



LOBAS ARCHITECTS
COMMERCIAL DESIGN MONOGRAPH

Design Monograph

Selected Commercial Projects
1995-Current

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LOBAS ARCHITECTS have practiced architecture for over twenty years, and throughout this time, encountered clients with need for new buildings, historic preservation projects, and radical adaptations and additions for exiting structures. These have afforded us opportunity for a vast expansion of our knowledge base, which coupled with experiences teaching and traveling abroad, has afforded us a flexible range of building forms and purposes, and an ever growing repertoire of styles,

We look forward to making the next project, the one specific for your needs, one of great value, endurance, and beauty.

1. Church of the Covenant Accessibility - *Cleveland, Ohio*
2. Craftsman Sports Clubhouse - *Dongbu, South Korea*
3. Rocky River Nature Center - *North Olmsted, Ohio*
4. Tuscan Sports Clubhouse - *Las Vegas, Nevada*
5. Modern Bank Renovation - *Caldwell, Ohio*
6. Lake County Courthouse - *Painesville, Ohio*
7. Bar/Hospitality Projects - *Ohio and Colorado Front Range*
8. NURU Cleveland East Hotel - *Euclid, Ohio*
9. Massillon Stone Block - *Massillon, Ohio*
10. Saint Thomas Episcopal Church Preservation - *Alamosa, Colorado*
11. Infinity Sports Complex - *Castle Rock, Colorado*
12. Homes Elevated for FEMA - *Valley View, Ohio*
13. Earthquake Relief Housing - *Rural Tibet*
14. First Ladies Museum - *Canton, Ohio*
15. Various Pool Projects - *Northeast Ohio*



Church of the Covenant

Accessibility Renovations

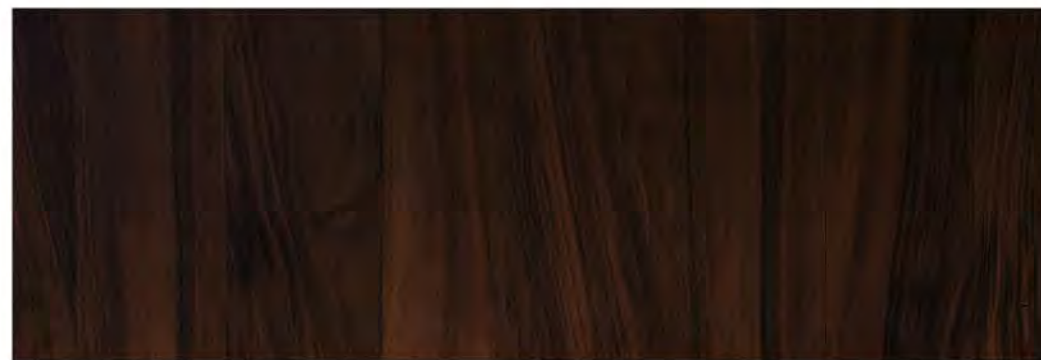
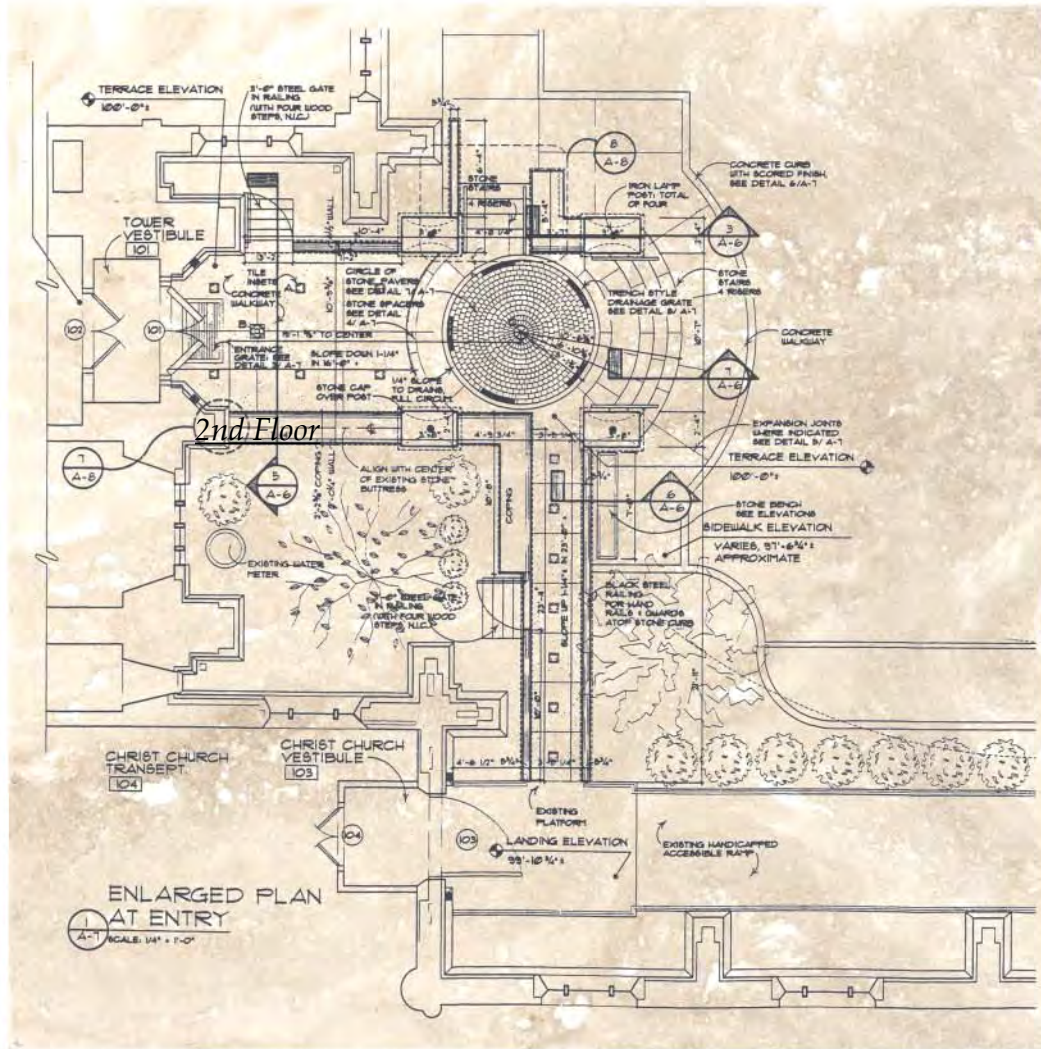
English Gothic Revival Style
Cleveland, Ohio
Built in 1911, Addition in 1997

