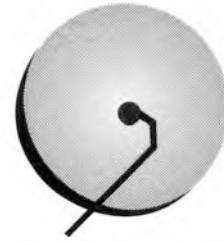


Fig. 1. Detail at edge of roof



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18 inches of wear slab perimeter could be removed by hand. Water began to accumulate in the excavation as the deteriorated concrete was removed. The embed plate for the precast connection had been displaced from the deck by as much as three-quarters of an inch. And the vertical edge of the structural deck was spalled. The observed condition was an immediate structural concern, as there were only two connection points at the top of each panel, with no redundant connection points.

The existing condition could allow the two-story, 5,000-pound panel to fall from the building. All precast connections were then examined for the 64 panels around the roof perimeter and new plates were installed where required (43 of the 128 connection points). Repairs were performed on both clips on 14 panels, which were in severe jeopardy of separating from the building.

The cause for the failure of the embed plates cast into the structural deck was not attributed to any single condition, but is believed to be a combination of the following conditions:

- The wear slab appeared to have been cast directly against the precast panels, leaving no accommodation for thermal movement.
- The deteriorated and saturated condition of the wear slab perimeter may have resulted in additional forces against the panels at freezing temperatures.
- Design deficiencies, including the lack of redundant connections and the possible inadequacy of the connections used.

It is fortunate that these conditions were discovered and repaired before the occurrence of a catastrophic failure. The roof replacement was completed successfully without further incident. **P**

James D. McCue is manager and David H. Nicasro is CEO of Engineering diagnostics, Inc. of Cleveland.

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PVC Roof Goes Beyond Call of Duty

Multi-colored membrane performs for 24 years with little maintenance

By Michael Russo

In a true testament to single-ply performance and excellent roofing workmanship, diversified publishing company Advanstar Communications specified a multi-colored PVC roof on its headquarters in Cleveland earlier this year.

The building's original 48 mil, reinforced PVC lasted 24 years, with little or no roof maintenance required. The roof's rather steep 4/12 pitch assured positive drainage to an internal water shedding system and certainly helped the roof maintain its watertight integrity over the years. But the system had its challenges: its high visibility profile required periodic cleaning and it was directly in the path of air traffic at Cleveland Hopkins airport, exposing the membrane to more than its fair share of jet fuel fumes and exhaust.

Let's remember that this PVC membrane was formulated and installed in 1979 - the equivalent of the Stone Age in terms of single-ply roofing technology. The manufacturer must have had its formulation right, because it reportedly hasn't changed the make-up of its PVC over the last four decades.

And while some non-reinforced PVCs did not perform well over the years, this reinforced membrane remained sound in spite of Cleveland's often wildly fluctuating temperatures and weather conditions.

The original roof design was so striking, in fact, that it graced the cover of the premiere issue of a well-received magazine for roofing specifiers in 1983.

The architectural firm, Tufts and Wenzel of Cleveland, received accolades for the building's innovative design, but as we'll soon see, some of its roofing decisions created chal-

lenges for the contractor that won the bid on the 2004 re-roofing job.

Three manufacturer-approved contractors bid on the work, and Weather Mark Corp. of Solon won the contract. The company has 15

years of experience installing the supplier's PVC system, grosses about \$5 million a year and employs 60-80 people.

The crew of eight completed the 55,000-square-foot job in three

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months. The installation would have gone a lot quicker if not for the weather: in the first 210 days of 2004, it rained 145 days in Cleveland.

Problems with the original roof surfaced in 2003. Some improperly heat-welded seams had opened up and some minor surface cracks appeared due to the advanced age of the membrane.

Weather Mark conducted an infrared scan of the roof and discovered some areas of wet insulation. (The original insulation system consisted of a 2.5-inch composite made of polyurethane with a fiberboard surface to fully adhere the membrane.)

Installers removed the wet insulation and built the system back up with polyisocyanurate insulation and GP-Gypsum's Dens Deck Prime Roof Guard cover board, which was installed with special coated fasteners and Sarnafil Profile plates.

A few hundred feet of metal decking was also replaced, but generally, the underside of the roof membrane had remained dry over the years. In terms of energy efficiency, the interior of the building features ceilings as high as 50 feet, so the approximate R-value of 15+ was deemed more than enough for this roof.

