



Rehab + Renewal

Midtown Corridor transformation continues with CAAA renovation

By Mike Petrasek

American International Construction

Cleveland's Midtown corridor, once an area of blight and decaying manufacturing facilities, has in recent years begun a transformation into a thriving center of multiuse activity. Success usually breeds success and with world-class hospital facilities down the road and new high tech companies moving into the area, the Midtown Corridor seems poised for tremendous growth through new development and renovation projects.

One such renovation and revitalization project is Community Action Against Addiction (CAAA). CAAA is a center which administers treatment and therapy for individuals residing in Cuyahoga County who are trying to combat and overcome addiction to heroin and opiates. Located at 5209 Euclid Avenue, CAAA has helped to transform the lives of its clients. Recently, it has transformed its façade and facilities as well.

Constructed in the 1920s, the 24,000-square-foot building was used as

a light industrial and office facility until CAAA moved in during the early '70s. In 2014, Cleveland Architect Kevin Robinette was contacted to develop a plan to revitalize the building's exterior as well as interior, and to provide construction management services.

In the summer of 2015, American International Construction was brought on to restore the exterior façades, which over the years had been coated with various layers of Shotcrete to hide the distressed masonry walls.

"It had been painted with an impervious paint product," Robinette says. "The surface treatment trapped vapor passing through the masonry walls, creating failure of the paint surface. Now, it is covered with pervious coatings to allow for vapor transmissions through the walls."

The two-and-a-half-year project – which faced challenges in maintaining access for a thousand patrons a day while trying to safely remove a crumbling edifice – was successfully completed without issue through the help of CAAA's staff.

Photo by Christian Phillips Photography

Photo by American International Construction



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BROUGHT BACK The building's deteriorating façade (left) required large amounts of masonry restoration, spall repair, window and sealant repairs and decorative enhancements. The facility is now fully renovated (right) and features new entries and signage.

The project scope morphed as the deteriorating façade was unraveled, requiring large amounts of masonry restoration, spall repair, window and sealant repairs and decorative enhancements with respect to façade coatings and metal claddings. New entrances and awnings were installed and a new CAAA logo and sign was unveiled.

"The building has three distinctively different façade treatments

and creating a design that allows for a visually comprehensive design was the most significant challenge" Robinette says.

The building's east-facing façade is highly visible from Euclid Avenue approaching downtown and was a blank surface without fenestration. This was the impetus for creating a large-scale metal façade wall to add color, accent and modernization.

The interior repairs entailed the renovation of the fourth floor for an eight-bed residential facility as well as a fire suppression system, which required intensive coordination with the City of Cleveland's Zoning Commission and Building Department.

Improving conditions

CAAA's Chief Executive Officer Gladys Hall is a dynamic woman who

Proud to have provided the SIGNAGE MARQUEE and CANOPIES at CAAA.



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MIDTOWN MAKEOVER Constructed in the 1920s, the 24,000-square-foot building is one of numerous properties recently renovated in Midtown.

leads the charge in helping clients maintain drug-free, self-sufficient lives and provides a public safety service for the community at large by significantly reducing drug-related crimes.

As the heroin and opiate crisis continues to climb, CAAA has not only improved the lives of those who use the facility in their fight against addiction, but has improved the quality of the neighborhood and its past blighted image.

Situated next to Goodwill Industries of Greater Cleveland and across from The Agora, both of which have been renovated recently, CAAA has most certainly helped improve the look of the Midtown Corridor. (Hall and Robinette have both served the Goodwill Industries of Greater Cleveland, Hall as executive director and Robinette as a board member.)

For American International Construction, the project proved gratifying in providing first-class workmanship and improving the community, one restoration project at a time.

Through the combined efforts of Kevin Robinette, American International Construction and the staff at Community Action Against Addiction, the Midtown Corridor continues to be transformed into a vibrant area for the citizens of Cleveland. **P**

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"KRA is very pleased to have been involved with CAAA staff and congratulate them on a wonderful project."



Congratulations to CAAA, Kevin C. Robinette Architects & American International Construction



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