This Presbyterian Cathedral, a fine example of English Gothic Revival architecture, was designed by renown church architect Ralph Adams Cram and dedicated in 1911.

In addition to cathedrals, Cram is undisputed as the father of Collegiate Gothic architecture, with buildings on the campuses of Princeton University, Williams College, Phillips Exeter Academy, The University of Notre Dame, and Rice University, among others.

The limestone entry terrace at the McGaffin Tower, depicted above, was designed as part of a programme of accessibility renovations. The design includes custom hand-wrought work by local artisans: decorative iron railings and ceramic tile inserts.

Other renovations included a new elevator, a lift, and unisex restrooms, all making the major areas of the church accessible to those with mobility problems.

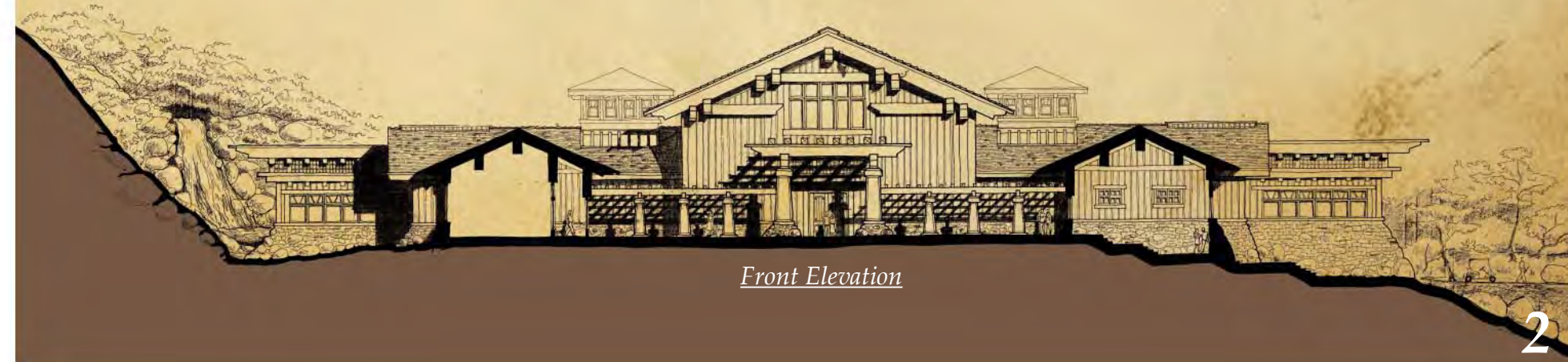


Craftsman Clubhouse

Craftsman Style Design Version
Dongbu, Korea

This project scheme exemplifies the assembly of natural materials, respectful of the long lineage of traditional wood joinery and stone and brick masonry. The style draws from the creative springs of European Arts & Crafts design and American Craftsman style, and Asian residential and temple design.

The spaces in the clubhouse are organized around open-air courtyards to integrate the indoors with the surrounding landscape and complete the inviting scene.