The original roof was removed and the new PVC membrane was fully adhered with 2170 adhesive using rollers. The lap seams were heat welded, making the seams as strong as the membrane itself.

Because of the roof's high visual profile, one small wrinkle or patch in the finished fully adhered surface would have completely ruined the effect of the multi-colored membrane, so the "lawn-rollered" application had to be perfect, creating a real challenge for installers.

For the same reason, 70-foot-long custom-made PVC sheets were supplied to eliminate end laps on the project.

Welding also had to be precise, as no unsightly patches were permitted for this project. Much of the credit

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for this work went to Project Manager Brian Korfant and Foreman Shawn Cotter.

"With such a visual roof and a 4/12 slope, the installation needed to be done in a clean, orderly fashion," Smith says. "One thing that really helped out was the amount of cooperation we received from building manager Tom Sprague and assistant Kevin Icke. Much of the work was done during office hours, and I can't remember a building team that was as helpful as they

were in making the process go as smoothly as possible."

The flashings were screw-applied into the existing masonry and covered with SarnaClad end caps in copper brown, which matched the roof's darkest band of color. All of the flashing work was performed by a separate team of Weather Mark sheet metal experts.

On one area toward the back of the building, the architect designed a row of skylights flush with the roofing surface that could have been a

recipe for disaster when water flowed down and over the plexiglass. Installers flashed the area with SarnaClad metal that protects the sills of the skylights from water penetration.

Today, the roof looks exactly like it did when first constructed in 1979, thanks to Weather Mark and a durable PVC membrane. **P**

Michael Russo is associate publisher & editor of RSI Magazine



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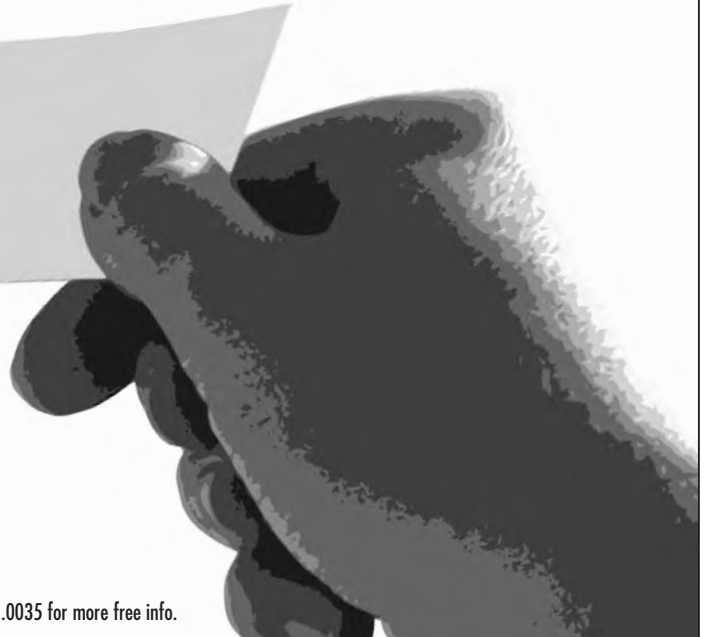
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Close to Everything, Far from Ordinary

Story By Nancy Loyan Schuemann | Photos By H/P Hutchins Photography

Renovations at historic Chicle Building initiate renaissance of Cleveland's Cudell Neighborhood

For more than a decade, the lone brick building at 10307 Detroit Avenue in Cleveland stood forsaken and abandoned, home to flocks of roosting pigeons and an occasional vagrant.

Its past was a mystery and its future uncertain.

One woman's vision helped uncover its history and assure its future while beginning a renaissance of the Cudell Neighborhood.

The newly renovated Chicle Building stands as a testament to the hard work and perseverance of Betty J. Kemper, president and CEO of The Kemper Company.

She purchased the building in 1998 from an absentee owner.

"I worked for the Eliza Jennings Group as president and CEO," she says. "At that time I made a consci-

entious effort to help the deteriorating neighborhood to try to make it safer for businesses and homeowners."

Her husband had worked at nearby Scott Fetzer and her daughter had lived in the community.

"I always loved the neighborhood," she says.

