



HERITAGE OHIO

Vital Places. Vibrant Communities.

846 1/2 East Main Street
Columbus, OH 43205

Office 614.258.6200

heritageohio.org

2011 AWARD WINNER

BEST COMMERCIAL REHAB

THE THEKEN TERMINAL BUILDING AKRON, OHIO

In an attempt to honor the people, places, and projects that exemplify growth through preservation and revitalization, Heritage Ohio granted the 2011 Annual Award of Best Commercial Rehabilitation to Randy Theken for his renovation of the The Theken Terminal Building. The project resulted in space for the offices and labs of Theken Spine in a building with distinct historic character.

Entrepreneur Randy Theken purchased the former Akron-Fulton International Airport Administration Building in 2005 with two goals. The first objective was the acquisition of a new office and lab space for his firm, Theken Spine. Theken's second intent was to restore this Akron landmark to its former state of beauty and vitality. The Akron-Fulton International Airport Administration Building was initially constructed as an airport for rigid frame lighter-than-air ships (built in the nearby Goodyear Air Dock); it exemplified the exciting possibilities of air crafts. However, the building lost much of its commercial use as airplanes emerged as the primary means of air travel. Despite more extensive damages than initially expected, Theken, job superintendent Brett Haverlick, and architect Anthony Luketic painstakingly restored the lost details of this art deco edifice. This renovation demonstrates the opportunity of respecting historic integrity during a commercial rehabilitation.



CONTACT INFORMATION AND PROJECT DETAILS

ARCHITECT/BUILDER

Anthony Luketic

4534 New Milford Road
Rootstown, OH 44272

P 330.325.1328

archluketic@sbcglobal.net

OWNER/DEVELOPER

Randy Theken

BUILDING DESCRIPTION

Historic Name: Akron-Fulton International
Airport Administration Building

Address: 1800 Triplett Blvd, Akron, Ohio
44306

Size: 15,464 square feet

Architectural Style: Art Deco

HISTORIC/RENOVATION RECORD

Date of Construction: 1931

Previous Renovations/Additions:

National Register:

LOCATION

Position within Community: The Theken
Terminal Building is now the focal point of
the circle at Triplett Boulevard.

RENOVATION DESCRIPTION

State of building prior to renovation: The building previously housed a restaurant. Water damage and structural issues were present. Many architectural details had been lost.

Description of renovation process: Restoration of lost architectural details was a driving force in this project. Original blueprints, historic photographs, and on-site exploration were utilized to bring this building as close to its original state as possible.

Strategies or state/local policies utilized in renovation: The alternative compliance section of the Ohio Building Code (OBC 3410), as well as now standardized State legislation concerning alterations to existing buildings were applied to the renovation of Jones. By doing so, the architect avoided the cost of enclosing existing stairways.

RENOVATION SUCCESSES

Mechanical/HVAC: The most expensive aspect of the renovation, \$4.4 million was used to install new heating and cooling systems.

Electrical: The school's outdated electrical system was totally replaced allowing teachers safe usage of modern technology and educational equipment.

Disabilities Act compliance: Classroom doors and lockers were fitted with ADA compliant hardware. An elevator was installed within an existing chimney shaft.

Technology integration: Every classroom has a minimum of one 25" television capable of projecting computer images and a minimum of three computers with Internet access. Additionally, the school provides four computer labs offering both Macintosh and Windows formatted technology with Internet access.

Adaptation to commercial needs: Classroom size was increased substantially, which had been a frequent criticism of the building. Furthermore, to satisfy the innovative educational philosophy of the school, the architect created separate educational communities within the school, one informal and one traditional.

Sustainable practices: The new light colored roof membrane reflects heat. High efficiency heating and cooling systems were installed, in addition to new insulated glass windows. This renovation project also utilized local suppliers and artisans.

Other/unique renovation successes: New lamp posts were custom built by the original manufacturer, Union Metal Company, using archived shop drawings to exactly replicate the originals.