Rocky River Nature Center

Craftsman Expressionist Style

North Olmsted, Ohio

Built in 1969, Renovation in 1998

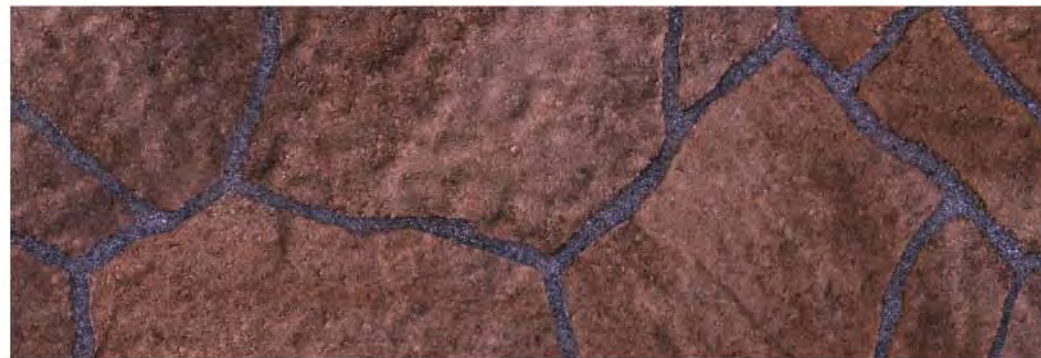
Nestled in the Rocky River Valley, the Cleveland Metroparks Rocky River Nature Center offers views of a 350 million year old shale cliff from a balcony overhanging the river. Several hundred stairs ascend to the top of the cliff, where the vista over the valley is spectacular.

The original interpretive center there was designed in 1969. The project presented craftsman timber detailing in a sculptural modern form, with curving walls, vertical and diagonal wood siding, vast overhanging sloped roof planes, and large expanses of glass.

The addition featured here included administrative space and classrooms, and featured a long series of clerestory windows in a monitor configuration. The design of the curving wing with the monitor skylight was collaborative. The overall feel of the design is understated, not competing with the original.



View overlooking the River



Clockwise from right:
1) Courtyard with administrative addition, with clerestories.
2) Interior with display
3) View from the River



Tuscan Sports Clubhouse

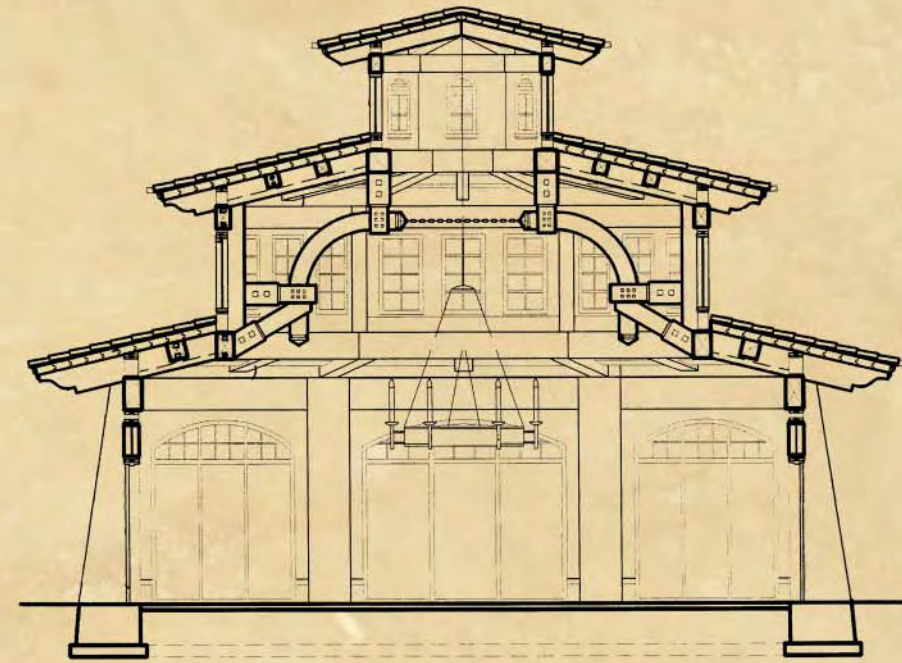
Tuscan Revival Style
Las Vegas, Nevada
Built in 2002

This Hospitality Project is a 30,000 square foot luxury golf clubhouse, replete with locker rooms, a pro shop, a theme restaurant with 19th Hole bar, golf cart storage, and back-of-house facilities. Shaded outdoor living and dining areas allow patrons to enjoy the local climate.