Building on history

In learning of the building's history, Kemper was intrigued to learn that the building, built in 1888, was the country's first chewing gum factory, the White Chewing Gum Company building. William J. White who produced the first flavored chewing gum that was a pleasure to chew, using Mexican chicle, had outgrown his small plant on Water

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DINING DESIGN Kitchens in the living units of the Chicle Building feature ceramic tile floors and laminate counters. Raised breakfast bars offers comfortable, informal dining spaces.

Street. He built a large factory on the Detroit Avenue site where he became the “Chewing Gum King.”

This history led to the structure being placed on the National Register of Historic Places.

“I thought it would make a great small office building,” Kemper says. “I worked with the Cudell Community Development Group, who conducted a market study with Kent State University. Afterward, the neighborhood plan called out for housing.”

“Getting it financed created the greatest challenge. We used a lot of creative and very layered financing,” she says. “The city of Cleveland and National City Bank were eager to help.”

Historic tax credits and conservation easements were utilized in the \$3.5 million project. Boulevard Development, Inc. helped facilitate the historical preservation and City of Cleveland paperwork and correspondence.

The lengthy process of converting a nuisance building into contemporary apartments began. Preliminary construction estimates by D-A-S Construction Company were made

in 2001. Two years later, in October of 2003, work began.

“First, pigeon debris had to be cleaned up,” Joe Knab, project man-

ager with D-A-S Construction Company, says. “A hazardous materials contractor was hired to clean out and bleach this biohazard. Old paint

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MEETING HISTORY HALFWAY "The primary approach of the design is to celebrate the existing historic fabric of the building while infusing a new compelling housing design," says Jonathon Sandvick, principal with Sandvick Architects.

was tested and found to be lead free. There was minimal asbestos."

The 35,000-square-foot structure was solid but in need of repair. Exterior red brick walls are three-foot thick.

Existing framing is all wood with wood timbers, wood joists and wood floors.

Demolition contractors gutted the interior of the building, opening up the floors. Electrical, plumbing, HVAC, water, sewer are new.

"In order to maintain its historical status, exterior elements had to be replaced in a manner to look original," Knab says.

A major brick section of the structure had bulged and needed to be rebuilt. Bricks were removed, cleaned and replaced.

In the eastern part of the building, an old lift elevator and hoist were removed.

The pit was redone to accommodate a new ThyssenKrupp elevator

with six stops (parking garage and five apartment floor levels).

"To keep with the historic fabric of the building, the new elevator is in the same location and we kept the old elevator doghouse on top of the roof," Knab says.

Each apartment unit has its own HVAC system with furnace and electric heat pump. Ductwork is exposed. Air conditioner condensers are on the roof. Sewers were reworked. Apartments were wired for cable, DSL, security and fire. Each apartment features a sprinkler system with booster pump.

To bring the building up to code, a stairwell was added. Another historic stairwell was renovated. The top floor had suffered water damage from a leaking roof. The new roof is a modified bitumen roof. The building also features a buzzer entry intercom system and outdoor video monitoring.

"We brought in over 250 historically-approved windows," Ronald A. Linard, estimator/project manager with D-A-S Construction Company,

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GETTING THERE To bring the building up to code, a stairwell was added. Another historic stairwell was renovated.

says. "We couldn't keep the old windows. The existing windows were in poor condition and beyond renovation. We used Weathershield historic replacement windows. [The floor-to-ceiling windows] are the exact profile of historic windows and custom made to resemble the old windows."

"The owner wanted to offer a living space with character, not another typical white box."

Heather Harris
Sandvick Architects

Five floors are configured for apartments. Each floor has six units, except for the second floor, which has five. All were constructed with metal studs.

The historic nature of the structure is preserved through exposed brick, ductwork, beams and columns.

The columns were a challenge to work and build around and add individuality and charm to each unit.

Two color schemes are available. Floors three and five feature neutral tans with rose undertones in the

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COMFORTABLE COLORS Corridor walls are painted in a warm amber contrasting with cool navy carpet.

ceramic tile and laminate counters. Floors two and four feature neutral tans with cooler green hues. Unit 501 features 15-foot ceilings and a view of downtown Cleveland.

Mixing history with contemporary features

“The primary approach of the design is to celebrate the existing historic fabric of the building while infusing a new compelling housing design,” Jonathon Sandvick, principal with Sandvick Architects, says. Sandvick was selected by the owner on the basis of its housing/adaptive re-use and historic preservation skills.

