

INSIDE: Larimar Lakefront Homes • 500 Severance Place • Avenue District Streetscape

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Designer's Dream

Richard Fleischman applies eclectic architectural style to his home community at Breezy Bluffs Estates

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 by Eric Hanson

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FEATURES



Image courtesy of City Architecture

11 New Direction

City of Cleveland approves East 12th streetscape design within The Avenue District

14 Prized Preservation Projects

Restoration Society honors top efforts at 2007 awards

18 June Construction Climbs 8 Percent

23 Cool Condo Living in the Heights

Project converts former office building into hip homes at 500 Severance Place

29 The Gem of Willowick

Larimar Lakefront Homes make precious dreams come true

51 Special Section: Luxurious Living

53 Designer's Dream: Richard Fleischman applies eclectic architectural style to his home community at Breezy Bluffs Estates

64 Top 10s of Residential Building: A look at 2007's first-quarter leaders in the Cleveland Metropolitan Statistical Areas

65 Closet Factory organizes area homes with customized storage solutions

66 Comfort Control: Whole-home audio/video solutions take advantage of latest technology

70 Personalized Luxury: Hennie Homes offers high-end custom homes throughout Cleveland's West Side

72 Designated to Deliver: Bob Schmitt Homes becomes first NHQ-certified builder in Ohio

73 Cattman Company transforms home into "Mediterranean wonderland"

DEPARTMENTS

- 8 PROPERTIES PEOPLE**
- 21 BOMA BUSINESS**
- 34 FINANCIAL STRATEGIES**
- 38 LEGAL PERSPECTIVES**
- 40 BILLBOARD**
- 48 VANTAGE POINT**
- 74 CONSTRUCTION PROGRESS REPORT**

Rooting for the Home Team



KEN KRYCH

For our August issue, we have focused our sights on some diverse residential projects and topics relating to the housing industry. This is a tough time for the industry at the moment but there is still a lot of good going on as these projects indicate.

Cover story

We are happy to bring you an in-depth look at a project that was conceived two decades ago and is now nearing completion in Bratenahl. Called Breezy Bluffs Estates, this special lakeside development is the brainchild of Richard Fleischman, who acted as architect, developer and general contractor. This community of homes is truly one of a kind.

Features

In addition, we provide a look at another unique project on the shore of Lake Erie, in Willowick: a beautiful new development called Larimar Lakefront Homes with a mix of houses and planned condominiums.

Also featured this month is Severance 500 Place, which was recently completed by Enterprise Construction, Inc., of Solon. The Severance Circle devel-

opment provides a mix of middle- to high-end condominiums choice.

Our thanks to Calabrese Racek & Markos Inc., for providing the latest up-to-date figures on residential development and cost breakdowns for our region with over 80 cities overviewed.

Our introduction for the residential section was provided in turn by the HBA (Home Builders Association) and we thank the organization for its contribution.

Looking ahead

Next month is our Green Building issue and we welcome suggestions and tips regarding articles from experts on this ever-growing portion of the building industry.

Enjoy the summer while it lasts!

Positively,



Kenneth C. Krych
Owner/Publisher

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PROPERTIES PEOPLE

Highlighting notable industry events



Turfscape Inc. 4th Annual Golf Classic

Recently, Turfscape held its annual golf classic and dinner outing on a picture-perfect day at the Blue Heron Golf Club in Medina. The event featured a day of golfing, prizes, a myriad of choices for silent auctions and dinner, and raised over \$20,000 to benefit the Akron Children's Hospital Burn Unit. Several years ago, Turfscape's president George Hohman was burned in an accident at his home and spent time at the Akron Burn Unit. Since the day of the accident, Turfscape has made charitable contributions to the burn unit. Major sponsors for the event were Kokosking Construction, One Source and Raymond Financing Group. **P**

- 1 Blue Heron Golf Club
- 2 Turfscape President **George Hohman** addresses the attendees, aided by **Kim Bergmann**
- 3 **John Roche**, of Alpaca Farms
- 4 (From left) Turfscape Inc. employees **Jennifer Hoover**, **Jillian Fecich**, **Kim Bergmann**, **Jennifer Roberts**, **Tiffany Goddard** and **Laura Matthey**

- 1 **Ed Cook**, of Ed Cook Electric (electrical contractor for St. John A.M.E. Church project), and **Pandora Ramsay**, of Ramsay Construction Corporation (general contractor and project manager for the St. John AME Church project).
- 2 **Sarah** and **Kurt Gyorki**, Heritage Program Award winners
- 3 (From left) **Beth Graham**, of Famicos Foundation; **Matthew Bennett**, of City Architecture, and **Scenario Adebisin**

Cleveland Restoration Society 2007 Preservation Awards

The Cleveland Restoration Society recently held its annual Preservation Awards event at the Hanna Theater in downtown Cleveland. Eleven renovation projects and the individuals behind them were honored, as was Executive Director Kathleen H. Crowther, who was presented with a Preservation Hero Award. (See full story, page 14.) **P**



Cabor 2007 Golf Outing

Golf skill prizes, putting contests, a skins game, prizes, lunch, dinner and more were the order of the day at CABOR's golf day at Coppertop at Cherokee Hills in Valley City recently. Sponsored by National City Mortgage and First American Title Insurance Company, the day was topped off by a sizable charitable gift to Suitcases For Kids. **P**

- 1 (From left) **Jolyn Brown**, former CABOR Chairperson; **Kathy Pishener**, of Prudential Lucien Corp.; and current Chairman **Mike Fanous**
- 2 (From left) **Scott Dubin**, **Brennan Financial Group**; **Darrell Roehl**, husband of executive director **Carla Roehl**; and **Bob Walick**, of Mid-American Management Company

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Image courtesy of City Architecture

New Direction

City of Cleveland approves East 12th streetscape design within The Avenue District

The City of Cleveland recently approved plans for a \$7 million East 12th streetscape project to enhance The Avenue District, a \$250 million walkable neighborhood under construction in downtown Cleveland. The streetscape, designed by Paul Volpe of City Architecture, will be completed in two phases, with construction on the first phase from Lakeside Avenue to St. Clair Avenue scheduled to start in November 2007. The second phase of the project will redevelop East 12th Street from St. Clair Avenue to Superior Avenue. The streetscape project is expected to be complete in approximately three years.

“The East 12th streetscape is a true collaborative effort by the City of Cleveland, City Architecture and Zaremba, Inc., to provide a pedestrian-friendly streetscape that connects individuals to the amenities they need, thus building a truly walkable neighborhood for residents and businesses,” Volpe says. “The project is a crucial component in developing The Avenue District because the improvements tie multiple private developments and public investments together to create a cohesive neighborhood.”

The cost for infrastructure improvements is approximately \$7 million, and the City of Cleveland is paying for the public components of the construction.

Plans integrate public transportation, bicycle lanes and new convenient on-street parking spaces to service the

existing and proposed retail components of The Avenue District.

East 12th Street will be narrowed, creating essentially a pair of one-way streets, separated by a low, landscaped median. The new landscaped median will make

crossing the street easier for pedestrians, and will force drivers to become more aware of the walkable neighborhood. Additional amenities include: benches, smaller-scaled light fixtures, public art, landscaping and wider sidewalks.

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“Outdoor living rooms” will be incorporated, defined by special paving areas constructed out of alternating colors and textures, referred to as “area rugs.”

A secondary sidewalk will connect the on-street parking to the primary sidewalk, creating a passageway that provides a dogwalk for Avenue District residents.

Currently underway in The Avenue District is the construction of 78 housing units, 50 lofts and eight penthouses on Site 1 at East 12th Street and St. Clair Avenue, and 20 townhomes on Site 3 at Rockwell Avenue and the newly created East 15th Street. The first townhome buyers on Site 3 are scheduled to move in this fall, with occupation of lofts and penthouses at 1211 St. Clair Ave. set for fall 2008.

The Avenue District is designed to provide residents with upscale living options within walking distance to dining, shopping, arts, entertainment and recreation. The first phase includes the construction of 50 elegant lofts, eight penthouses, and 20 townhomes, with master plans calling for more than 426 upscale housing units.

Units range in price from approximately \$235,000 (1,200 square feet) to \$370,000 (2,100 square feet) for townhomes; approximately \$232,390 (900 square feet) to \$900,000 (2,500 square feet) for lofts; and approximately \$750,000 (1,800 square feet) to more than \$1,000,000 (2,700 square feet) for penthouses. Building One at 1211 St. Clair Ave. will feature up to 9,000 square feet of retail space. **P**



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Prized Preservation Projects

Restoration Society honors top efforts at 2007 awards

By Ken Krych | Photos Courtesy of Cleveland Restoration Society

Recently, the Cleveland Restoration Society held its 2007 Preservation Awards at the Hanna Theatre in downtown Cleveland, recognizing exemplary preservation projects and individuals who have made a significant, positive impact in Northeast Ohio.

This year the society honored Executive Director Kathleen H. Crowther with a Preservation Hero Award and presented 11 awards to the following projects from throughout Northeast Ohio.

SACRED LANDMARKS PRESERVATION

Saint John AME Church

2261 East 40th Street, Cleveland

Saint John African Methodist Episcopal Church was chartered in 1836. The church's location and name changed several times over the years, but in 1908 the congregation erected this neoclassical structure designed by John F. Aring and the firm of Badgley & Nicklas at the corner of East 40th Street and Central Avenue. The restoration of the church building has been a multi-year effort. Architects Robert P. Madison International have prepared



Saint John AME Church

a comprehensive study of restoration tasks and alterations that will continue to guide the congregation in achieving their programmatic needs over an extended period of time.

(Receiving the award: Robert P. Madison International, Inc.; Ramsey Construction Corporation; VIP Restoration, Inc.; Ed Cook Electric; Mike McGarry & Sons, Inc.;

Reader Roofing & Heating; City of Cleveland Councilwoman Phyllis Cleveland, Ward 5)

ONGOING STEWARDSHIP OF A SACRED LANDMARK Church of the Conversion of Saint Paul

4120 Euclid Avenue, Cleveland

Designed by Gordon W. Loyd of Detroit, this High Victorian structure was built in 1876 as St. Paul Episcopal Church. The structure is constructed of Amherst sandstone with a 120-foot-tall tower that is one of the most imaginative and expressive of the high



Church of the Conversion of Saint Paul

Victorian period in Cleveland. Recent work includes exterior stone work and sanctuary restoration, stained glass window restoration, new ADA rest-rooms, a bride's room and installation of additional bells. Last year the church replaced the roof and added decorative iron cresting, long missing from the roof ridge. This year, the church is completing a new landscaping plan for the church campus, repairs to the 4200 Euclid Building and steeple lighting.

(Receiving the award: R. E. Warner & Associates; USA Roofing, Inc.; Catholic Diocese of Cleveland; City of Cleveland Councilwoman Fannie Lewis, Ward 7)

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HOUSING REHABILITATION

Winton Manor

1012 Prospect Avenue East, Cleveland

Designed in 1910 by Chicago Architect N. Max Dunning, this grand Neo-Classical style building was once one of Cleveland's premier hotels, the Hotel Winton. In 1972 the building was converted to Section 8 HUD housing and was renamed Carter Manor. During the intervening years the building fell into disrepair and the property was in the process of foreclosure. In 2004, the Ferchill Group stepped in to take over the 11-story building and transform it into affordable housing for the elderly. The exterior features a field of red brick masonry with terra cotta decorative elements. As part of the renovation, all of the masonry was cleaned and repointed. The terra cotta was caulked and damaged areas were patched, repaired and re-glazed to match existing. New storefronts, sympathetic to the historic configuration, were also installed along Prospect Avenue. The Neo-Classical entrance canopy, which had been re-clad in the "Art Deco" style in the 1930s, was repaired and a new enclosure built.

(Receiving the award: Ferchill Group; Sandvick Architects, Inc.; DAS Construction Co.; Omni Associates, Inc.; National City Bank; US Department of HUD; Thistle Financial Group, LLC; MJM Management; Historic Gateway Neighborhood; City of Cleveland Councilman Joe Cimperman, Ward 13; Cleveland Storefront Renovation Program)

Heritage Lane Historic Homes

East 105th Street, Cleveland

The 13 homes of the Heritage Lane Historic Homes Project, located in the Magnolia-Wade Park Historic District, were originally built as duplexes in the 1910s and was a popular residential neighborhood until the '70s, when this row of homes began to suffer from deterioration, neglect and abandonment. The project included reconfiguring each home and restoring them as single-family residences with large front porches and generous interiors.

(Receiving the award: Famicos Foundation; City Architecture; Tesco Builders; Neff & Associates; National City Community Development; Fifth Third Bank; Progressive Urban Real Estate; HGTV; National Trust for Historic Preservation; Neighborhood Progress,

Inc.; City of Cleveland Councilwoman Sabra Pierce-Scott, Ward 8; City of Cleveland; Cleveland Restoration Society)

COMMUNITY REVITALIZATION

West Side Homes

3200 Lorain Ave., 3607 Clinton Ave., 1408 W. 65th St., and 6501 Detroit Ave., Cleveland

The rehabilitation of four historic apartment buildings in the Detroit-Shoreway and Ohio City neighborhoods provides much needed, quality, affordable housing to low-income Cleveland residents. The \$8.6 million West Side Homes Project included the renovation of four buildings: The Miller Building at 3200 Lorain Avenue, which was built in 1910; the Clinton Building at 3607 Clinton Avenue, which was built in 1898; and two buildings at the corner of Detroit Avenue and West 65th Street, the Dehner Apartments at 1408 W. 65th and the Bank Building at 6501 Detroit Avenue, both of which were built in 1910.