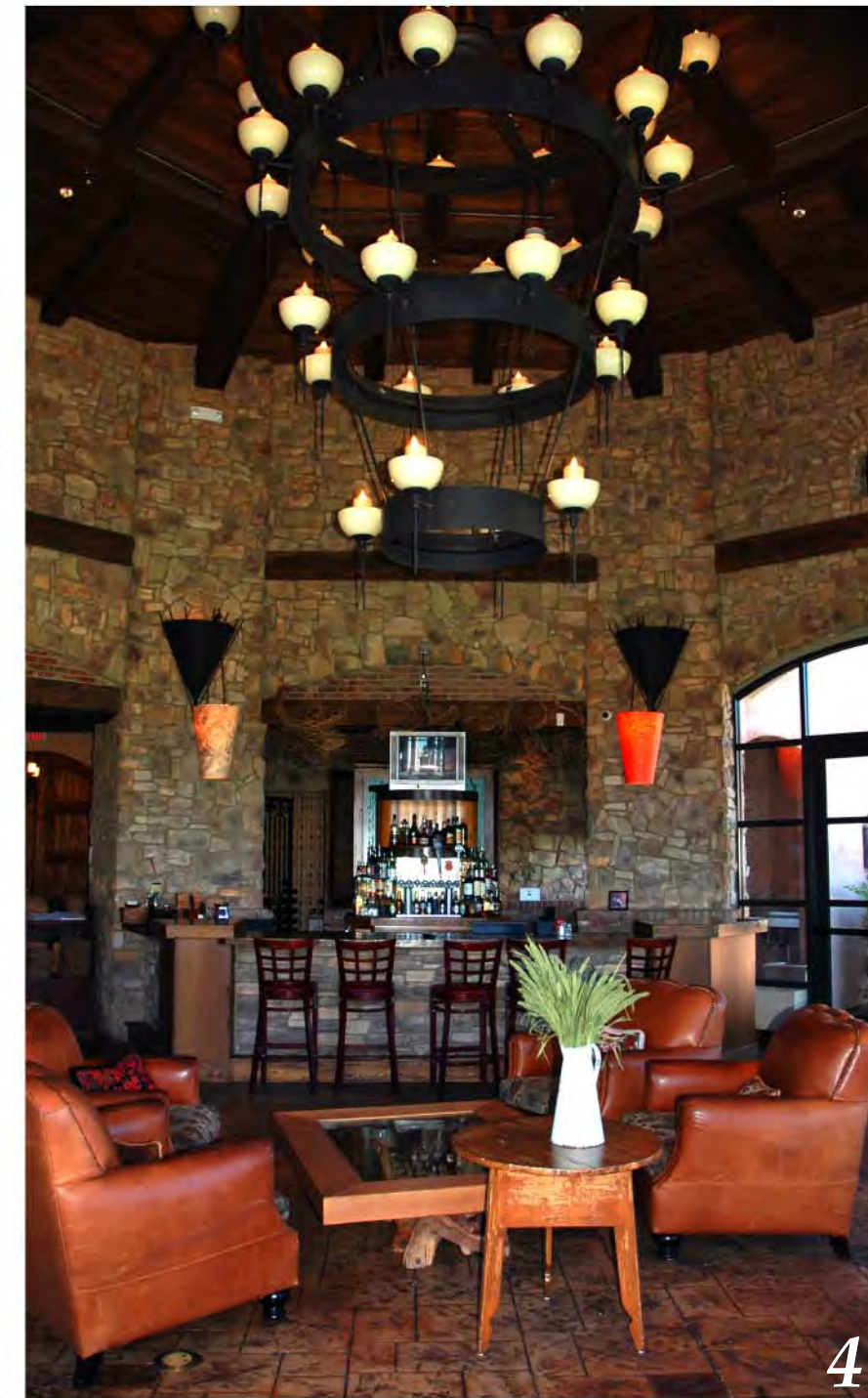
The style is Tuscan, meant to emulate a Tuscan Winery with a high degree of aesthetic verisimilitude. Materials include natural sandstone, stucco, wood timbers, and Italian clay tile.

Tuscany is the region in central Italy known for its diverse landscape of rolling hills, mountains and coasts, and is home to vast olive groves and vineyards. Artistically, it is renown as the birthplace of the Italian Renaissance, and it abounds in great fine art and architecture. Regional design tends to be of simple block masses of stone and stucco with gable, shed, and hipped roofs. The blocks often grow by accretion in each ensuing generation. The American interpretation of the Tuscan vernacular tends to be busier, pronouncing each separate mass, and multiplying the traditional details: arches, stone and wood corbels, ironwork, and terraces.