“The suite layout was influenced by the desire for natural light in the living areas,” Heather Harris, with Sandvick Architects, says. “The windows provide an abundance of natural light in the suites and corridors. The finish selection process was driven by the owner’s desire to provide a space that was stimulating and inviting to tenants.

“The owner wanted to offer a living space with character, not another typical white box. The colors were chosen to enhance the living experience – the corridor walls are painted in a warm amber contrasting with cool navy carpet.



PEACE & QUIET A major feature of units is the thick, sound-buffering insulation and thermal pane windows. Though the building is laid so a corridor is located along the east side, where train tracks venture close to the structure, quiet is maintained.

Two different color palettes are offered in the suites with porcelain tile floors in the kitchen/bath, warm cherry cabinets, Berber carpet and walls painted warm neutral tones.”

Units are spacious with ceramic tile in kitchens and baths, laminate counters with a raised breakfast bar in the kitchen.

Ceiling fans, wall sconces and pendulum light fixtures provide ambiance. Black General Electric appliances are featured and each unit has its own laundry center with stacked washer and ASKO vent-free dryer.

A major feature of the new living units is the thick, sound-buffering

insulation and thermal pane windows. Though the building is laid so a corridor is located along the east side, where train tracks venture close to the structure, quiet is maintained. Apartments offer serenity and peaceful quiet.

“Most of the design is based on meeting the Secretary of the

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Chewing gum history sticks to Cleveland

The newly renovated Chicle Building was named after chictli, latex collected from the sapodilla tree and once used as the main ingredient of chewing gum. The trees are native to the Mexican Yucatan Peninsula, once the center of the Mayan world.

Entrepreneur William J. White discovered the value of “chicle” when a local Cleveland grocer accidentally gave him a barrel of the substance. He and his wife experimented with it on a kitchen stove. They found that by adding flavoring, especially peppermint, it became a pleasurable chewing gum. Up until this time, chewing gum was created from rubber and not as palatable.

They also were the first to flatten gum into sticks and wrap in tin foil and band the sticks. A new business manufacturing and marketing Yucatan Gum was born.

In 1884, the Whites set up a small plant on Water Street in Cleveland and four years later built a large factory at 10307 Detroit Ave. From 1888-1904, the building was occupied by White’s firm, which employed 300 people. Offices were housed in front. Stockrooms were in the basement, wrapping and shipping on the first floor, manufacturing on the second, and a paper box factory on the third and fourth. An addition to the building housed a sugar mill, coal, storage and power sources. Outbuildings included a “Chicle Room.” A spur of the railroad, for ease of shipping, ran east of the building.

By 1893, the White Company was selling 150 million sticks of gum a year. Thus, White became internationally known as “The Chewing Gum King.” He amassed a fortune of over \$5 million and enjoyed a flamboyant, luxury lifestyle. In 1890, he built a 52-room mansion on Lake Avenue called

“Thornwood,” owned a 455-acre stock farm and harness racing track, sailed luxury yachts, and built the New Amsterdam luxury hotel at Euclid Avenue and East 22nd Street. In 1889, White was elected Mayor of West Cleveland and from 1893-1894 served as a Republican representative to Congress.

The American Chicle Company was formed in New York City in 1899, combining the country’s five largest chewing gum manufacturers. White served as American Chicle’s second president.

From 1909 to 1920, the Chicle Building was occupied by the American Chicle Company as the firm’s Cleveland factory. By this time, White was dismissed from the firm due to his lavish spending and marital infidelities.

Due to the success of a new gum manufacturing plant in Long Island, New York, operations in Cleveland ceased in 1921. In 1962, American Chicle became a part of Warner Lambert Pharmaceutical Company. The use of Mexican chicle fell out of favor in the 1950s. Since that time, chewing gum manufacturers have been using synthetics.

As for William J. White, he tried to create a second chewing gum empire and failed. Afterward, he returned to Cleveland and built a factory at Madison Ave. and West 112th Street but died while attempting a third comeback.

