



## SHAKER HEIGHTS

### Landmark Commission 2016 Preservation Awards

Award Presentation: September 26, 2016

Shaker Heights City Hall

#### **MERIT AWARD I** Retention of Original Materials

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##### **14105 Becket Road**

*Original Construction Year:* 1930  
*Original Architects:* Oram and Devney

*Project:* Leaded window replacement  
*Owner:* Edith Morris  
*Project Contractor:* Disaster Pro International

A fire destroyed three prominent leaded windows on this home, but replacing them was complicated by their non-standard sizing. New window frames had to be built and custom windows ordered. A specialist then applied lead caning before the new windows were installed.



#### **MERIT AWARD I** Retention of Original Materials

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##### **18513 Van Aken Boulevard**

*Original Construction Year:* 1924  
*Original Architect:* Bloodgood Tuttle

*Project:* Roof replacement  
*Owner:* Sherry and Ronald Ulrich  
*Project Contractor:* Lally Construction

After an impressive 90 year run, the original roof of this home no longer performed adequately. The south and west sides of the wood shingle roof, which were most exposed to sun, needed replacement due to leaks. While the north and east sides remain for now, the homeowners plan to replace them with new wood shingles and copper flashing in the next several years.





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### **MERIT AWARD I** Retention of Original Materials

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#### **3645 Norwood Road**

*Original Construction Year:* 1941  
*Original Architect:* Leonard Broida

*Project:* Slate roof replacement  
*Owner:* Thelma and James Swafford  
*Project Contractor:* Shake and Slate Works

A leak signaled the end of the line for this home's slate roof. Instead of replacing it with asphalt shingles, as one contractor suggested, the homeowners were committed to using the original material. A new Vermont slate roof is now installed on the home.



### **MERIT AWARD I** Exterior Restoration

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#### **Saint Dominic Church**

*Original Construction Year:* 1948  
*Original Architect:* William Koehl

*Project:* Steeple restoration  
*Project Contractor:* Eagle Design and Construction

Maintenance of a structure's aging historic elements is important, but is difficult to perform on a steeple fifty feet above the ground. Saint Dominic Church and their contractor worked with the City of Shaker Heights' Landmark Commission to select modern materials for repairs to the steeple that minimize maintenance and still maintain the iconic look of this important building element.





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### **SPECIAL AWARD I** Adaptive Reuse

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#### **16005 Chagrin Boulevard**

*Original Construction Years:* 1949; 1958 addition  
*Original Architects:* Louis Skolnik; Howard Greene (addition)

*Project:* Building conversion  
*Owner:* Compass Self Storage / Amsdell Companies  
*Project Architect:* Chuck Miller  
*Project Contractor:* Construction One, Inc.



This property, a former car dealership, was vacant when Amsdell Companies developed an interest in it: self-storage facilities can be a good fit for old car dealerships. This conversion respects the site's heritage while taking advantage of its assets. Elements like the aluminum façade accent and the show room's terrazzo flooring were retained, and the service bays were repurposed for storage.



### **HONOR AWARD I** Excellence in Stewardship

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#### **18432 Lynton Road**

*Original Construction Year:* 1925  
*Original Architect:* Monty Copper

*Project:* Timber and gutter replacement  
*Owner:* Cynthia and Don Czapski  
*Project Contractor:* Cleveland Slate & Copper, Inc.



Over the years, the Tudor half timbers of this home deteriorated. Some of these timbers were poorly repaired, resulting in an unsightly juxtaposition that didn't live up to the home's elegance and original craftsmanship. Mr. Czapski replaced the timbers with boards he cut and stained. Then the homeowners had the non-original gutters replaced with a historically appropriate half round copper system. The owners also received a preservation award (distinguished landscape category) in 2013.





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### HONOR AWARD I Exterior Restoration

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#### 18726 Winslow Road

*Original Construction Year:* 1929  
*Original Architect:* Fox, Duthie, and Foose

*Project:* Comprehensive renovation  
*Owner:* Allison Hart  
*Project Contractor:* Property Improvement Specialists, Inc.



This property, a foreclosure, was previously overgrown and had significant deferred maintenance. It also displayed architecturally inappropriate details like an abundance of lattice, an aluminum porch roof, and a red metal guardrail. As part of its restoration, the porch roof, second floor porch, metal railing, and driveway were all replaced. Overgrowth and lattice were removed, and 39 of the home's 41 windows were taken out of their frames, re-glazed, and repainted.



### HONOR AWARD I Excellence in Stewardship

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#### 18550 South Woodland Road

*Original Construction Year:* 1931  
*Original Architect:* Chester Lowe

*Project:* Comprehensive renovation  
*Owner:* Christine and Michael Peters  
*Project Architect:* Matthew Wolf  
*Project Contractors:* Coventry Land, Exact Roofing, Jurrus Plaster and Stucco, Northern Lights Stained Glass



This project featured extensive restoration work on a previously distressed property. The slate roof was repaired and copper flashing, valleys, gutters and downspouts installed. Parts of both chimneys were rebuilt to match their original design and much of the stucco was redone. Many Tudor-style cedar timbers were repaired or replaced, and ten leaded glass windows were removed and rebuilt. The driveway was replaced and the backyard restored by removing a non-original pool. Energy efficiency improvements came through installation of a geothermal heating and cooling system, extensive insulation, and interior storm windows.



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Interested in nominating a project for the 2018 Preservation Awards? Please contact Christian Roadman at [christian.roadman@shakeronline.com](mailto:christian.roadman@shakeronline.com) or 216-491-1433