Mentor: Michael Olsen Collaborator: Boonma Yongprakit



Schematic Design Section



Modern Bank Renovation

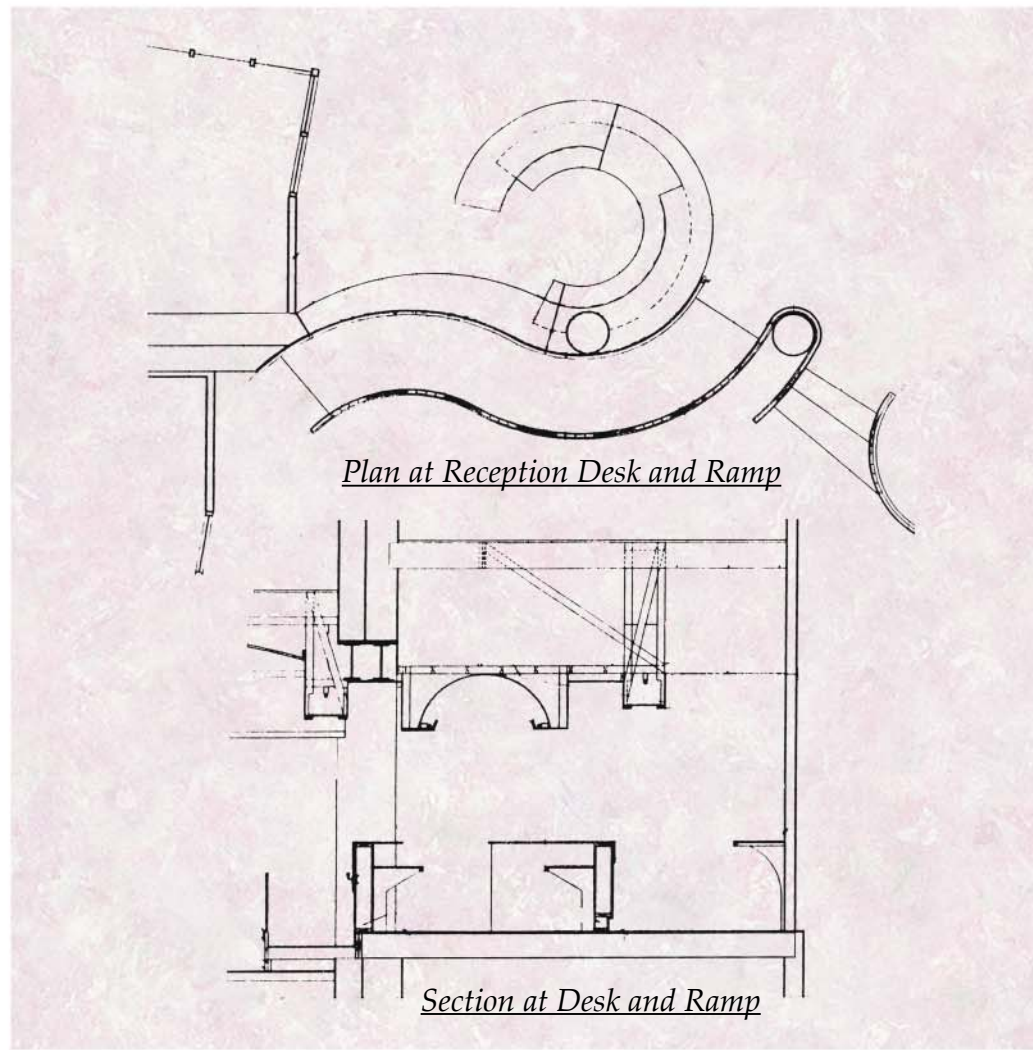
Classical Revival Style / Modern Renovation
Caldwell, Ohio
Built c. 1906, Renovation in 1995

This Main Bank Branch was originally entirely housed in a three-story Classical Revival structure. Prominent features include elegant ionic pilasters, a carved stone frieze, a cornice with dentils, and a highly decorated parapet. The bank occupied the main two floors of the building, approximately 4,000 square feet each, and a local lodge utilized the uppermost floor. Realizing his bank had outgrown its natural boundaries, the bank president opted to expand into the adjacent structure, a brick brownstone with 2,250 square feet, then used as a dress shop.

The expansion presented a design challenge of aesthetically unifying the structures with a subtle yet direct approach, both at the front façade and within.

At the façade, the buildings were interwoven with an undulating glass curtain wall. The interior needed to address a further challenge: an eighteen-inch vertical differential between the main floor levels of the previously independent structures. A curving accessible ramp bridges the two levels; the ramp itself wraps around a round reception desk. Directly above the desk and ramp, a curved soffit spirals upward.

The center of the reception desk is also utilized as the progenitor for the arc of the adjacent teller desks. Curving geometry meshes the two structures together within and without, and joins exterior and interior into a coherent design.