(Receiving the award: Ohio City Detroit-Shoreway Limited Partnership; City Architecture; Marous Brothers Construction; Enterprise Community Partners; KeyBank; Ohio Housing Finance Agency; Village Capital Corporation; US Department of HUD; Cuyahoga Metropolitan Housing Authority)



Old No. 3 Fire Station

ADAPTIVE USE TO COMMERCIAL AWARD

Old No. 3 Fire Station

60 South Maple St., Akron

The Old No. 3 Fire Station has the distinction of being the first building to be designated as a City of Akron Landmark. The firehouse was designed in the Italian Renaissance revival style and is one of only a small handful of buildings of this style that remain in the area. In 2005, the Everett Group purchased the building and commenced its restoration. The brickwork on the building was cleaned and repaired and all of



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the original windows have been restored. The roof has been repaired, some doors have been replaced, and carpentry work was necessary on the exterior soffit and eaves. The interior has been completely renovated to accommodate an architecture firm on the entire third floor and three other tenants on the second floor. The first floor will be home to a family restaurant.

(Receiving the award: The Everett Group; Alan R. Burge Architecture; Chambers, Murphy & Burge Restoration Architects; Structura Architects Ltd.; Citizens Bank)



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The Hungarian Cultural Garden is part of the unique chain of nationality gardens located in Cleveland's Rockefeller Park. Dedicated in 1938, the garden is constructed on two levels and was designed by a well-known architect from Budapest, Hungary. Over the years, many of the intricate details of the entranceway had deteriorated and were in danger of being lost. The gate was proudly reassembled on its site in October 2006.

(Receiving the award: Cleveland Cultural Garden Federation; Village Blacksmith, Inc.; Hungarian Cultural Garden Restoration Fund; Holden Trust; Newbury Sandblasting; City of Cleveland Dept. of Parks, Recreation and Properties; City of Cleveland Councilwoman Sabra Pierce-Scott, Ward 8)

ORGANIZATIONAL ACHIEVEMENT IN PRESERVATION

Cudell Improvement, Inc.
11650 Detroit Ave., Cleveland

Since its founding in 1974, Cudell Improvement has been a leader in

preserving the built environment in the Cudell/Edgewater neighborhood on Cleveland's west side. Cudell Improvement was instrumental in achieving local landmark designation for the Clifton-West Boulevard and Lorain Station Historic Districts. Cudell has completed over 100 storefront renovation projects, the third highest number in the city, ranking only behind the Warehouse District and Ohio City. In 2006, the Chicle Building, Cudell Clock Tower and Wellington Place have been added to its list of historic preservation projects.

(Receiving the award: Executive Director Anita Brindza; City of Cleveland Councilman Jay Westbrook, Ward 18; City of Cleveland)

PROJECT AWARDS

Gyorki Residence

Canterbury Rd., Cleveland

Developed in the early 20th century, the Beachland community in North Collinwood was advertised as a planned community of summer and winter homes accessible from the Shore Line Electric trolley and adjacent to the Collinwood shops. Sarah and Kurt Gyorki were drawn to the same sense of community that attracted the original residents when they purchased this circa 1910, shingle-style home in 2004. But like many older homes, it needed a little work. The family decided to pursue an "after-rehabilitation" loan through the Heritage Home Program to undertake these and other projects.

(Receiving the award: Sarah & Kurt Gyorki; Active Construction Company; City of Cleveland Councilman Mike Polensek, Ward 11; Heritage Home Program)

Makar Residence

Clinton Ave., Cleveland

Empty nesters Lou and Norma Makar had not originally envisioned retirement to involve the complete renovation of a 19th century house in Ohio City. Lou, who had undertaken many previous rehabilitation projects with his sons, knew that they had a really big job ahead of them. At times, big problems lurked under the surface. For example, removal of a small rear addition revealed structural problems, requiring the house to be temporarily supported while the foundation was rebuilt using original exterior stone. Norma, a part-time interior designer, kept the project going by keeping the goal in mind.

(Receiving the award: Lou & Norma Makar; City of Cleveland Councilman Joe Cimperman, Ward 13; Neighborhood Historic Preservation Program)

TRUSTEES AWARD FOR PRESERVATION ACHIEVEMENT

Fenn Tower

1983 East 24th St., Cleveland

Designed by George B. Post & Sons of New York City, Fenn Tower is an Art Deco skyscraper that has anchored the eastern edge of the downtown skyline since 1930. After extensive restoration work, Fenn Tower, home to Cleveland



Fenn Tower

State University's business and engineering school, is now the heart of a student-oriented residential neighborhood that includes retail outlets, parking and outdoor green spaces. The fully-rehabilitated structure houses a 438-bed residential tower along with a cinema, fitness center, game rooms, study areas, business center and laundry.

(Receiving the award: American Campus Communities; Cleveland State University; Sandvick Architects, Inc.; Turner Construction Company; Precision Environmental Company; Sixth River Architects; OCP Contractors, Inc.; Gleeson Construction; Northern Ohio Plumbing; Robert P. Madison International, Inc.; Denk Associates, Inc.; Doan Pyramid; City of Cleveland Councilman Joe Cimperman, Ward 13) P



Paul Stark and Brian Stark

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June Construction Climbs 8 Percent

New construction starts in June advanced 8% to a seasonally adjusted annual rate of \$662.4 billion, according to McGraw-Hill Construction, a division of The McGraw-Hill Companies. Nonresidential building registered an especially strong performance in June, surging 29%, while residential building improved a moderate 4% as the result of a pickup for multifamily housing. At the same time, nonbuilding construction (public works and electric utilities) settled back 12% after its very strong May amount. For the first six months of 2007, total construction on an unadjusted basis was reported

at \$310.1 billion, down 14% from the same period a year ago. If residential building is excluded from the year-to-date statistics, new construction starts in the first six months of 2007 were up 2% relative to last year.

The construction start data for June lifted the Dodge Index to 140, up from May's 129 (2000=100), and marking the highest reading for the Dodge Index over the past twelve months.

"Since mid-2006, the overall pattern for total construction has been shaped by the steep downturn for single family housing," says Robert A. Murray, vice president of economic affairs for

McGraw-Hill Construction. "At the same time, part of the slack has been picked up by continued strength for non-residential building and public works, and this was especially true in June as several very large projects boosted the nonresidential volume. It's still unclear whether single family housing is close to reaching bottom, and with inventories of unsold homes at high levels and mortgage rates rising, a sustained upturn for single family housing is not expected any time soon. On the plus side, non-residential building and nonbuilding construction in 2007 are on track to see further growth, on top of gains for these two sectors combined of 10% in 2005 and 19% in 2006."

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Nonresidential building

Nonresidential building in June was \$253.2 billion (annual rate), up a substantial 29% from the prior month with the help of a number of very large projects. These included five projects valued each in excess of \$500 million – the massive Fontainebleau hotel/casino in Las



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Vegas, with an estimated construction start cost of \$2 billion, a refinery expansion, an automotive plant, and two very large office buildings. By structure type, hotels led June's nonresidential expansion with an increase of 185%. The hotel amount was boosted by \$1.3 billion related to the hotel portion of the Fontainebleau project, but June also included groundbreaking for four other large hotel projects, located in Los Angeles (\$298 million and \$102 million), San Antonio (\$237 million), and Orlando (\$186 million). The manufacturing plant category soared 170% in June, led by the start of a \$1 billion refinery expansion in Louisiana and a \$600 million automotive plant in Georgia, as well as two large ethanol plants in Iowa valued each at \$160 million. Office construction in June grew 7%, featuring the start of a \$550 million office tower in New York, New York, a \$550 million data center in San Antonio, and a \$103 million office building in Boston. Store construction in June rose 6%, helped by the \$130 million retail portion of the Fontainebleau project.

On the institutional side, June showed the educational building category rising 9%, aided by groundbreaking for a \$295 million college-related project in New York City. The healthcare facilities category in June held steady with the prior month's elevated amount. The smaller institutional structure types showed a mixed performance in June. Amusement-related projects jumped 75% from a weak May, lifted by \$113 million related to the casino portion of the Fontainebleau project.

Transportation terminal projects advanced 26%, also from a weak May, while public buildings (courthouses and detention facilities) grew 6% and churches retreated 1%.

During the first half of 2007, nonresidential building was essentially steady with the same period a year ago, which itself had been lifted by an unusual grouping of large projects in early 2006.

The commercial categories on a year-to-date basis included a 12% gain for stores and shopping centers, which, Murray says, "continue to reflect the competitive retail landscape, as well as resilience in the face of the sharp drop reported for residential development."

Also on the positive side was office construction, up 5%. The top five met-

ropolitan areas, ranked by the dollar amount of new office construction started during the first half of 2007, were – New York, New York; Washington DC; Charlotte, North Carolina; San Antonio, Texas; and Miami, Florida. Commercial categories with year-to-date declines were warehouses, down 10%; and hotels, down 11% from an exceptional first half of 2006 that included groundbreaking for a considerable number of very large hotel/casinos. The institutional categories revealed a mixed year-to-date performance, with growth

reported for educational buildings, up 5%, and the public buildings category, up 20%. On the negative side, year-to-date declines were reported for healthcare facilities, down 1%; churches, down 12%; transportation terminals, down 22%; and amusement-related projects, down 32%.

Residential building

Residential building, at \$283.4 billion (annual rate) in June, grew 4% as multifamily housing shot up 40% from a very weak May. June featured

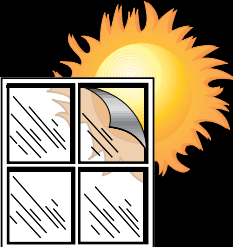


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the start of seven multifamily projects valued each in excess of \$100 million, led by \$375 million related to the condo portion of the large Planet Hollywood hotel/condo in Las Vegas, plus \$368 million related to the condo portion of the massive Fontainebleau project. The other five large multifamily projects that reached groundbreaking in June were in varied locations –Vail, Colorado (\$160 million); Los Angeles (\$159 million); Snowmass Village, Colorado (\$152 million); Hollywood, Florida (\$150 million); and Chicago (\$109 million).

“On a broad level, multifamily housing has weakened considerably so far in 2007, but there are still instances such as June that are reminiscent of the booming condo market present during 2005 and the first half of 2006,” Murray says.

Single family housing in June continued to retreat, slipping 3% in dollar volume, and declines have been reported during four of the first six months of 2007. For the first half of 2007, residential building was down a sharp 26% from the same period a year ago.

Single family housing during this time dropped 26%, reflecting this regional performance – the South Central, down 14%; the Northeast, down 25%; the Midwest, down 26%; the West, down 28%; and the South Atlantic, down 33%. Since the correction for single family housing became especially steep during the second half of 2006, it's expected that the year-to-date decline for single family housing will grow smaller in coming months.

Multifamily housing in the January-June period was down a similar 27%, reflecting the comparison to a still brisk pace for this structure type during last year's first six months. Like single family housing, it's expected that the year-to-date weakness for multifamily housing will be less severe as 2007 proceeds.

For total construction, the 14% drop reported for the U.S. in the first half of 2007 was due to this performance by major region – the South Central, down 8%; the Midwest, down 10%; the Northeast, down 13%; the South Atlantic, down 14%; and the West, down 19%. **P**

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Introducing Epoxy Pipe Lining

Plumbing issues due to pipe corrosion are a growing concern to homeowners and commercial property owners throughout the country. As more homes face the problems caused by pipe failure – low water pressure, staining on sinks or in tubs, poor water quality, and costly, persistent leaks – people are searching for more information on both the cause of the problem and potential solutions.

Many factors can contribute to pipe failure, including the age of the pipe, the quality of the water coming into the home through the pipe, and the techniques used to install the pipe. Water chemistry is one of the primary causes of corrosion in metal pipes. Hard water is full of dissolved minerals that can cause pipes to become encrusted and plugged, while soft water can be acidic and can rapidly dissolve pipe walls, causing pinhole leaks. In the case of galvanized pipe, pipe corrosion will cause build-up that severely restricts water flow and can impair the quality of the drinking water. With copper pipes, interior pipe surfaces erode and walls become thin, eventually giving way to pinhole leaks.

Pipe replacement has been the traditional solution for repairing problem pipes. This is a time-consuming, disruptive and costly alternative that involves removing large sections of walls, ceilings and floors to access the pipes. With demolition, homeowners may also face the risk of asbestos, lead or mold abatement issues and costs. Once the pipes have been replaced, homeowners need to repair drywall, plaster, tile and other areas that have been damaged throughout the process.

“Epoxy pipe lining technologies are quickly becoming a preferred method for rehabilitating plumbing systems”

Epoxy pipe lining technologies are quickly becoming a preferred method for rehabilitating plumbing systems. Epoxy pipe lining involves specialized equipment and processes to clean corroded pipes and then apply a safe, durable epoxy coating to the inside surface of the pipe. Pipes are accessed through existing plumbing fixtures, such as sinks, showers or external spigots, minimizing the need to tear out existing pipes. Installation is faster and less disruptive than pipe replacement – a typical home can be completed in as few as two or three days. In most cases, the homeowner can go about their daily routine with minimal inconvenience.

Epoxy pipe lining is a safe, effective solution for restoring leaking or corroded plumbing systems. The solution improves water quality, restores water pressure, and protects against future leaks and corrosion. Restored pipes are upgraded to meet ANSI/NSF Standard 61, the government’s standard for safe drinking water. With a design life of 40 to 60 years, epoxy pipe lining can offer homeowners the peace of mind of safer, cleaner and better tasting drinking water.

BOMA Greater Cleveland is proud to provide this space to our Associate Members so they can inform, educate and share their knowledge with property management professionals. This article was written by Tom Hruby is the account representative for CuraFlo Midwest. He can be reached at 216.416.8000 or hrubyt@curaflodealer.com. CuraFlo recently became a new member of BOMA Greater Cleveland.



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Cool Condo Living in the Heights

Renovation project converts former office building into hip homes at 500 Severance Place

By Nancy Loyan Schuemann | Photos by Ken Krych

Shopping for a new residence in Cleveland Heights has become easier and more affordable with the opening of 500 Severance Place. Fronting Mayfield Road and Severance Town Center, the first phase of the upscale condominium project has been completed by Enterprise Construction, Inc. of Solon. The six-story former Kaiser Permanente office building has been redeveloped into 39 market-rate condominiums, ranging from 800 square feet to over 2,500 square feet.

“We never considered demolishing the building for new construction,” Scott Bofinger with City Architecture explains. “Our company believes in the importance of sustainable design, and we wanted to take advantage of what was re-usable.”