From 1923-1947, the Chicle Building was occupied by the G.E. Conkley Company, a poultry and feed factory. From 1951-54, the building was used by the National Sash and Door Company. Other tenants occupied the building in subsequent years. Still, over the course of its history its greatest claim to fame was its role as the first chewing gum factory in the United States. —NLS



LOCAL FLAVOR From 1909 to 1920, the Chicle Building was occupied by the American Chicle Company, the United States’ first chewing gum manufacturer, as the firm’s Cleveland factory.

Courtesy D+A-S Construction



CLEAN & SIMPLE Bathrooms in the Chicle Building’s new living units feature tiled floors and laminate counters.

Interior’s Standards for Rehabilitation, in order for the developer to take advantage of the historic tax credits,” Diana Wellman, preservation specialist with Sandvick Architects, says.

“We tried to take advantage of the natural light coming in from the windows,” she adds, “so major living spaces [such as living rooms and kitchens] are located along the perimeter of the building, while bedrooms and bathrooms are toward the interior of the building, with the bedroom borrowing light from the living spaces. The corridor and egress is located along the east and south elevation where the views are less desirable, i.e. the train tracks.”

Prospective tenants have a choice of units.

One bedroom/one-bath apartments range from 668- to 766-square-feet and rent from \$650-\$800.

Two bedroom/two bath apartments range from 1,096- to 1,214-square-feet and rent from \$950-\$1,200.

Construction was completed in October of 2004.

The first tenant moved in on December 1. Three units have already been rented to young professionals.

A major selling feature has been the building's close proximity to the newly renovated Rapid Transit Station. This is in keeping with a new trend in transit-oriented housing. Another selling feature is that the building is cat-friendly.

Under the building is a secure indoor heated parking garage with 21 spaces. The garage has a carbon monoxide detection system to prevent excessive CO2 in the apartment building.

"I see the [Chicle Building renovation] as a trend toward redevelopment of the neighborhood."

Betty Kemper
The Kemper Company

A second entrance was cut out of the brick foundation and the property re-graded. A struggle was to create adequate headroom. Garage doors are on sensors.

"We added a floor above [the existing garage-basement], attached to existing columns with structural steel," Knab says. "A steel deck with four-inch concrete was added."

Beginning of things to come

In keeping with her belief in the building and the neighborhood, Betty Kemper is moving her executive offices of The Kemper Group into the historic Chicle Building. Two-story suites of offices with storefront windows facing Detroit are under construction.

The renovation of the Chicle Building has influenced additional development. In addition to the historic structure, the two-acre site is to include 36 town homes, a community center and pool.

"I see it as a trend toward redevelopment of the neighborhood," Kemper says. "I'm most proud of the building itself. From day one, it had my name on it. "I love the historical aspect of it. It's a labor of love." **P**

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Clevelands Chicle Building Renovation

CONSTRUCTION PROGRESS REPORT

Updated info on important projects in the region

NAME Landerhaven Hotel/Indoor Pool
LOCATION Mayfield Heights, OH – Cuyahoga County – Landerhaven Road
OWNER Executive Caterers – 6111 Landerhaven Drive – Mayfield Heights, OH 44124
 440-449-0700 – Harlan Diamond
ARCHITECT Michael DiMaio & Associates – 2841 Riviera Drive – Fairlawn, OH 44333
 330-836-2343 – Michael DiMaio
DESCRIPTION One Building - 3 Stories
STATUS Early Design Phase
NAME Department Store
LOCATION Twinsburg, OH – Summit County
OWNER JC Penney Company Inc – 6501 Legacy Drive – Plano, TX 75024

jcp@jcpenny.com – Construction Service Department
ARCHITECT KA Architects Inc – 1468 W 9th St – Cleveland, OH 44113
 216-781-9144 – Jim Heller
DESCRIPTION Not Available
STATUS Proposed - Very Early Stages
NAME LaPlace Shopping Center Renovations
LOCATION Beachwood, OH – Cuyahoga County - Cedar Road
OWNER/BLDR The Structure Group – 3733 Park East Drive – Beachwood, OH 44122
 216-468-0055 – George Post
ARCHITECT Dorsky Hodgson + Partners – 23240 Chagrin Boulevard – Beachwood, OH 44122
 216-464-8600 – Mike Cucciare

DESCRIPTION Exterior renovations
STATUS Plans nearing completion - Construction may start soon