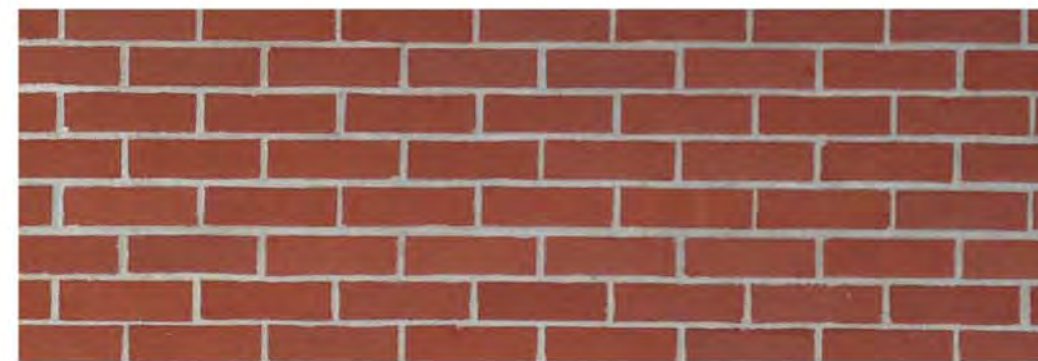
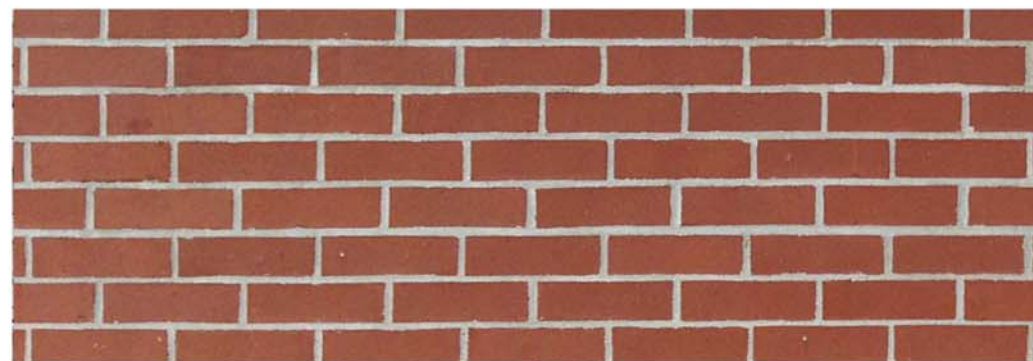
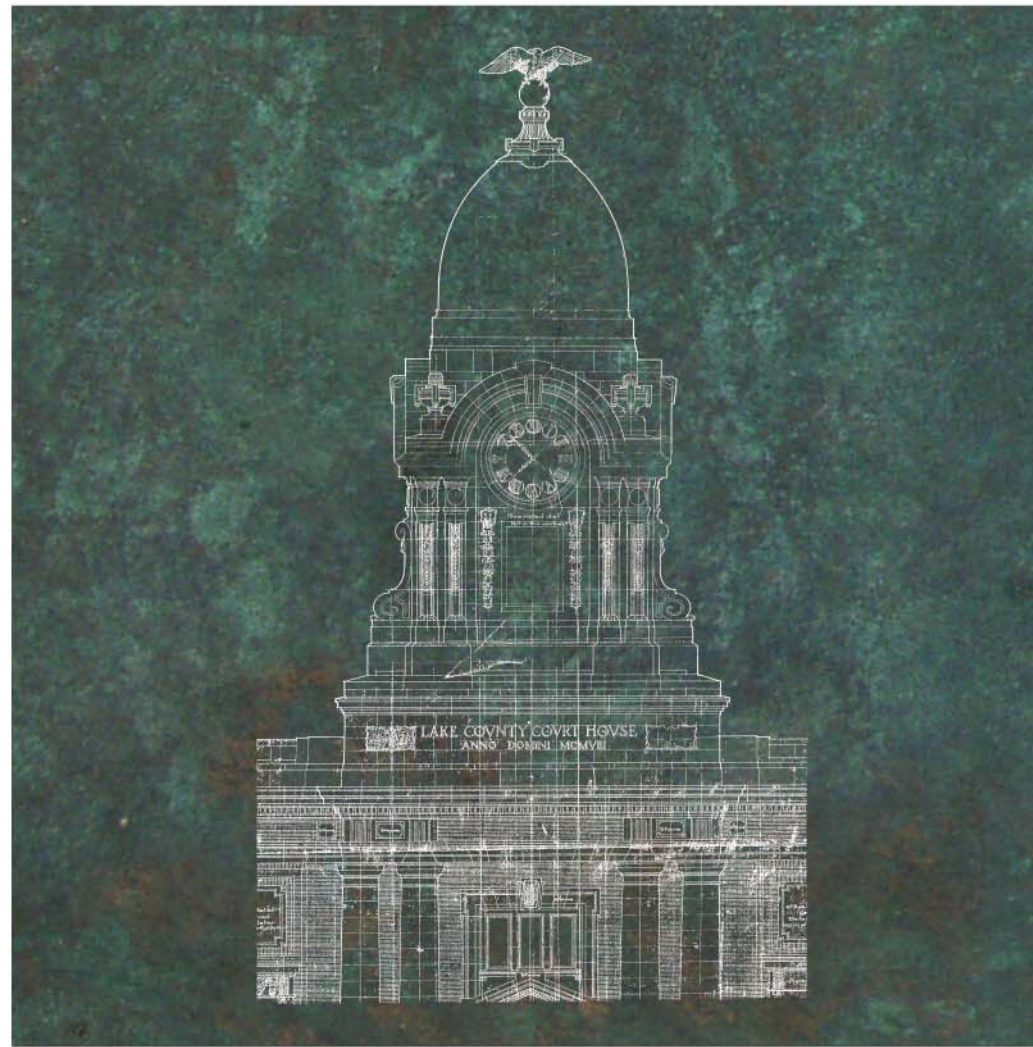