As Bofinger explains, the building was in good condition so a residential layout was designed that could utilize its existing shell and core.

“The decision to choose renovation over demolition lead to our greatest design challenge, which was altering the building’s exterior to reflect a new

residential use,” he says. “The existing medical building had an austere appearance due to the modular pre-cast concrete panels that made up the exterior. We developed a three-color paint scheme to break down the scale of the monolithic six-story building. The darker base color anchors the building while the medium and lighter colors further articulate the building and allow the structure to gracefully meet the sky.”

The team removed sections of the exterior wall to create stacked private terraces for each condominium unit, and

further animated the openings with new solid panels and railings.

“The new colors and terraces work in concert to lend depth and visual interest to the formerly monolithic structure,” he says.

A new covered main entrance, on the second level, was created by removing an existing dome, flattening the roof and adding standard seam. A vestibule with glass block leads into the contemporary-style main lobby. Shades of orange, tile and carpeted floor, a coffered ceiling, a chandelier and a wood paneled wall surrounding the new cable elevator lend a



MADE TO ORDER Materials are upscale, including granite kitchen counters, ceramic tile and laminated wood floors, stainless steel Frigidaire appliances, stacked washer and dryers, quality cabinets with seven color schemes from which to choose, wood moldings, doors and windowsills.

residential ambiance to the space. New stairwells were created as well. The interior is all new design and construction.

The elevator leads to the five residential floors and penthouse lobby. Hallways feature neutral carpeting and wall sconces. Each unit is unique in its

design and configuration in an open floor plan, offering variety to buyers. Buyers can make their own carpet choices. Materials are upscale, including granite kitchen counters, ceramic tile and laminated wood floors, stainless steel Frigidaire appliances, stacked

washer and dryers, quality cabinets with seven color schemes from which to choose, wood moldings, doors and windowsills. New operable Thermopane windows are oversized, allowing in natural light and views. Most ground floor suites have sliding doors leading to concrete pad patios while upper floors have pipe-railed five-foot by 12-foot terraces.

The sixth floor is a 2,590-square-foot penthouse with its own lobby, slate foyer and two 32-foot by eight-foot rooftop decks with vistas of downtown Cleveland and the lake. The unit features 11-foot ceilings, a gas fireplace, a spacious master suite with a walk-in closet, a guest suite, two-and-a-half baths, a gourmet kitchen, a laundry room with washer and dryer and two zoned furnaces.

“We had a lot of fun laying out the residential units,” Bofinger says. “Each condo’s layout was designed to maximize space and make each unit feel large and spacious. The generous window openings that we inherited from the existing structure help to make the

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TONES OF HOME Shades of orange, tile, a coffered ceiling and carpeted floor lend a residential ambiance in the lobby.

interiors light and airy, and each condo unit has angled, accent walls that frame views and carry your eye to the exterior. These 'view corridors' help to make each condo feel large and spacious. The quality finishes that were used by Enterprise are the final touch that makes these units look marvelous."

Each unit is sprinkled, wired for cable and security and each has its own air conditioning unit, furnace and hot water heater. Also, each has its own storage locker. The building is quiet thanks to dropped and hung drywall ceilings, concrete floors and precast concrete perimeter walls.

A newly constructed parking garage is attached to the building's first floor by a

Proud to have worked with Enterprise Construction on the condominiums at 500 Severance Place

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covered walkway. There is space for 40 cars. Ample overflow parking is outdoors on the first and second level.

"In master planning the site, we were able to successfully integrate the six-story renovated condominium building, a new covered residential parking garage and new townhomes that will line the drive fronting on the access road between Mayfield Road and Severance Circle Drive (to be constructed in a later phase)," Bofinger says. "We were able to increase green space and reduce the amount of asphalt that once dominated the site."

The one-story open-air garage nestles into the existing hillside, which drops approximately 10 feet from the south end to the north end of the site.

"The space between the garage and the condo building created an opportunity to provide private courtyards for the condominium residents on the ground floor," he says. "The new townhomes on the west side of the site will pick up the architectural language that's already begun with the condominium building. Their presence on the drive will help to further create an intimate, residential

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street feeling for the residents of this new development.”

Units range from one to three bedrooms with one to two-and-a-half baths at prices starting at \$153,900. Tax abatement of 50% for 10 years is a unique incentive. Maintenance fees are affordable, thanks to a cellular tower leasing arrangement. A one-year warranty is included.

“In general, I think that the project provides an excellent location – yes, the proximity to Severance Town Center is a plus for most buyers – plus well-designed floor plans, excellent construction quality, easy access to major healthcare centers and great amenities,” says Lee Chilcote, project manager of new construction with Progressive Urban Real Estate, Inc. “It is also in a price point that is not being offered in new construction anywhere else in Cleveland Heights.

“While Severance Place is not a new constructed building, due to thorough renovation of the building and the high quality of the finishes, it functions in



MAKING SPACE “Each condo’s layout was designed to maximize space and make each unit feel large and spacious,” says Scott Bofinger, of City Architecture.

effect as a new construction substitute for buyers.”

David Jezek, of Enterprise Construction, Inc., says he is excited by the progress of sales at Severance Place.

“We believe that we offer a unique and highly competitive product,” Jezek

says. “The City of Cleveland Heights is a great place to live, and with the synergy of several developments at this location, there is an established market for new housing within this community.” **P**



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The Gem of Willowick

Larimar Lakefront Homes make precious dreams come true

By Jessica Nelson | Photos by Ken Krych

“People want to live their dream,” says Jane Kaim of The Michael Kaim Team with Prudential Select Properties, project sales manager at Larimar, Lake County’s new luxury lakefront residential community in Willowick. “At Larimar, you are getting the lake in your backyard. It is amazing.”

The 17-acre property will include over 200 homes, comprised of luxury single-family, attached single-family, townhomes and four mid-rise luxury condominiums, as well as an outdoor swimming pool and mile-long walking path. Seventeen homes sold as of July.

The name Larimar comes from a bright blue, rare gemstone found in Santo Domingo in the Dominican Republic near the Caribbean Sea. In fact, all new buyers receive a unique Larimar jewelry piece. Literally translated, the word’s

Latin roots “lar,” home or hearth, and “mar,” the sea, mean “home by the sea.”

For buyers, however, the residencies offer much more than waterfront living and semi-private beaches.

“It is a wonderful experience and the water is something everyone loves,” Kaim says. “This is like a dream vacation. Water is something that is very compelling to people. But this is not just about living your dream; it is also about making a great investment. Larimar is just exciting. It is affordable. It will be a community that people can really enjoy.”

“I grew up on the lake,” says Interior Designer Denise Kaehler, of Denise Kaehler Interiors. “I know how important it is to see those beautiful sunsets and to accent that the best way possible.”

Planning began in 2004.

“The first year was a good education for us because it is an unusual project for Northeastern Ohio,” says Construction Manager Kirk Betteley, of Willowick Acquisition Partnership (WAP). “We ended up tailoring a lot of our design to what the customers were asking for.”

Specifically, customers asked for more single-family homes along the lake. After the homes were designed, the mid-rises were planned.

“We felt that was what the bigger portion of the market was calling for,” Betteley says.

With prices ranging from \$230,000 to \$800,000, depending on customizable add-on features, residencies are designed to be within the means of Northeast Ohioans.

“The idea is to appeal to a wide range of people,” says Managing Member and Developer Ted Sahley. “To keep the

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land value and house value proportionate, you have to keep the prices of the houses down. The value to the buyer is tremendous.”

Larimar is a 10-minute drive to Beachwood, downtown Cleveland and Mentor Mall.

“The biggest draw here is the convenience of the location and the tremendous value,” Sahley says. “Your front yard lasts until you get to Ontario.”

Houses to treasure

The dramatic view and backyard beaches are just a few of the amenities buyers will be able to savor for years to come at Larimar’s 200 luxury homes.

Sahley built a limestone and sandstone revetment breakwall to prevent erosion, absorb the energy of incoming water and protect the property.

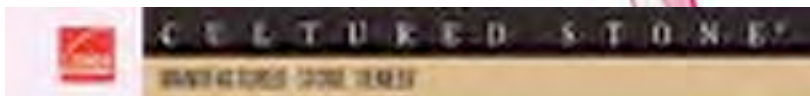
Also behind the houses is a ravine. A natural waterway flows through it. Six hundred and fifty feet of it will be filled in, using materials excavated from the homes’ foundations.

“This is a very unique site because we are working with multiple types of foundation designs,” Betteley says. “Soil

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Success**



SHIP SHAPE Alluding to nearby Lake Erie, Interior Designer Denise Kaehler chose exotic teak wood for kitchen floors, a material commonly used in shipbuilding. Kitchen and master bathroom countertops are granite.

tests and analyses determined what the footings would be.”

Each house that sits directly on the lake is supported by 28 caissons, 30 inches in diameter each, that are buried eight to 34 feet deep in the ground. Further from the lake, stepped foundations were used.

All houses are wood framed with wood roofs. The two-foot by six-foot exterior framing provides maximum insulation. Siding is high-end vinyl.

Buyers have the option of including elevators.

“Moving here, many customers are making their last move,” Betteley says. “They want to make their living environment as friendly as possible for wheelchair accessibility.”

As residents plan ahead, they have the option of a full elevator shaft with temporary floors or full elevator installation.

“The options are almost infinite,” Kaim says. “We are offering 14 different floor plans.”

To make the best use of the lakefront land, some homes are attached duplexes with excellent soundproofing.

Single-family homes measure more than 4000 square feet.

Though basic packages include hardwood floors or carpet, granite countertops, high ceilings, crown moldings, balconies, walk-out lower levels, appliances, electric, plumbing and high-end finishes, “the houses are detailed above average for the price,” Sahley explains.

Kaehler was responsible for decorating and accessorizing the interior of Larimar model homes.

“The most important part of the design project was accenting the view of the lake,” she says. “The windows are so beautifully large and open. They were kept free and clear from blocking the sunset. Furniture was placed to accent the view.”

Kaehler also designed interior railings. A focal point throughout the homes, the railings’ intricate, curving metalwork details mimic the look of waves.

For kitchen floors, Kaehler chose exotic teak wood, a material commonly used in shipbuilding.

Kitchen and master bathroom countertops are granite.

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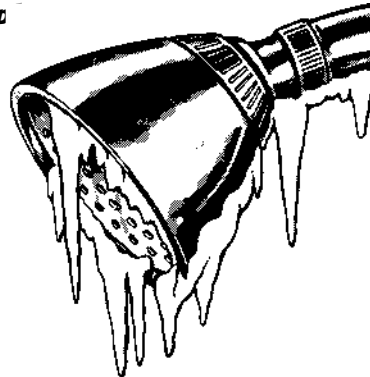
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The cinnamon and gold bathroom tile complements the Tuscan color scheme throughout the models. Kaehler chose warm red, burgundy and yellow accessories, such as paintings, towels and candlesticks, that mimic a sunset and emphasize the homes' traditional flavor.

"A lot of the accessories were leaning towards a nautical theme," Kaehler says.

"There is a lot of square footage and a lot of usable space," she says. "Every floor has a wonderful exposure to the lake. I think pulling it all together with the accessories really finished it off."

The homes also include "smart house" technology in basic packages. The technology allows full home automation and security at the press of a button. Larimar can expand the technology to include upgrades such as temperature, lighting, garage door, ventilation, toilet, wireless Internet access, satellite radio control and more.

Dazzling condominiums

The first of four mid-rise condos overlooking the lake will be under construction in August. Each will be six stories high and will have 24 or 36 three-

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SPACE TO SEE “The most important part of the design project was accenting the view of the lake,” says Interior Designer Denise Kaehler. “The windows are large and open. They were kept free and clear from blocking the sunset. Furniture was placed to accent the view.”

bedroom units measuring 2,000 square feet per unit, with four or six units per floor. The top floors will be 2,500- to 2,800-square-foot penthouses, including a second floor loft, bedroom and bath area. Heated indoor parking will be included. The mid-rise units will be priced from \$339,900 to \$499,900.

Residents will walk directly from elevators accessible in the parking garage or from the lobby into their private individual foyers.

This resort-style living includes special features inside such as whirlpool tubs, stainless steel appliances and fixtures and painted woodwork.

Exterior features include balconies, vinyl windows, 40-year dimensional shingles and aluminum trim, gutters and downspouts.

Each unit can also be upgraded to meet the resident’s preferences. Gas or electric fireplaces, extra cupboards and half baths are a few of the add-on options.

The condos are designed according to safety standards to accommodate moder-

ate earthquakes. Betteley is currently in the process of drilling the final borings to determine the capacity of the building, and how far into the bedrock it will be necessary to drill.

Thirty-eight caissons will support each structure. Some will be flared or bell bottomed to carry the load of 500,000 pounds per case on.

The condominiums’ masonry walls will be denser at the bottom of the building and transition into a lighter grade of block material towards the top. Rebars and supports will decrease in size in relation to altitude, as well.

Eight-inch concrete floors separate each story throughout the building.

“We looked at different types of building construction and the whole partnership felt that it was best to use this type of construction as the most substantial, as opposed to having to use a wood floor joist,” Betteley says. “This partnership doesn’t like to take shortcuts. We do it correctly.” **P**

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A Wealth of History

Larimar sits on land that used to be golf course. Founded in 1911, the Willowick Country Club was a private, 154-acre, par-70, 18-hole course. Lake Shore Boulevard divided the course into two sections connected by an underground tunnel passing under the street. The eight acres north of the street and nearest to the lake housed the clubhouse, and here Larimar sits today.

The natural ravine directly behind the houses was hole #6. Known as the course’s most difficult hole, golfers referred to it as “the canyon.” The Willowick Country Club became public in 1929. Shortly thereafter, the Great Depression took its toll on the area. The course eventually closed in the early 1950s. —JN



ALEC J. PACELLA

Sale / Leaseback

This month, we are going to put our financial thinking caps back on and talk about sale/leasebacks. The concept behind this type of transaction is straightforward – an owner/occupant sells their facility but continues to occupy it by subsequently executing a lease with the new owner. However, like most things in the real estate world, the road to a successful transaction is littered with perils and pitfalls that can affect both buyer/future landlord and seller/future tenant. But before we get into the challenges, let's first talk about the benefits.