NAME Recreation Center \$25,000,000
LOCATION Wooster, OH – Wayne County – Campus
OWNER The College of Wooster – Beall Avenue – Wooster, OH 44691
 330-263-2000 – Peter Schantz
ARCHITECT Osborn Engineering Company – 1300 E 9th Street - Cleveland, OH 44114
 216-861-2020 – Douglas Lancashire

DESCRIPTION Plans being developed
STATUS Early Planning
NAME Recreation Center
LOCATION Fairview Park, OH – Cuyahoga County - Site not selected
OWNER The City of Fairview Park – 20777 Lorain Road – Fairview Park, OH 44126
 440-356-4410 – James Kennedy
ARCHITECT Jeffrey Grusenmeyer – 21245 Lorain Road – Fairview Park, OH 44126

STATUS Architect Selected
NAME Shoreway Shopping Center Renovations
LOCATION Sheffield Lake, OH – Lorain County – Lake Road
OWNER/BLDR Paran Management Company Ltd. – 2720 Van Aken Boulevard – Cleveland, OH 44120
 216-921-5663 – Joe Shafran

ARCHITECT Plans by Owner/BlDR
DESCRIPTION Redesign strip mall exterior
STATUS Very Early Planning
NAME The Cascades of Brimfield Retail Development
LOCATION Brimfield Township, OH – Portage County – I76
OWNER/BLDR 3-D Real Estate Partners – 4564 E 71st Street – Cleveland, OH 44105
 216-641-6400 – Paul DiGiorgio

ARCHITECT Plans by Owner
DESCRIPTION Several Stores/Wal-Mart
STATUS Early Planning
NAME Lodi Community Hospital Emergency Room Addition \$3,000,000

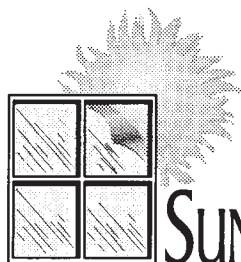
LOCATION Lodi, OH – Medina County – Elyria Street
OWNER Lodi Community Hospital – 225 Elyria Street – Lodi, OH 44245
 330-948-1222 – Kelly Flagel
ARCHITECT REM Architects – 286 North Cleveland-Massillon Road – Akron, OH 44333



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330-666-5770 – Robert Evans

DESCRIPTION Room Modifications
STATUS Proposed

NAME St Edwards Adult Care Facility Additions \$4,000,000

LOCATION Fairlawn, OH – Summit County – Smith Road

OWNER The Village at St Edward Independent Living – 3125 Smith Road – Fairlawn, OH 44333 – 330-668-2828

ARCHITECT Dorsky Hodgson + Partners – 23240 Chagrin Boulevard – Beachwood, OH 44122
216-464-8600 – Eileen Nacht

CONST/MGR Panzica Construction Company – 735 Beta Drive – Mayfield Heights, OH 44143
440-442-4300 –

DESCRIPTION Enclose Walkway & other
STATUS Design Development

NAME Lighthouse Shopping Center

LOCATION Lorain, OH – Lorain County – Leavitt Road

OWNER/BLDR Liberty Development Company c/o D-A-S Construction – 9500 Midwest Avenue
Cleveland, OH 44125 – 216-662-5577 – Steve Pumper

ARCHITECT Plans by Owner
STATUS Early Planning

NAME St Joseph Care Center Nursing Home \$13,000,000

LOCATION Garfield Heights, OH – Cuyahoga County – Granger Road

OWNER Marymount Health Care System – 12300 McCracken Road – Garfield Heights
OH 44125 – 216-475-1601 – Sister Karen Shimko

ARCHITECT Herman Gibans Fodor – 1304 W 6th St – Cleveland, OH 44113 216-696-3460 – James Gibans

CONST/MGR Panzica Construction Company – 735 Beta Drive – Mayfield Heights, OH 44143
440-442-4300 –

DESCRIPTION One Building – 3 Stories
STATUS Advance soon

NAME Administration Building

LOCATION Akron, OH – Summit County – Sweitzer Avenue

OWNER Summit County Board of Commissioners – 175 South Main Street
Akron, OH 44308 – 330-643-2850 – James McCarthy

ARCHITECT URS Corporation – 23355 Mercantile Road – Cleveland, OH 44122
216-292-1400 – Mary Beth Ruffing

DESCRIPTION Jail & Sheriff department building
STATUS Architect Selected

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