Lake County Courthouse

Beaux-Arts Style
Painesville, Ohio
Built in 1909, Preservation in 2014

This Classical Courthouse was designed in a Beaux-Arts style in 1909 by Cleveland architect J. Milton Dyer, replacing the 1840 Greek Revival building which now serves as Painesville's City Hall. The courthouse was built of Berea sandstone, Tennessee marble, and locally fired brick. It has substantial Doric columns, a sizable entablature, and an attractive clock tower with corner obelisks. At the front entrance, staged as a deterrent to crime, are statues of Cain and Abel. The sculptor Herman Matzen created these with the hope to promote prison reform.

The drawings herein were drafted from original documents in order to demonstrate work necessary to patch the copper dome and secure it against water infiltration. Later the drawings were used for illustrative purposes, including blue, sepia, and a variety of colored renderings.



Bar / Hospitality Projects

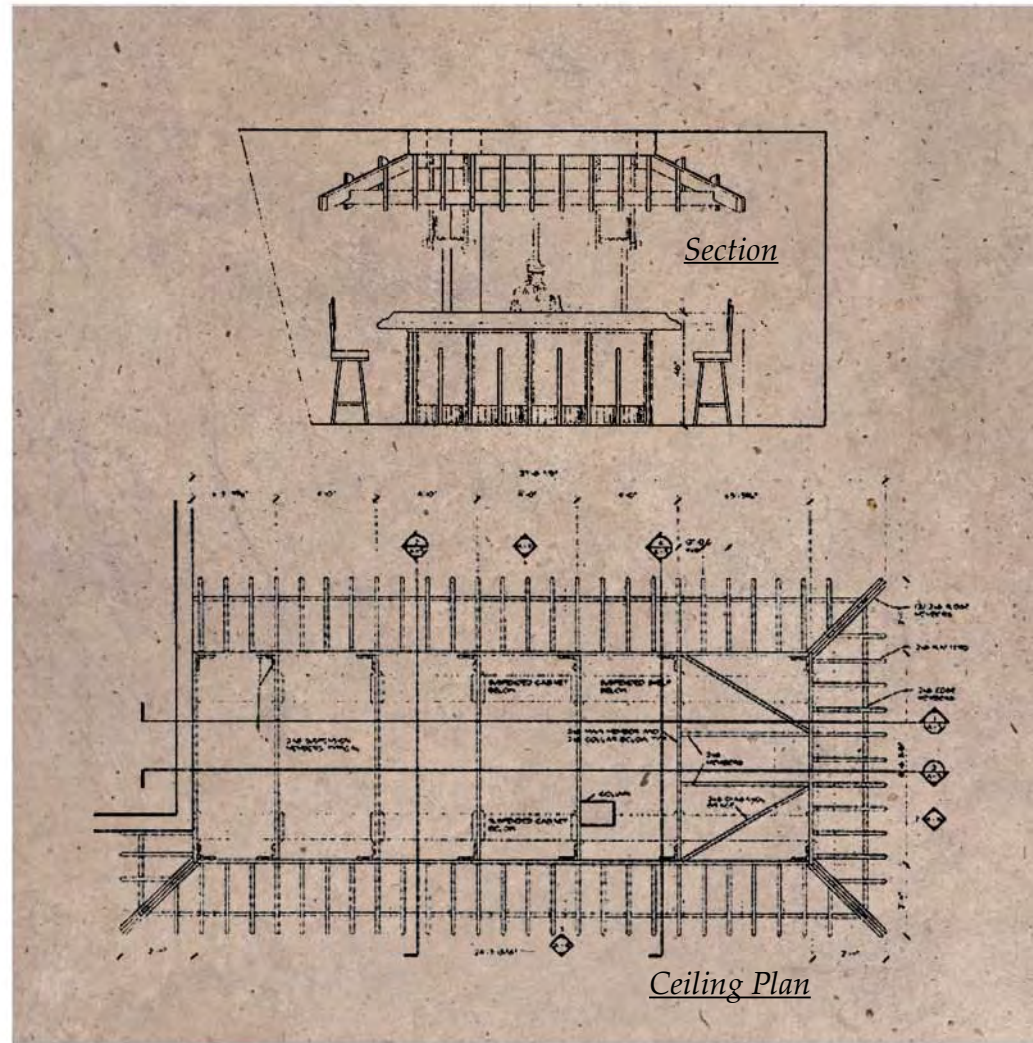
Various Styles
Projects shown in Ohio, Colorado

For the Elks Lodge in Athens, Ohio, the members requested that their bar and restaurant receive a complete overhaul and design update. Previously, the back-bar was sunken and a soffit above the bar was clad in unattractive fading green naugahyde.