Benefits to buyer/future landlord

When purchasing a property via a sale/leaseback, there are numerous benefits. The property is typically a single-tenant

facility and tailored to the needs of the current owner/occupant. As such, the likelihood of them continuing to occupy the property for an extended period of time is high. It is not uncommon to see leaseback terms of 10, 15 or even 20 years in duration. Another benefit is that the lease is commonly net in structure, meaning that the tenant is responsible for maintaining the property. And the tenant should be well equipped to do this, as this was a requirement when they owned it. A third potential benefit is that the buyer is not only purchasing the real estate but also in effect investing in the tenant's business. I call this a potential benefit, as this is dependent on the profitability and long-term viability of the tenant's core business. Assuming that the picture is rosy, providing a

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profitable business with a cash infusion that results from the sale, it typically yields positive results for both tenant and landlord.

Benefits to seller/future tenant

A seller/future tenant also has numerous benefits. Foremost is the aforementioned cash infusion that comes as the result of the sale proceeds. Companies can unlock equity that was tied up in their real estate and re-invest this in their core business. Along with this come numerous ancillary benefits, including improvement of measurements such as return on asset and debt to equity ratios. Another benefit is that the tenant achieves flexibility as they can, to some extent, dictate the rent, structure of the lease and duration of the lease term.

But as you all know, all that glitters is not gold. One of the trickiest initial parts to completing a sale/leaseback is continuously determining the sale price and the lease rate. Harkening back to our detailed discussion on real estate valuation and CAP rates, you may recall that the CAP rate is a function of

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Net Operating Income (NOI) and Sale Price and if you know two of these, you can figure out the third. However, in a sale/leaseback, the picture can get much cloudier. The seller/future tenant wants the Sale Price to be high and the NOI, which in a single-tenant net lease situation directly translates into lease rate, to be low. The byproduct of this is a low CAP rate. However, the buyer/future landlord wants the Sale Price to be low and the NOI to be high. The byproduct of this is a high CAP rate. Having the buyer and seller on opposite sides is to be expected but having the two primary determinates both the subject of negotiation can be problematic. Attempting to pre-determine either the rent or the purchase price is a possible solution but buyer and seller should both bring their dancing shoes to the negotiating table. And while the music is playing, each has some items of which to be wary.

Danger items for buyer/future landlord

There are several items that a buyer needs to be wary of. One of the most critical is having either the sale price or the lease rate well over market. While this will not cause a problem during

Heard Here First

LIGHTS OUT Kichler Lighting completed one of the larger sale/leaseback in Cleveland history last month on their 660,000 square foot headquarters in Independence. The buyer was a California-based TIC sponsor and paid approximately \$35 million. —AP

the base term, there could be big headaches should the tenant not renew upon expiration and the owner tries to either release or sell at a lower market rate. Another item is the credit-worthiness and hierarchy of the tenant. Seller/future tenant will sometime attempt to have a lesser-quality subsidiary sign the lease and funnel the sale proceeds up to the parent. A third item is specialization of the facility. Although having the property tailored to the specific needs of the tenant is a good thing during their occupancy, it can create a headache if the building needs to be re-tenanted and is non-generic in its layout or design.

Danger items for seller/future tenant

Sellers also have some items of concern. At the top of their list is the loss of

direct control of the facility. Although they can indirectly control it via a lease, they can no longer do as they please and must obtain landlord consent for most alterations and changes. Another concern is if the lease is recognized as a capital lease or an operating lease. Each has different implications on a company's financial statements, so a seller needs to have a thorough understanding of how the lease will be treated. Finally, a tenant will be obligated to pay rent for the duration of the lease term, despite changes in business and/or corporation conditions in the future.

One last item of note concerning sale/leasebacks is that they tend to increase in frequency as interest rates rise and decrease as interest rates fall. This is because during times of low interest rates, it is generally easy and cheap for companies to borrow money for their capital needs.

But when interest rates start rising, companies tend to look to internal sources for capital, namely the equity contained in their real estate. **P**

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A Tax Break for Ohio Seniors



DAVID W. WOODBURN

Effective June 27, 2007, the Ohio Legislature decided to give Ohio's seniors an important tax break. On this date, the Legislature signed into law House Bill 119. This bill covered numerous areas of law, but most notably addressed Ohio's current homestead exemption. This article summarizes Ohio's past law with respect to the homestead exemption and the new law, which is now in effect.

In the past, the homestead exemption was available for personal residences which were owned and occupied by individuals who were elderly or disabled and had relatively limited income. Eligibility for the exemption required that a household have income of \$27,000 or less, and that the owner or the owner's spouse must be either disabled, at least 65 years old, or at least 60 years old and the surviving spouse of a person who received the exemption at the time of his or her death.

The past homestead exemption entitled eligible parties to a reduction in the taxable value of the residence. This reduction of taxable value naturally resulted in reduced real estate property tax bills. The value of the reduction was staggered and increased for those with lower incomes. In some instances, the

reduction was quite considerable where the owner had relatively little to no income.

With the passage of House Bill 119, the Legislature has significantly expanded the homestead relief for senior citizens. As a result of House Bill 119, the existing income eligibility tests have now been eliminated and the homestead exemption is available to any homeowner who satisfies the age and disability criteria described above, regardless of income. This means that all individuals age 65 years or older are now entitled to the homestead reduction, regardless of income levels.

House Bill 119 also changes the manner in which the homestead tax reduction is calculated. A homeowner is now entitled to a tax reduction each year in an amount equal to the net

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taxes due on \$25,000 of the appraised value of one's residence. The tax reduction is then computed on the basis of each respective county's local tax rate. The reduction takes into effect the net taxes actually charged after the existing 10% and 2.5% reductions are applied. The \$25,000 exemption amount is not indexed for inflation as under prior law.

It should be noted that the manner in which a homeowner holds title to his or her residence may affect eligibility for the reduction. Most county auditors now recognize that it is common for individuals to have residences titled in their name or the name of a third party, as trustee of the individual homeowner's revocable trust. In those situations, if the residence is held on behalf of

With the passage of House Bill 119, the Legislature has significantly expanded the homestead relief for senior citizens.

a revocable trust, the resident should be able to maintain eligibility for the homestead exemption. Likewise, if the resident owns a life estate granted by a deed, the resident will still be eligible for the homestead exemption. However, if the residence is owned by the trustee of an irrevocable trust, the resident will not be eligible for the exemption under Ohio law. This may be problematic for surviving spouses who reside in property owned by their deceased spouse's trust.

Eligible homeowners can apply for the exemption in the year they turn 65 as long as they own and reside in the taxed residence as of January 1 of the year they file. In order to be eligible for the reduction, it is necessary for the homeowner to apply to their local county auditor by October 1, 2007. Given that the actual tax savings that can be obtained by the homestead exemption, depending on where the residence is located, is generally around \$500 per year, it is important to act quickly. **P**

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@bdlaw.com or 800.686.2825. This article may not be reprinted without the express permission of Buckingham, Doolittle & Burroughs, LLP © 2007.



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Studio Graphique Celebrates 10 Years With "Art Of Space" Exhibit

To celebrate the ten-year anniversary of Studio Graphique, the brand consultancy and environmental graphic design firm recently partnered with ten local artists on an environmental graphic design exhibit titled Art of Space. Environmental graphic design embraces many design disciplines including graphic, architectural, interior, landscape, and industrial design, all concerned with the visual aspects of wayfinding, communicating identity and information, and shaping the idea of place, according to the Society of Environmental Graphic Design.

The artists were commissioned to think about their sense of space at ten different signature areas throughout the City of Cleveland, including West Side Market, The Flats, Shaker Square, the Rock and Roll Hall of Fame and more. Each artist was asked to think about how they understand spaces and places and interpret them through their own medium, style and vision. Using the criteria established each artist was driven to follow their senses and think about space using the same process the firm uses, but through the artist's own eyes.

The pieces, first unveiled at the Ingenuity Fest in Cleveland in mid-July, are now on display in a storefront space at Studio Graphique's home base at Shaker Square until September 16. Each of the finished pieces will be sold at a live auction at the firm's private anniversary party in late September.

Half of the profits from each piece sold will go back to the artist and the remaining funds will be given to arts organizations, including Red Dot Project, Cleveland Public Art, and SPACES Gallery. Those interested in purchasing one of the pieces may contact Studio Graphique's Allison Levine at 216-921-0750 or allison@studiographique.com.



Laurel Herbold's painting, inspired by "a sense of arrival at Shaker Square"

Law Department. Others in the group have experience in real estate development, private equity and venture capital, taxation, health care regulation and public advocacy.

"The new administration at the statehouse has put economic development at the top of its agenda," Zimmerman says. "Our attorneys know and work with the key decision-makers at the governor's office, and numerous State departments and agencies to advance business development initiatives on behalf of our clients."

Wallis Architects Team Joins Perspectus Architecture

Perspectus Architecture announced recently that James Wallis, AIA, and his team at Wallis Architects have joined the full-service architectural firm located at Shaker Square in Cleveland. Founded in 2001, Perspectus works with healthcare, educational and retail clients. Joining James Wallis

Kahn Kleinman Forms Public Law, Economic Development Practice Group

Kahn Kleinman recently announced the formation of its Public Law and Economic Development practice group. This new initiative is designed

to take an interdisciplinary approach to connecting growth and development with public sector expertise. The group is chaired by partner Rob Zimmerman, a councilmember from a large Cleveland suburb with decades of experience with

and contacts in national, state and local politics. He is joined by eight other attorneys, including Greg Huth, practice group vice chair and former director of economic development for the City of Cleveland and former member of the Cleveland



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at Perspectus are David Urbansky, AIA, Donald Rogers and Mary Seifert.

“Our history with the Perspectus Architects extends more than 15 years,” Wallis says. “I am excited about combining the energy, resources and talents.”

The Wallis team brings design and master planning experience with a focus on the healthcare, education, and clubs, sports and recreation markets. Most recently, Wallis Architects completed a pool and dining pavilion at Mayfield Sand Ridge Country Club, Shaker Heights Country Club renovations, Nobby’s Ballpark at Case Western Reserve University, and a baseball clubhouse at Kent State University.

“We’re thrilled to bring the Wallis team on board,” says Perspectus Principal Bill Ayars, AIA, ACHA. “Our expanded staff will continue to deliver creative solutions, service and value.”

Perspectus recently added 30% more office space to accommodate the firm of eight Architects and a total staff of 20.

NTH Consultants Announces Diversification

NTH Consultants, Ltd. (NTH) recently announced that it will diversify to provide engineering services to the natural gas utility industry. The announcement came shortly after NTH established offices in Indianapolis, Indiana and Lehigh Valley, Pennsylvania.

“Moving into the natural gas industry is an extension of the infrastructure engineering services NTH already



NTH Lead and Vice President Charles Brown, P.E.

provides to its clients in public and private sectors,” says Keith M. Swaffar, P.E., president and CEO of NTH Consultants, Ltd.

Although NTH is new to the natural gas industry, Lead and Vice President Charles Brown, P.E. has been serving utility clients for more than 15 years. Under his leadership, Brown’s team mapped, designed and permitted over 1,000 miles of cast iron natural gas main replacement. Additionally, the group provided design work related to compressor, meter, gate and pressure regulating stations.

“The need to upgrade natural gas facilities in the United States has increased due to the deterioration of cast iron pipe installed between the 1850s and 1960s,” Brown says. “We expect there will be a demand for these engineering services in the coming years.”

Kowit & Passov Welcomes New Hire

Kowit & Passov Real Estate Group recently announced that Trish Rouru, CCIM has joined the firm’s Office Division to assist in day-to-day brokerage activities with

a special interest in Northeast Ohio economic development. Rouru previously directed the real estate department of Progressive Corporation, focusing on portfolio strategy, national and regional site selection, and development/project management oversight. She holds an MBA from Cleveland State University and is a Certified Commercial Investment Member (CCIM).

Area Architect to Head Bowen + Associates Florida Office

W. Scott Anderson, an architect with a concentration on sustainable design of major building projects, has been named managing director of the Naples, Florida, office of Cleveland-based architecture, planning, and engineering firm Richard L. Bowen + Associates.

Anderson joined Bowen + Associates in 2005 as a senior associate and project manager with responsibilities for overseeing the \$150-million Lifestyle Center in the Shops at White Oak Village in Richmond, Virginia, developed by Forest City Enterprises. He also coordinated the design of the \$100-million City Marketplace in Punta Gorda, Florida, a mixed-use project of offices, retail shops, condominiums, townhouses, and a hotel, developed by the Charlotte Development Company.

Prior to joining Bowen + Associates, Anderson was a project architect for Doty and Miller Architects and Lowenstein/Durante Architects, both in subur-

Developing News

FirstEnergy Corp. recently celebrated the groundbreaking of a new \$30 million, 208,000-square-foot facility in West Akron, which is being touted as the city’s first large-scale green office building. Designed by Cleveland architectural and engineering firm **Vocon**, the building is being constructed to LEED (Leadership in Energy and Environmental Design) specifications. It will utilize modern refrigeration technology and energy-efficient systems and will feature preferred parking for employees driving fuel-efficient hybrid vehicles and bicycle storage. Additionally, the construction will include a significant amount of recycled building materials. **Welty Building Company** is serving as general contractor for the project, scheduled for completion next year.

Marous Brothers Construction and Lowenstein + Durante Architects are currently working on a new city hall and renovated fire sta-



Image courtesy Lowenstein + Durante

Richmond Heights Fire Station for the City of Richmond Heights. The design/build team is constructing a new city hall building on the city’s existing parking lot property and building a new fire station from the existing city hall facility. Selective demolition to remove the former city hall portion of the building will take place upon completion of the new city hall building, which will be completed this fall. The fire station is scheduled for completion by June 2008.

