

CONCORDIA CARE & MARGARET WAGNER HOUSE – BENJAMIN ROSE INSTITUTE

Cleveland Heights, Ohio



Herman Gibans Fodor, Inc. designed the conversion of the fourth and fifth floors of the Benjamin Rose's Margaret Wagner Nursing Home into HUD Section 202 apartments for the elderly. The building's new layout includes twenty-four suites comprised of eighteen one-bedrooms units and six studio apartments. The work also includes the creation of a separate apartment entrance and lobby on the ground floor, which also houses Concordia Care, a PACE adult day care program. Other elements of the adaptive reuse include the extension of an existing elevator to serve the fifth floor and the conversion of an old linen chute into a trash chute serving the apartment floors. Phase One was completed in November of 2002 with a Construction cost of \$1.5 million. Phase Two will include conversion of second and third floors into thirty-six more independent living apartments.