Lowenstein + Durante Architects is additionally involved in a new

(Continued on pg. 43)

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ban Cleveland. From 1996 to 2000, he designed single and multi-family residential projects for Snavelly Development Company in Chagrin Falls, where he received a number of local and national residential design awards.

Anderson was graduated in 1990 from Kent State University with a bachelor's degree in architecture and received a master of architecture from Kent in 1997.

Pile Dynamics Celebrates 35 Years

Pile Dynamics, Inc. (PDI), the leading manufacturer of quality assurance instruments for deep foundations, recently announced it is celebrating 35 years of existence in 2007.

The company was founded in May of 1972 and has grown to a 30+ employee operation with worldwide sales.

At the time of its incorporation PDI manufactured only one instrument, the Pile Driving Analyzer® (PDA), along with its associated software CAPWAP®. By providing a "Dynamic Testing" alternative to often costly and difficult to perform Static Load Tests, PDA and CAPWAP represented a major breakthrough in the approach to determine foundation bearing capacity. PDI has since expanded its product line to encompass quality assurance solutions for all types of deep foundations.

Among current products are a Cross-Hole Analyzer

to tests drilled shafts by the crosshole sonic logging (CSL) method and an Automated Monitoring Equipment for auger cast-in-place (CFA) piles, known as PIR-A. The original PDA has undergone significant improvements since 1972, most recently with the introduction of a model – PAX – that allows engineers to perform Dynamic Foundation Testing via the Internet. For more information on company history, line of products and dynamic foundation testing methodology visit www.pile.com.

Griffin Capital Acquires Kichler HQ Building

Los Angeles-based Griffin Capital recently announced the acquisition of the L.D. Kichler Headquarters Building, a 630,000-square-foot, mixed-use property located at 7711 East Pleasant Valley Rd. in Independence. The property was acquired for \$35.75 million on behalf of 22 individual tenant-in-common investors, all of whom were completing an I.R.S. §1031 tax-deferred exchange. The property was acquired from Minoff Industrial Park Co. and contemporaneously leased to L.D. Kichler Lighting, a designer/distributor of decorative lighting fixtures. Kichler will occupy the property pursuant to a long-term, bond-type triple net lease. The property has served as Kichler's headquarters and main distribution facility for 16 years.

While Griffin Capital owns a number of office and industrial assets in the Midwest, principally in Chicago, this transaction represents the

(Continued from pg. 41)

seven-story condominium building to be built in Ohio City, at the southwest corner of Detroit Avenue and West 28th Street. The **Detroit-Superior Lofts** will be composed of more than 50 residential units, including one- and two-bedroom lofts as well as two-story townhomes, all with private balconies. The project will include a lobby and retail space on the first floor and a 10,000-square-foot green roof garden over the garage. Interior features of the steel- and concrete-constructed building will include nine-foot ceiling heights, hardwood floors, granite kitchen countertops and wood cabinetry.

Also coming to Cleveland's Ohio City neighborhood is a new condo conversion at the historic **Fries & Schuele Building** at 1951 W. 25th St. The project will feature 36 loft units with walls of windows, 11-foot ceiling heights, indoor heated parking and a fitness center. Units will range from 630 square feet to 1,325 square feet in one- and two-bedroom designs. The building, which is the former home of Fries & Schuele Department Store, was constructed in 1889 from the design of architects Benjamin S. Hubbell and W. Dominick Benes, who also designed Cleveland Museum of Art. The building was converted into apartments in 1979. The current renovation, led by developer **Neighborhood Progress, Inc.**, adds granite counters, stainless steel appliances and other amenities.

Kent State University recently broke ground for a new Health and Sciences Building at its Ashtabula campus. Cleveland-based firm **CBLH Design** is the architect for the \$15 million, 56,000-square-foot facility, which should be completed by fall of 2008 and will include anatomy, microbiology and chemistry labs, as well as an auditorium-style classroom. **P**

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company's second acquisition in Ohio.

"This transaction was driven by the strength and stability of the tenant, the significant investments it has made to the building during the 16 years it has served as its headquarters, and Kichler's willingness to sign a long-term lease," says David Rupert, chief operating officer of Griffin Capital.

Founded in Cleveland in 1938, L.D. Kichler Lighting is a leader in the residential lighting fixture industry.

"Due to Kichler's history and stability, this acquisition is a very good fit for our investors, who prefer long-term stable assets," says Rupert.

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focused on offering industry-leading real estate investment products for individual investors seeking Co-Ownership in Real Estate (CORE) tenant-in-common tax deferred exchange opportunities.

Tec Inc. Expands Staff

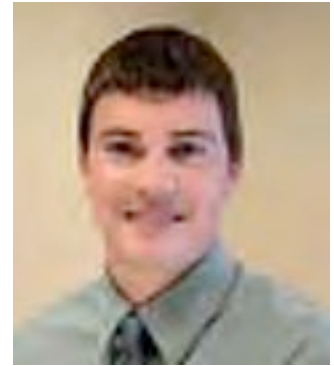
Tec Inc. Engineering & Design, a Cleveland-based mechanical, electrical, lighting and technology firm, recently announced new hires within its mechanical engineering department, including Senior Project Engineer Richard Spang, Project Engineer Tim Krzywicki and Project Engineer Paul Trentanelli.

Spang is a licensed professional mechanical

engineer in 36 states and the District of Columbia, and is LEED-accredited. Spang is actively involved in the American Society of Heating, Refrigerating and Air-Conditioning Engineers (ASHRAE). He has a Bachelor of Science degree in Mechanical Engineering from Cleveland State University's Fenn College of Engineering in Cleveland.

Krzywicki is also LEED-accredited and holds an Engineering-in-Training Certification. He received his Bachelor of Mechanical Engineering from the University of Dayton in Dayton.

Trentanelli has a Bachelor of Science degree in Mechanical Engineering from



Tim Krzywicki, of Tec Inc.

Cleveland State University's Fenn College of Engineering and is actively involved in the ASHRAE.

Snider-Cannata Signs Office Leases in Garfield Heights, MidTown Cleveland

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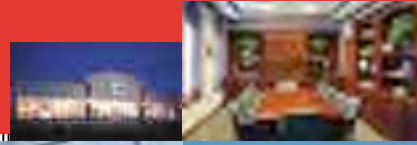
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several office spaces along Transportation Boulevard in Garfield Heights and in MidTown Cleveland. The company has developed and owns several properties in Northeast Ohio with several in the I-480 and Transportation Boulevard corridor, most notably the Shoppes at Vista Way and the developing Bridgeview Crossing retail project.

Snider-Cannata Managing Partner David Snider says the leases demonstrate an improving commercial real estate market in Greater Cleveland.

As of August 2007 Snider-Cannata has agreements for the following four properties. At Shoppes at Vista Way, in Garfield Heights, AT&T has

opened a new 2,000 square-foot store joining Starbucks Coffee, Kay Jewelers, Chipotle, GameStop, Steak 'n Shake, Fifth Third Bank and Ruby Tuesday at the location adjacent to City View Center along I-480. At Southside Corporate Center, in Garfield Heights, architectural, engineering, planning and design service firm GDP Group recently signed a long-term lease for 14,500 square feet. At Center South I and II, also in Garfield Heights, Life Line Screening of America expanded its headquarters by an additional 6,200 square feet in the buildings located near I-480. Lastly, at Prospect Park Building in Cleveland, three lease extensions were signed. A.A.R.P.

Foundation and GEM Testing & Engineering have renewed their respective contracts for 1,980 square feet and 1,235 square feet respectively and RSVP of Greater Cleveland has expanded its space by 891 square feet bringing their total occupancy to 4,799 square feet.

KeyBank Announces Promotion

KeyBank's Jim Poznik has been promoted to senior vice president and national sales manager for Key Community Development Lending, which provides community development loans for low- to moderate-income neighborhoods and specializes in real estate financing for affordable



KeyBank's Jim Poznik

housing and small businesses. In his new position, Poznik is responsible for developing business plans and strategies, products and services as well as managing the Key Community Development Lending loan production, the existing portfolio and employees. **P**

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Calendar of Events

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September

- 1 GCMBA / Union Club Event
- 13 NAIOP / Board Meeting
- 13 IREM / Midwest Regional Leadership Conference
- 14 CREW / Clambake
- 20 NAIOP / Membership Mixer
- 27 NAIOP / Dealmakers II
- 27 GCMBA / Board Meeting

- 16-20 IREM / Education Conference
- 18 NAIOP / CABOR / SIOR ~ Joint Event
- 19 CREW / Professional Development Event
- 25 GCMBA / Board Meeting

November

- 1 NAIOP Board Meeting
- 7 NAIOP CE course-Core Law
- 10 IREM Installation Dinner
- 13 GCMBA Residential Lunch
- 15 CREW Annual Business Meeting

October

- 9 GCMBA / Commercial Lunch
- 11 IREM / Education Program

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Top Misconceptions about Tax Increment Financing



TERESA M. BEASLEY



SCOTT J. ZIANCE

Over the past three years, the General Assembly has amended tax increment financing (TIF) laws and related statutes at least three times. With all of the recent changes, significant confusion has arisen among developers, political subdivisions and others concerning the effect of those changes and concerning TIF in general. In this column, we hope to dispel what appear to be the top misconceptions about TIF law in Ohio.

What is TIF? In general, TIF is a mechanism by which political subdivisions exempt all or a portion of the increase in assessed value of property from real property taxes, and force property owners to make “service payments” with respect to that increase in assessed value. The service payments are in the same amount and are paid in the same manner as the real property taxes that otherwise would have been paid with respect to the increase in assessed value.

The service payments generally are used for public infrastructure improvements that benefit or serve the TIF’ed property.

Although many know the basics of TIF, there are numerous misconceptions that stop some developers and political subdivisions from effectively using TIF.

Misconception #1: Residential improvements can no longer be exempted under TIF statutes.

Although the General Assembly recently limited the ability of political subdivisions to exempt residential improvements under certain TIF statutes (i.e., in common parlance, to “TIF” the property), most political subdivisions can still TIF both existing and to-be-constructed residential improvements.

Misconception #2: TIF requires the consent of property owners.

Political subdivisions and developers often enter into TIF agreements that identify mutual obligations, but political subdivisions are not required to secure the consent of property owners to TIF their property.

Misconception #3: TIF must be accompanied by an issuance of public debt.



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Political subdivisions often issue public debt to finance public infrastructure and use the service payments to pay debt service on the debt. Debt issuance, however, is not required under most TIF statutes.

Misconception #4: TIF service payments can be used only for public infrastructure improvements.

In limited circumstances – generally when a municipality is engaged in urban redevelopment – TIF can be used for private improvements that the municipality believes are in the public interest. In this regard, it is notable that there are at least seven different types of TIF in Ohio, each with various advantages and disadvantages.

Misconception #5: Public infrastructure improvements constructed with TIF funds must be adjacent to or contained within the TIF area.

Although most TIF statutes require some type of nexus between the TIF area and the public infrastructure improvements to be constructed with TIF funds, there are generally no precise geographic requirements. For example, TIF funds can be used to make improvements to a sewer pump station several miles away from a TIF area if the sewer pump station will directly benefit the TIF area.

Misconception #6: Under recent law changes, all taxing units with jurisdiction over an area must consent to the TIF.

In 2005, the General Assembly made significant changes to a number of the TIF statutes. Among these changes were changes that require sharing of TIF funds in some scenarios and that require limited approvals in other scenarios. The General Assembly did not, however, require that all taxing units approve TIFs.

Misconception #7: Taxing units necessarily lose revenues as a result of TIF ordinances and resolutions.

When a TIF ordinance or resolution is passed, base values are established that are equal to the values for the TIF'd parcels for the year in which the TIF is established. Taxing units continue to receive tax revenues with respect to the base value. Although the taxing units generally do not receive revenues attributable to the value increase that is TIF'd, the taxing units presumably benefit from the resulting economic development. Those



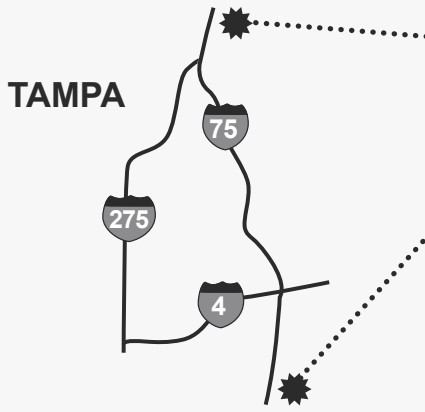
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benefits also may include direct revenue increases from new employee income taxes. Also, the TIF can be a necessary financing element without which the project would not be feasible.

Misconception #8: TIFs can only be established by cities and only in blighted areas.

Different types of TIFs can be established by cities, villages, counties and townships. In addition, although “blighted areas” of “impacted cities” are accorded special treatment under certain



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With all of the recent changes, significant confusion has arisen among developers, political subdivisions and others concerning the effect of those changes and concerning TIF in general.

TIF statutes, an area need not be blighted in order to be TIF'd. In fact, some political subdivisions use TIFs as one facet of “pay as you grow” strategies toward development.

Misconception #9: TIFs prevent the utilization of other tax incentives.

TIF areas are regularly layered with other types of tax incentives to provide what the political subdivision deems to be the best mix of incentives, credits and financing mechanisms. In fact, in 2004, the General Assembly passed legislation to establish procedures for specifying which types of incentives should take precedence in various scenarios. **P**

Teresa Beasley, Of Counsel in the Cleveland office of Vorys, Sater, Seymour and Pease LLP, focuses her practice on real estate, government relations, general business law and estate planning. To reach her, call 216.479.6160 or email tbeasley@vssp.com. Scott Ziance, a partner in the Columbus office, practices in the areas of federal, state and local economic development incentives and state and local tax planning, compliance, litigation and escheat (unclaimed funds) law. To reach her, call 614.464.8287 or email sziance@vssp.com. For more information about Vorys, visit www.vssp.com.

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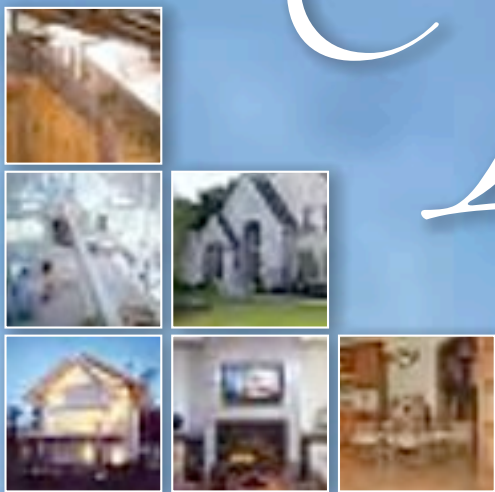
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A look inside high-end Northeast Ohio homes



A Message from the Home Builder Association



Lane'e Latina

I would like to commend the HBA builders on the projects featured in this edition of *Properties Magazine*. Their work is indicative of the diverse product types, creativity, and quality that exists in Greater Cleveland's new construction marketplace.

Today's housing market is a different animal completely from the one we saw just a few years back. But with change often comes opportunity, and there's no exception in this case either. Market economics are creating an excellent environment in which to buy a home – prices have leveled off; there are more choices in the marketplace; and mortgage rates remain historically low. It's a great time to buy. The National Association of Home Builders (NAHB) Chief Economist David Seiders recently predicted that 2008 Ohio housing starts will most likely increase 10% to 14% over 2007 levels.

Consumers today understand the advantages of purchasing a new home is unparalleled and they continue to demand new housing that reflects cutting edge interior and exterior design. Breakthrough technology has brought safety and energy efficiency in homes to a new level, and for conveniences and amenities, it's hard to beat a new home. As a response to member and consumer demand for green building the HBA has partnered with the North Coast Building Industry Association on a green building certification program verified by a third party. For information on the Northeast Ohio Green Building Initiative please go to www.neogbi.org.

The HBA would like to thank the 15,000 attendees that visited the July luxury new construction showcase Homearama at the Avery Walden subdivision in Strongsville. The show's attendance demonstrated the great enthusiasm for new home construction that remains among Greater Cleveland's current and future home owners. Visitors were delighted to tour six contiguous, uniquely crafted and designed show homes of which three have already sold. Congratulations to Legacy Homes of Medina for placing first in the People's Choice Award balloting. For more information on Homearama please visit www.clevelandhomearama.com.

In the years since the HBA's founding in 1943, the HBA's Registered Builders have developed a national reputation for product quality, technological innovation and affordability. Gifted with a talented labor pool, Cleveland's builders have constructed some of the most well-built residences in the United States.

If you are not a member of the HBA I encourage you to consider joining which includes membership in the Ohio Home Builders Association (OHBA) and the National Association of Home Builders (NAHB). The federation continually strives to work with local, state, and the federal government to ensure that regulations do not hinder access to housing resources for the home buying public.

Lane'e Latina
2007 HBA President
Latina & Latina Builders



The Home Builders Association of Greater Cleveland (HBA) is a non-profit trade association founded in 1943 dedicated to the promotion, advancement and professionalism of the building industry and associated industries. The HBA is affiliated with the National Association of Home Builders (www.nahb.org) and the Ohio Home Builders Association (www.ohiohba.com). For more information please go to www.hbacleland.com or call (216) 447-8700.



Designer's Dream

Richard Fleischman applies eclectic architectural style to his home community at Breezy Bluffs Estates

By John Elliott | Photos by Eric Hanson

Students of architecture learn that buildings play a dual role in both defining and reflecting the character of a community. Richard Fleischman, one of Cleveland's best known and most prolific architects, has embodied this duality throughout his 46-year career. It becomes evident to all who meet the introspective man. He exudes his aesthetic sensibilities in his manner of speech, dress, and most explicitly in the numerous designs that have both shaped and reflected the diverse community that nurtured him.

As the senior partner of the firm that bears his name, he continues to lead numerous projects throughout Northeast Ohio and beyond. Fleischman in recent years has paid special attention to his own Bratenahl residence, a seven-acre lakefront property known as Breezy Bluffs Estates. Anyone familiar with Fleischman's designs that blend differ-

ent styles into uniform visual statements will expect nothing less than the grand lakefront homes that he has chosen for his own abode.

Breezy Bluffs Estates demonstrates Fleischman's ability to blend classic 19th century design with post modernism, characterized by large geometric shapes, pitched roofs and extensive use of glass.

The oblong-shaped lakeside property features seven new homes that form a semi circle around a 19th Century mansion that would make an excellent setting for "The Great Gatsby."

Fleischman followed the same methodical approach in designing his own residential community that has guided that of the many churches,



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CURRENT WORK



INSPIRATIONAL SPACE Architect Richard Fleischman's acquisition of the J. Pickans home, a 14,000-square-foot building designed by the late J. Milton Dyer, led to the development of an entire residential community: Breezy Bluffs Estates in Bratenahl.

schools, institutions and public facilities that bear his aesthetic signature.

Maurizio Vitta, the editor of the book "Richard Fleischman, Spaces to be Shared," writes in his introduction that the way in which Fleischman's structures interact with the physical environment "blend in like natural extensions to the landscape seems to be a logical consequence of this tightly knit bond with history."

Vitta further notes that Fleischman's projects utilize rationalism – the dominant architectural school during Fleischman's formative years – "so that it can be measured up against a growing awareness of a new set of problems facing architecture. In these buildings, designed to smoothly (but intensely) interact with the wide open spaces in which they are located, architectural 'space' is transformed into 'place' to the extent in which it succeeds in coun-

terbalancing the dynamic/chronological dimension of history with the stabilizing, material forces of nature."

Viewed from the sky, Breezy Bluffs Estates blends the old with the new: the homes present a uniform series of white structures supporting light grey colored tile roofs against an expansive lakeside landscape. Upon closer inspection, each home has its own unique shapes, tailored to its individual owner's needs.

The synchronization of these separate and distinct buildings was part of a process that has guided Fleischman's career. "Beauty in architecture and cities is largely dependent upon their harmonious and artful relationship to space," Fleischman writes in the preface to his book.

Elsewhere in this preface, Fleischman writes: "It is apparent that new developments with newer techniques and technology of construction can readily





create new options with new opportunities. Professionals who employ architectural principles as well as urban design criteria have initiated innovative planning concepts that produce infill solutions while maintaining the character of the city.”

Fleischman had his eye on the oblong-shaped, lakefront property when he was living nearby in Bratenahl Place. At the time, there was only one home on the site: The J. Pickans home, a 14,000-square-foot building designed by the late J. Milton Dyer. This was one of several lakefront properties owned by Cleveland’s captains of industry in its formative years. The Pickans home, built in 1905, is a national landmark.

Fleischman’s acquisition of this property led to the development of an entire residential community.

A part of Cleveland’s history

For Fleischman, moving to such a property held a special meaning. The Gilded Age style properties wore the elegance of the historical period that gave Cleveland its identity. J. Milton Dyer’s other Cleveland landmarks include the Cleveland Athletic Club (1911); the U.S. Coast Guard Station on Whiskey Island (1940); and the First Methodist Church (1905).

Fleischman himself is a product of the Eastern European immigrant community that found opportunity for a better life in Cleveland as a result of the Gilded Age initiatives.

Fleischman grew up in the Hungarian community in the Buckeye Road area, where he attended Audobon Junior High School and East Technical High School. His creative talents were fostered in the Cleveland public schools, which led to a scholarship to attend architecture studies at Carnegie Mellon University in Pittsburgh.

From Carnegie Mellon, Fleischman received a fellowship to continue his studies at Columbia University in New York City, followed by another fellowship in Rome, Italy, where he studied early church architecture. His master’s in architecture thesis at Columbia was on the “beauty of emptiness.”



CLEAR INTENTIONS The new homes at Breezy Bluffs Estates are multi-level, three-story stucco structures with pitched glass and cement tile roofs with floor-to-ceiling glass windows. Most of the new homes also have atrium ceilings. These are intended as futuristic buildings with the same timeless quality as the older majestic Pickans home.



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TRANSPARENT DESIGN Glass is utilized prominently at Breezy Bluffs Estates, used even in the doors of this three-car garage.

Fleischman's education gave him the foundation for his vocation: "Math teaches us how to think. Language teaches us to understand culture. Art teaches us to understand passion."

He founded his firm in 1961 in Cleveland, providing architectural and planning services, including research and programming, program management, feasibility/threshold studies, land use analysis, facilities evaluation, estimating, value engineering, scheduling, competitive bidding, contract negotiation, coordination and observation of activities, and financial management of projects.

Foundation in church buildings

In the early 1960s, churches were seeking new ideas to express community worship. Church officials recognized



Fleischman's postgraduate studies in Rome and hired him to design many of the area's churches, including Holy Family Church (Parma); Fairlawn Lutheran Church (Akron); Michael The Archangel Parish (Canton);

Bible Community Church (Mentor); Pioneer Memorial Church (Solon); St. Elizabeth's Catholic Church (Columbus); St. Paschal Baylon Church (Highland Heights); and Christ the King Lutheran Church (North Olmsted), as well as

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Richard Fleischman Projects

- Ohio Aerospace Institute (Cleveland)
- The Morris Art Gallery (Pepper Pike, Ohio)
- St. Prochaj Bayka Ouarh (Highland Heights)
- The Cleveland Institute of Art Master Plan (Cleveland)
- Kent State University Physical Education Recreation Center (Kent)
- Holy Family Church (Paris)
- Windermere Development Master Plan (Cleveland)
- University of Akron Polymer Science Building (Akron)
- Taipei Capital Plaza International Design Competition (Taipei, Taiwan)
- Greater Cleveland Regional Transit Authority (Cleveland)
- Babcock-Coxon Center (Amundson Township)
- Cleveland Convention Center (Cleveland)
- Case Western Reserve University School of Medicine (Cleveland)
- Beachwood High School (Beachwood)
- Cleveland Hopkins International Airport Master Plan Study (Cleveland)
- Bullock Elementary School (Weston)
- Blaine Falls High School (Akron)
- Lutheran Lutheran Church (Akron)
- Build Gender Transportation Project (Cleveland)
- Cleveland State University 12th and 13th Street Block (Cleveland)
- St. Michael Be Archangel (Fairport Harbor)
- Museum of Science Fiction and Fantasy (Cleveland)
- Berea City School Libraries (Highland Heights)
- Ontario House Center Study (Cleveland)
- Ohio Night Academy (Cleveland)
- Cleveland Music School Settlement (Cleveland)
- 550 Plaza Square (Cleveland)
- Western Reserve Historical Society Master Plan (Cleveland)
- North Coast Harbor (Cleveland)
- Sandifer Plaza Inn (Dayton)
- WCA Ohio Educational Center (Cleveland)



LIGHTTOUCH Interior walls of the new homes are white, enhancing the effect of skylights.

international churches such as Karama Mission Church (Johannesburg, Africa), and Ottawa United Methodist Church (Ottawa, Canada).

This led to new opportunities for schools, and eventually government and commercial buildings.

Richard Fleischman Architects has won hundreds of international, national and regional awards, including the Gold Medal Award from the American Institute of Architecture (AIA) in Ohio.

The use of space has dominated Fleischman's work. "Connectivity doesn't make great quality," he says. "Quantity you measure, quality you have to understand." These maxims are as true today as they were in the Gilded Age and before.

"There were a lot of great houses along the shore line," Fleischman says, bringing his attention back to Beverly Bluffs Estates. "All classics that people try to emulate today."

When the Pukans property became available for sale in the late 1990s, a local bank told Fleischman they would lend him the \$5 million he needed to purchase it if he could find buyers for three of the lots. It didn't take him long

to find the three buyers among prominent Clevelanders who were familiar with his work.

"If you have a place and an idea, the money always follows," Fleischman says.

Fleischman restored the 44-room Pukans home to its original glory.

The entrance to the estate on Lake Shore Boulevard now has a red brick driveway that leads to a detached driveway through entrance. A large chandelier hangs above the entrance arch. Several large flower vases also decorate the front entrance.

The main garage, positioned at a right angle from the entrance, has been restored to include a ceiling length glass wall.

The house's front foyer leads to a series of sunrooms, libraries and ample views of the lake. Most of the rooms have tiger oak walls, many of which are curved, enhancing the sense of depth. The rooms have been furnished with Hudson style furniture, providing a strong sense of comfort.

The east side of the two-story house leads to the massive common lawn, which merges with the lakeside Bluffs. There is a large square, concrete pond next to the house that is the summer

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time is covered with cottontails and water lilies.

There are five dormer windows on one side of the roof, giving views of the lake, and three white, gold-capped chimneys.

The rooms feature numerous paintings and sculptures, and have hosted many fund raising parties for local charities.

A new residential community

Fleischman, acting as designer, developer and general contractor for the seven new homes, installed a stone retaining wall on the western portion of the property and a service road. Each new home was strategically positioned along the slope of the property so that no home blocks any home's view of the lake and the surrounding area. The first new home was completed in 1992.

The new homes are multi-level, three-story stucco structures with pitched glass and cement tile roofs with floor-to-ceiling glass windows.

Most of the new homes also have atrium ceilings. These are intended as futuristic buildings with the same timeless quality as the older majestic Pickans home.

Like the historic Pickans home, the newer homes are designed to inspire the leaders of the next generation.

Three new homes are constructed on a steel scaffold measuring 60 feet by 32 feet or 80 feet by 32 feet. Each features its own composition of bedrooms, kitchens, sky lights, balconies, fire places, bath rooms, guest rooms, open spiral stairwells, and common areas. All rooms have window lighting and state-of-the-art accoutrements such as three-story elevators and jacuzzi tubs. All have dry-wall construction on top of plywood.

The new homes have big rooms that open onto each other enabling movement between spaces.

Skylights allow natural light to permeate all of the rooms, including the basements. The interior walls are white, enhancing the light. "Light is an art form," Fleischman says.

Homeowners select their own landscape plans, although the master plan includes a variety of plants and shrubs with no large specimens to block the exterior design.

Future plans include an outdoor Greek theater in the common lawn area overlooking the lake where the residents will enjoy private performances.

Matching owners' needs

One work in progress, a home that Fleischman titled "the basilica," features two pipe organs built into the north

"These houses represent a passion.... They demand a proactive reaction. The best thing is that they are never boring."

Richard Fleischman
Architect

and south walls. Each is 40 rank; one is English and the other is German.

Another home has a sloping, decorative treated pine grid that extends over an outdoor patio area, mimicking a large awning. The adjacent yard has a square shaped fountain with quiet running water.

Another home is being built for an artist and will have an art gallery for displaying her sculpture

Another has an outdoor stairwell leading from the second floor porch, which overlooks the lake, to the ground floor garden and covered first-floor patio.

"Each one is a piece of art," Fleischman explains. "Wherever you go, there's always something to see."

"These houses represent a passion," he continued. "Living, loving, sharing, communication. They demand a proactive reaction. The best thing is that they are never boring."

The same principles can be found in the office Fleischman's company works from on Huron Road in the Playhouse Square area in downtown Cleveland. Fleischman removed the dropped ceilings to create an open space where team members can easily interact. Floor coverings were also removed and the existing maple floors were refinished.

Good urban design must inspire the use of space and attract people, Fleischman says. It is concentration of buildings and people that gives cities their dynamic quality. **P**

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Top 10s of Residential Building

A look at 2007's first-quarter leaders in the Cleveland Metropolitan Statistical Areas

Provided by Trista McClelland, CRM Development Research

Northeast Ohio appraisal firm Calabrese, Racek, & Markos has exclusive and proprietary market research specifically designed for analyzing the residential marketplace. This report has been compiled using data obtained directly from the individual building departments in the eight counties that comprise the Cleveland Metropolitan Statistical Areas (CMSA), including Ashtabula, Cuyahoga, Geauga, Lake, Lorain, Medina, Portage and Summit counties, as well as Stark County. This report covers all housing starts from January 1, 2007 to March 31, 2007. (It does not include any information on apartments.)

CRM Development Research ranks cities, builders, and subdivisions strictly in terms of the number of new homes started and built. This numerical ranking should not be misconstrued as CRM's endorsement of any one particular builder, subdivision or city over another.

As further explanation of category headings, "units" denotes the number of units by permits. **P**

CRM Development Research is located at 1110 Euclid Ave. #300 in Cleveland. Trista McClelland can be reached at 216-696-5442 ext. 403

Top 10 Cities for Housing Starts			Top 10 Home Builders by Housing Starts		Top 10 Subdivisions by Housing Starts		
County	City	Units	Builder	Units	Subdivision	City	Units
Cuyahoga	Cleveland	45	Ryan Homes	327	Westhampton @ Crocker Park	Westlake	34
Lorain	Avon City	43	Oster Homes	36	Willowbrook	Reminderville Village	22
Lorain	North Ridgeville City	43	Coral Company	34	Cobblestone Park	Montville Twp.	21
Medina	Brunswick Hills Township	42	Parkview Homes	28	Shale Creek	York Township	18
Cuyahoga	Westlake	39	Pulte Homes	28	Autumnwood	Brunswick Hills	18
Lorain	Avon Lake City	38	Unmistakably Premier Homes	25	Kensington	Twinsburg Township	17
Cuyahoga	Strongsville	31	Schumacher Homes	15	Hunt Club	Avon Lake City	14
Medina	Montville Twp.	31	Rysar Properties	14	Martin's Run	Lorain City	14
Lorain	Lorain City	29	Petros Homes	12	Heisley Park	Painesville City	13
Portage	Streetsboro City	28	John Hershberger Homes	11	Sandstone Ridge	Berea	12

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Company Profile:

Closet Factory organizes area homes with customized storage solutions

Since 1994, Closet Factory – Cleveland has organized thousands of Northeast Ohio homes by designing, manufacturing and installing custom storage solutions for closets as well as pantries, laundry rooms, home offices, home theater areas and garages.

The national franchise's Northeast Ohio office operates out of a 10,000-square-foot facility located in Parma. Here, employees manufacture custom storage cabinetry using of high quality melamine in a wide variety of colors and wood tones as well as finish solid and veneer wood units.

What makes a genuinely “custom” storage solution? For the Closet Factory team, it means starting from scratch and working with clients to meet their individual needs – and never building the same storage solution twice.

The company breaks down its design process into five key components:

1. Meeting the designer

A Closet Factory expert design consultant performs an initial in-home presentation, informing clients about who the company is and what it does, and answers any questions.

2. Assessing needs and desires

The presentation is followed by a walk-through of the space to assess a client's needs and measure every corner, nook and crevice of a closet or other designated area of a home. The design consultant also takes a personal inventory of everything to be stored there.

3. Creating a custom solution

Then the designer will begin creating a unique solution for the client's storage needs and desires.

4. Choosing a personal style

Once the functional design is complete, the client chooses from a wide range of colors and accessories to create the perfect look to blend the decor. From crisp, white melamine to rich, stained mahogany, the choice is entirely up to the client based on his or her preferred style or finish.

5. Custom building and installing

Once a design is agreed upon, the company builds everything to specification quickly and with care. The final step is a quick and clean installation of the new closet, garage, home office, entertainment center, pantry, laundry room or other unit all of which are backed by a true Lifetime Guarantee. **P**

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Whole-home audio/video solutions take advantage of latest technology

By R. Frank Marsh, Jr. | Photos courtesy of Audio Craft Co., Inc.

You arrive at your home after work. It has been a long day. You enter your foyer to serene music magically emanating from all around you. Your favorite television program is playing in the kitchen as you make a little dinner and retire to the patio where Miles Davis is blowing a solo through discrete all-weather speakers. It's not been such a tough day after all.

Today's homes have become more than just a physical space; they have become a real statement of lifestyle. Not only are homeowners choosing rich colors and textures to create a comfortable nest, but also lifestyle features are playing an ever-increasing role in even

modest size dwellings, creating a retreat from the strain and stress of our everyday lives.

Multimedia rooms have become warm and inviting parts of our livings space. Once relegated to basements or unused bedrooms, lifestyle-enhancing

electronics are blending seamlessly with décor and architecture to create home entertainment options that once were reserved for only the largest estates. Function has met form and allows for maximized enjoyment from every space, indoors or out.

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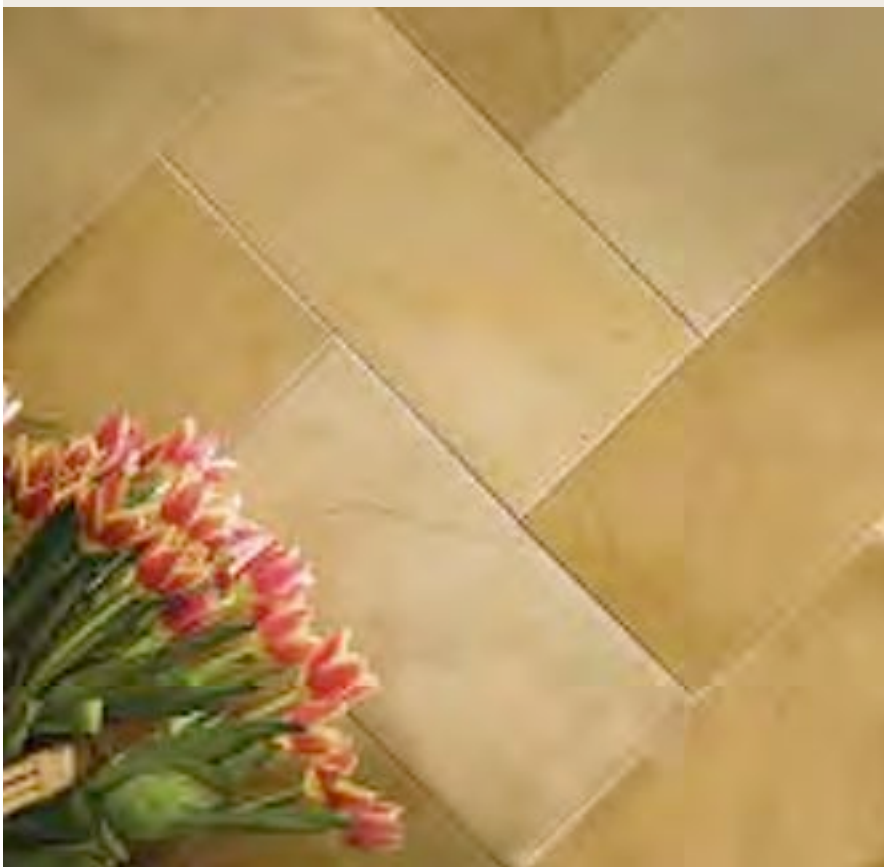
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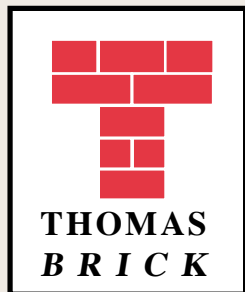
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Distributed audio and video throughout our living spaces is just the beginning. Gone are the days of stacked black boxes and speakers the size of small children. Fashionable furniture options and advanced technology allow homeowners to blend these features into the design of rooms. Speakers have moved from valuable floor space to discretely placed in-wall or in-ceiling options. Multiple remotes are now a thing of the past as touch screens and in-wall control options take over the functions of not only electronics, but also lighting, shade control, and interaction with home climate and security systems.

“Flat screen television, which is the hottest item right now, is just the beginning.” says Wayne Puntel, president of Audio Craft Co., Inc. in Cleveland. “We are providing more sophisticated design services today. Single-room televisions and stereo systems are being replaced by whole-home designs that include multiple rooms, security, lighting and media servers that allow you to create extensive audio and video libraries that can be accessed from anywhere in the home.”

Homeowners are working with professional system designers to create integrated homes that maximize available technology and build in options for future technology development.

“Just as a reputable interior designer would rarely choose colors and fabrics without working closely with their client, the key to a seamless home system is finding an experienced design



SMART SOLUTIONS “Single-room televisions and stereo systems are being replaced by whole-home designs that include multiple rooms, security, lighting and media servers that allow you to create extensive audio and video libraries that can be accessed from anywhere in the home,” says Wayne Puntel, president of Audio Craft Co., Inc. in Cleveland.

and installation company,” Puntel says. “With so many choices, working with an expert can help you eliminate costly mistakes and help you design a system that operates within the lifestyle you live.”

Working to create the integration of home electronics systems begins in the early planning stage of your home’s design. However, with a variety of advanced products available today, an experienced design and installation company that is well versed in retro installations can offer even the oldest home a technology makeover.

To begin your home’s transformation, consult your local expert or check out industry organizations such as Home Theater Specialist of America (HTSA). HTSA offers great tips and consumer

education on the latest technology trends and ideas when designing the perfect lifestyle system for today’s new

and existing homes. HTSA’s consumer website is free and available by visiting www.myhtsa.com. **P**

For more information, R. Frank Marsh, at Audio Craft Co., Inc. in Cleveland, can be reached at fmarsh@audiocraft.com.



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Personalized Luxury

Hennie Homes offers high-end custom homes throughout Cleveland's West Side

By Nancy Loyan Schuemann | Photo by Ken Krych

“We’ll put the best in the house or we won’t build it,” says Rocco H. Puzzitiello, Jr., president of Hennie Homes, Inc. Hennie Homes has been building homes for 57 years with a reputation for quality, innovation and value. When it comes to luxury homes, Hennie Homes is at the forefront. At Lake Forest Reserve in Westlake, custom-built homes from 4,500 square feet on up, priced from \$1.2 million to over \$2 million, are being built on forested home sites up to a half-acre. In the Bella Terra section, elegant traditional and contemporary manor homes are being built to owner’s discriminating specifications.

Old world craftsmanship, such as fine milled woodwork, paneled walls and wainscoting, solid doors, dentil work, pediments over windows, coffered ceilings, custom cabinetry, stone fireplaces, wrought iron rails, arches and pillars distinguish each home and turn it into a masterpiece. Multiple garages, service entrances, elevators, courtyards, high-end appliances, security systems,

in-home theaters and the latest in technology customize each home to the owner’s request.

“We have very intelligent buyers who know what they want,” Puzzitiello says. “We don’t sell our houses by square-foot, we sell what’s in it.”

The average luxury home takes a year to complete after blueprints (owned by the homeowner) are approved. The

process includes reserving a lot (or two), selecting an architect who specializes in the buyer’s style, designing the home within the client’s budget and being guided through the selection of amenities. Every home is unique to the specific buyer.

“Clients come to us,” Puzzitiello says.

Demographics range from young professionals to the middle-aged and older.

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MOVING UP At Lake Forest Reserve in Westlake, custom-built homes from 4,500 square feet on up, priced from \$1.2 million to over \$2 million, are being built on forested home sites up to a half-acre.

With easy access to I-90 and close proximity to downtown Cleveland, nearness to Crocker Park, country clubs and the airport, Lake Forest Reserve is convenient.

Whether constructing a shopping plaza, apartment building, condominium, cluster home or upscale mansion, the same attention to detail and personal service can be expected from Hennie Homes, Puzziello says.

Hennie Homes was founded in 1949 by Rocco Puzziello, Jr. and named after

"We have very intelligent buyers who know what they want. We don't sell our houses by square-foot, we sell what's in it."

Rocco H. Puzziello, Jr.
Hennie Homes

his beloved late wife. Its first development was in Fairview Park. The firm now builds primarily in Westlake, North Olmsted and Olmsted Falls. Current developments include Villas at Falls Pointe II, Willow Woods and Bella Terra at Lake Forest.

What does the future hold?

"We'll still be out building houses," Puzziello says. **P**



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Designated to Deliver

Bob Schmitt Homes becomes first NHQ-certified builder in Ohio

By Dave Larkin | Photo courtesy of Bob Schmitt Homes

Bob Schmitt Homes, Inc., a Cleveland-area custom homebuilder for more than 60 years, is the first Ohio-based, NHQ-certified builder.

NHQ (National Housing Quality) certification is presented by the National Association of Home Builders Research Center (NAHBRC), which is dedicated to locating and recognizing the homebuilders with the greatest quality assurance and customer-based satisfaction. This system certification represents the company's ongoing commitment to improvement and continual customer satisfaction in the home building process.

What does it take to become NHQ certified? Receiving such certification requires a rigorous three- to nine-month process evaluation plan. Training for



BUILDING EXCELLENCE "At Bob Schmitt Homes, delivering a quality home is always our first priority," says Paul Owen, quality/warranty service manager.

all employees is implemented, regular reviews of continual improvement are conducted, and internal audits are completed to ensure quality home inspections. Each home being built has a total of seven inspections. After application for the certification, an NAHBRC auditor will schedule an on-site, two- to four-day system audit. If approved, the homebuilder then becomes certified.

In addition to the audits, the homebuilder is required to write a quality manual outlining its operating rules and regulations. Maintaining the NHQ Certification requires an annual audit by an NAHSBRC expert. Quality representatives continue to manage this process by holding quarterly updates.

"At Bob Schmitt Homes, delivering a quality home is always our first priority,"

says Paul Owen, quality/warranty service manager. "We are committed to continuously improving our company and our process, and exceeding the expectations of our customers".

By having a continuous watch over the production of the company's homes, this certification helps reduce the amount of warranty calls and shorten the building cycle time. This formal system also enhances cooperation among contractors as well as improves customer satisfaction long after the building process is completed.

Paul Owen recalls a lesson taught to him by company founder Bob Schmitt many years ago.

"A reputation is easier to keep, than to rebuild," he says. "This is a responsibility that the entire Bob Schmitt Homes team takes very seriously."

Currently, Bob Schmitt Homes is developing the 520-acre Ridgefield Neighborhood, located in North Ridgeville. Of the 1,000 new homes planned, nearly 500 are already occupied. The vast project will include over 100 acres of beautifully landscaped park area.

For more information on Bob Schmitt Homes, visit the company online at www.bobschmitthomes.com. **P**

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Project Profile:

Cattman Company transforms home into "Mediterranean wonderland"

By Dave Larkin | Photos courtesy of Cattman Company, Inc.

You are looking at a one-of-a-kind Mediterranean wonderland of premium, solid granite flooring and ceramic inlaid tile carefully installed throughout a two-level, 8,000+-square-foot residence in Westlake, completed in May of last year.

"Participating on this ambitious new home design was a real pleasure, because the husband and wife were very knowledgeable about what they wanted," says Catalin Oprean, owner of Cattman Company, Inc., the flooring installer for the project. "We worked closely with them to make it look just the way they wanted. Besides the kitchen, bath and other interior floors, we also installed porcelain tile for a back patio, front patio and front driveway area.

The owners are extremely pleased with their new home.



TOP-QUALITY TILING The porcelain kitchen floor tile is composed of 18" x 18" squares with red limestone inlays. A line of matching tile borders the ceiling.

"We think that Catalin is a real artist and very talented," says the home owner. "Our kitchen, baths – all the floor and wall areas look just the way we hoped."

Cattman Company, Inc., based in Westlake, provides a variety of services,

including granite, marble, ceramic and natural stone flooring, bathroom remodeling, fountains, pool tile installation, stone restoration and more.

For more info, visit Cattman Company online at www.cattmantile.com. P

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PN-S0710049

BUS TRANSFER TERMINAL

Akron, OH (Summit Co.) E. Bartges St & S. Broadway

ESTIMATED AMOUNT: \$16,300,000

CONTRACTING METHOD: Public Bids

STATUS: Project is in design phase; bidding possible late August early September 2007.

OWNER: Metro Regional Transit Authority
416 Kenmore Blvd.

Akron, OH 44301
www.akronmetro.org
(330) 762-7267

ARCHITECT: GPD Associates - Akron

520 S. Main Street #2531

Akron, OH 44311

www.gpdco.com

(330) 572-2100 FAX (330) 572-2101

DETAILS: 8 acres; 12,000-14,000 SF; sprinkler system; awning columns; concrete; metal cables; windows and doors; hardware; electrical; lighting; HVAC; plumbing; glass and glazing; wood and plastics; finishes; toilet and bath accessories; specialties; additional details to be determined.

PN-S0711081

MADISON WOODS

Bentleyville Village, OH (Cuyahoga Co.) 6029
Chagrin River Rd

CONTRACTING METHOD: To Be Determined

STATUS: Developer seeking preliminary site plan approval; bid schedule to be determined.

DEVELOPER: JETA Enterprises
29300 Aurora Road
Solon, OH 75225
(440) 349-9000

DETAILS: 24 cluster-type homes; sitework; thermal and moisture protection; foundations; wood and plastics; windows and doors; finishes; specialties; HVAC; electrical; plumbing; additional details to be determined.

PN-S0711072

NEW LIBRARY

LaGrange, OH (Lorain Co.) 303 E.

CONTRACTING METHOD: Public Bids

STATUS: Owner has recently purchased site; project could be a few years away.

OWNER: Elyria Public Library
320 Washington Avenue
Elyria, OH 44035
(440) 323-5747

DETAILS: SF to be determined; sitework; concrete; masonry; metals; wood and plastics; siding; roofing; doors and windows; glass and glazing; painting; carpeting; terrazzo and tile; plumbing HVAC; fire protection; lighting; electrical.

PN-R0814004

ADVANCE AUTO PARTS STORE

Oberlin, OH (Lorain Co.) Route 58

ESTIMATED AMOUNT: \$1,000,000

CONTRACTING METHOD: Developer Subcontracts

UPDATE: Announcing estimated amount; developer still waiting on drawings; bid schedule to be announced.

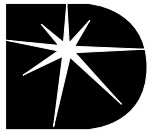
OWNER: Advance Auto Parts
P.O. Box 2710
Roanoke, VA 24012
(540) 362-4911

DEVELOPER: WXZ Development
22720 Fairview Center Drive
Suite 150
Fairview Park, OH 44126

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DETAILS: Approx. 7,000 SF, one story; sitework; site utilities; concrete slab-on-grade; split faced CMU; EPDM; glass and glazing; thermal moisture protection; gypsum board; aluminum storefront; tempered glazing; steel doors and frames; plumbing; wall mounted electric cooler; electrical; emergency exit lights; sprinklers; acoustical ceiling; rooftop HVAC unit; lighting; tile floor; dock door; signage.

PN-50131007

SECURITY SELF-STORAGE COMPLEX

Westlake, OH (Cuyahoga Co.) Bradley and Clemens Rd.

ESTIMATED AMOUNT: \$5,000,000 to 7,000,000

CONTRACTING METHOD: C.M. Subcontracts (By Invitation Only)

UPDATE: Project is on hold.

OWNER: Security Self Storage Ltd.
355 Bishop Rd.
Cleveland, OH 441431447
(440) 684-9393

ARCHITECT: Hengst-Streff-Bajko Architects
1250 Old River Rd. #201
Cleveland, OH 44113

(216) 586-0229 FAX (216) 586-4400

C.M.: To be announced

DETAILS: 150,000 SF; 5 acres; designed to replicate Main Street USA; climate controlled units; an alarm system for each unit; vaults for wine storage; a large conference room; a clock tower; sitework; concrete; masonry; metals; wood and plastics; siding; roofing; doors and windows; glass and glazing; painting; carpeting; terrazzo and tile; plumbing HVAC; fire protection; lighting; electrical.

PN-50619002

VELODROME

Cleveland, OH (Cuyahoga Co.)

ESTIMATED AMOUNT: \$9,000,000 - \$14,000,000

CONTRACTING METHOD: To Be Announced

UPDATE: Owner is negotiating site; owner is seeking grant money and conducting a fundraising campaign; planning is preliminary; completion of Phase I possible 2008; completion of Phase II possible 2009.

OWNER: Fast Track Cycling Coalition
P.O. Box 7700882
Cleveland, OH 44114
www.fasttrackcycling.org
(440) 668-5533

C.M.: To be announced

DETAILS: 135,000 SF; Greek style agora building; seating for 2,500 indoors and 2,500 outdoors; 52,500 SF 250m banked wood track w/ 45-degree slope; 100,000 SF 333m banked asphalt/epoxy track with grandstand seating outdoors; 1,800 SF 111m unbanked wooden oval; 90m archery range; site work; windows and



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PN-R0508043

JUSTICE CENTER

Berea, OH (Cuyahoga Co.) 566 Front Street

ESTIMATED AMOUNT: \$5,000,000

CONTRACTING METHOD: Public Bids

UPDATE: Announcing location and addition to details; planning is preliminary; owner is reviewing options.

OWNER: City of Berea
11 Berea Commons
Berea, OH 44017
www.bereaohio.com/
(440) 826-5800

DETAILS: 1.9 acres; 20,000 SF; sally port; metal detectors; holding cell; conference rooms; site work; landscaping; concrete; masonry; structural steel; thermal and moisture protection; finishes; drywall; painting; HVAC; plumbing; electrical; lighting.

PN-R1030006

MIXED USE DEVELOPMENT

Cleveland Heights, OH (Cuyahoga Co.) Cedar Road and Euclid Heights Boulevard

CONTRACTING METHOD: To Be Determined


UPDATE: Owner is seeking grant funding to conduct a traffic study; project is several years away.

OWNER: City of Cleveland Heights
40 Severance Circle
Cleveland Heights, OH 44118
www.clevelandheights.com
(216) 291-3737

CONSULTANT: Allegro Realty Advisors
8111 Rockside Road, #250
Cleveland, OH 44125
(216) 524-0710 FAX (216) 524-0711


DETAILS: Four acres; possible retail buildings, condominiums, office space and a hotel; sitework; excavation; structural and misc. steel; wood and plastics; doors and hardware; glass and glazing; mechanical; electrical; plumbing; painting; floor coverings; drywall; insulation; metals; finishes; HVAC.

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ADVERTISER INDEX

Absolute Roofing Inc.....	22	Health & Fitness Equipment Centers	69
Active Plumbing Supply Company.....	24	HMH Restoration Ltd.....	11
AIA	47	Indy Equipment & Fabricating.....	4
Akers Signs.....	61	Infinity Construction	18
All Erection Crane.....	2	J. A. Barnett Realty Group, Inc.	49
Alphonso & Sons, Inc.....	20	J.V. Janitorial Services, Inc.....	76
Anderson-Bolds, Inc.....	26	JACCO & Associates Inc.....	44
Art Window Shade & Drapery Co.....	61	Jance Construction, LLC.....	75
ATC Associates, Inc.....	78	Joseph Myers Architect	30
Atwell-Hicks	80	Korfant & Mazzone Construction	69
Audio Craft.....	67	Krill Company, The.....	50
Baywest Construction Group, Inc.....	35	KS Associates Inc.....	25
Beyer's Snow Biz Inc.....	22	Kurtz Bros.....	14
BOMA Greater Cleveland	77	Lake Erie Winnelson	67
Bowen, Richard L. + Associates, Inc.....	3	Lisco Heating & Cooling, Inc.....	57
Brennan & Associates	13	Lucky Sand & Gravel Co.....	50
Bruder Building Materials, Inc.....	44	Mason Structural Steel, Inc.....	30
Buckeye Sweeping, Inc.....	26	McConnell Excavating, Ltd.....	57
Carey Roofing Corporation	12	McGraw-Hill Construction Network	46
Carney Construction Company.....	45	Mid State Restoration, Inc.	36
Carron Asphalt Paving, Inc.....	42	Mouldings One, Inc.....	43
Cattman Co. Inc.....	73	Nelson Contracting.....	18
CertaPro Painters.....	62	North Coast Concrete, Inc.....	19
Chas. E Phipps Company, The	45	North Coast Paving	37
Cleveland Chemical Pest Control, Inc.....	59	Ohio Concrete Sawing & Drilling.....	32
Cleveland Engineering Society.....	15	Ohio Paving & Construction	26
Cleveland Quarries.....	7	PCS, Project & Construction Services	20
Clock Electric, Inc.....	50	Pease Photography	76
Closet Factory	65	Pella Window & Door Company/Gunton Corp. 28	
CNC Construction News Corp.....	10	Perrin Asphalt Co., Inc.	25
Columbia Building Products.....	35	Pete & Pete Container Service, Inc.....	31
Com-One Sound, Inc.....	71	Precision Environmental Co.....	9
Construction Employers Association	79	Pring Roofing	71
Corcoran Tile & Marble Company.....	71	ProSource Flooring.....	57
County Fire Protection Inc.....	75	Ptacek, Jim Photography.....	73
Courtad Inc.....	45	RAF Building Maintenance.....	13
Creative Heights Decorating	6	Raymond Builders Supply	32
Crowley Group, The	16	Reliable Snow Plow Specialists.....	74
Crystal Clear Building Services, Inc.....	35	Schuemann Architectural Photography.....	10
Cunningham Paving Inc.....	47	Schulz, Charles Building Company	13
Cuyahoga Siding, Windows & Gutters.....	63	SMPS Northeast Ohio	27
Damschroder Construction, LLC	39	Sobol Sales Co.....	12
Decorative Surfaces.....	62	Space Comfort Co.....	77
Delta Industrial Services, Inc.....	74	Star Design-Build Contractors.....	40
Dr. Senders & Associates.....	25	Stark Group, The.....	17
Dunlop & Johnston, Inc.....	7	Stout, R.B. Inc.	49
Educational Equipment.....	38	Sunray Window Films LLC.....	72
Epic Steel, Inc.....	59	Suntrol Co.....	19
Fleischman, Richard & Partners, Inc.....	54	Thomas Brick Company, The.....	68
GEM Electric, Inc.....	68	Virginia Tile Company	58
Giambone Masonry, Inc.....	49	Warren Roofing & Insulating Co.....	34
Givens Geotech	18	West Roofing Systems, Inc.....	36
Great Lakes Flooring	62	Weston, Inc.....	21
Greater Cleveland Real Estate Organizations	43	Window Cleaning Specialists	30
H Leff Electric	39	Woodhill Supply, Inc.....	16, 32



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