Because many of the members of the lodge were blue-collar workers, men who made their living with their hands, a Craftsman style bar and canopy was suggested. The bar and suspended shelving are of oak, and the canopy rafters are of California cedar.

For Kim's Sauces in Castle Rock, Colorado, we strove to contrast pristine and finished modern surfaces with rough and gritty slate and distressed wood. The sauces for Kim's are made directly on-site, and this small retail station is for both displaying and dispensing them.

At El Rodeo in North Olmsted, Ohio we capitalized on the sloped ceiling and the existing decor to create a canopy with wood slats and decorative lighting that delineates the shape of the bar below. Our color palette of greens, reds, and yellows is ideal for this modern suburban Mexican restaurant.



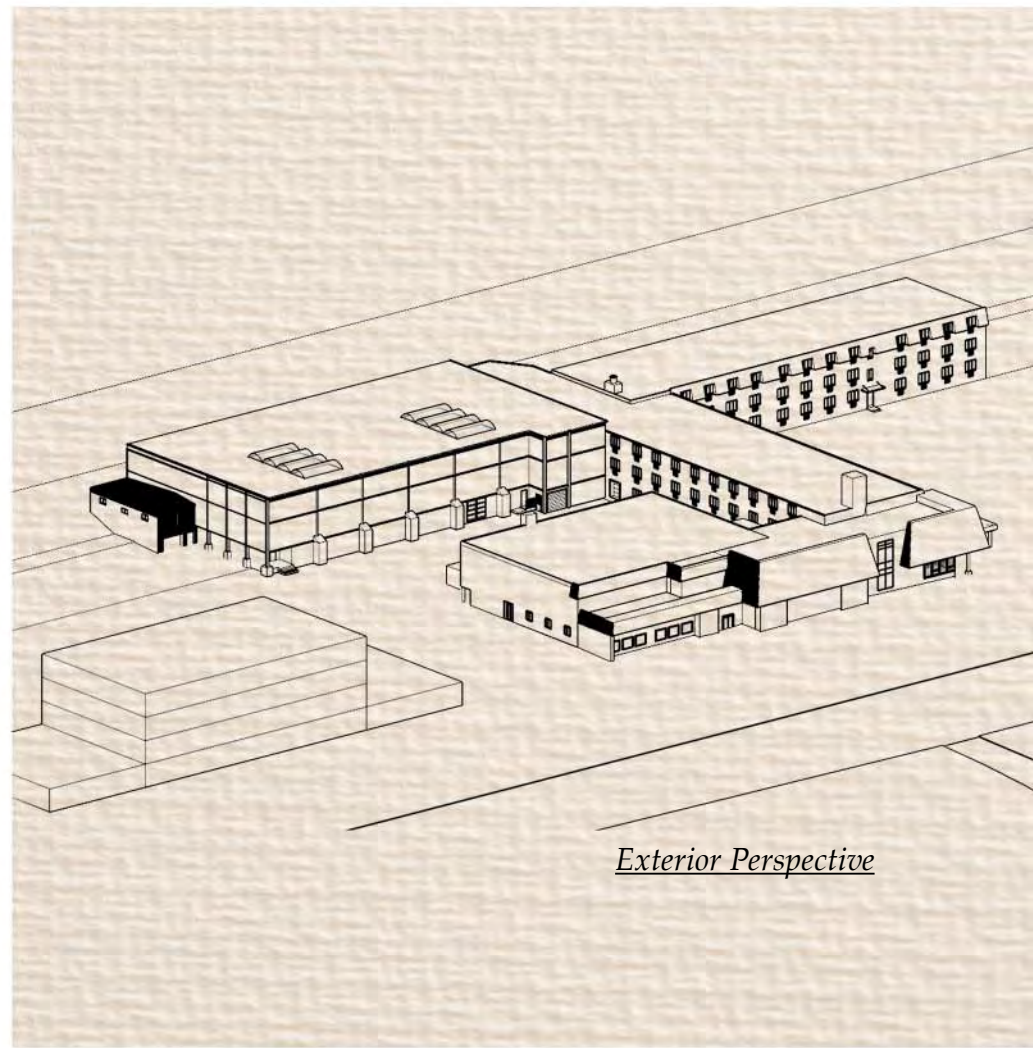
Nuru Cleveland East Hotel

Mid-Century Modern Style
Euclid, Ohio
Built in 1957

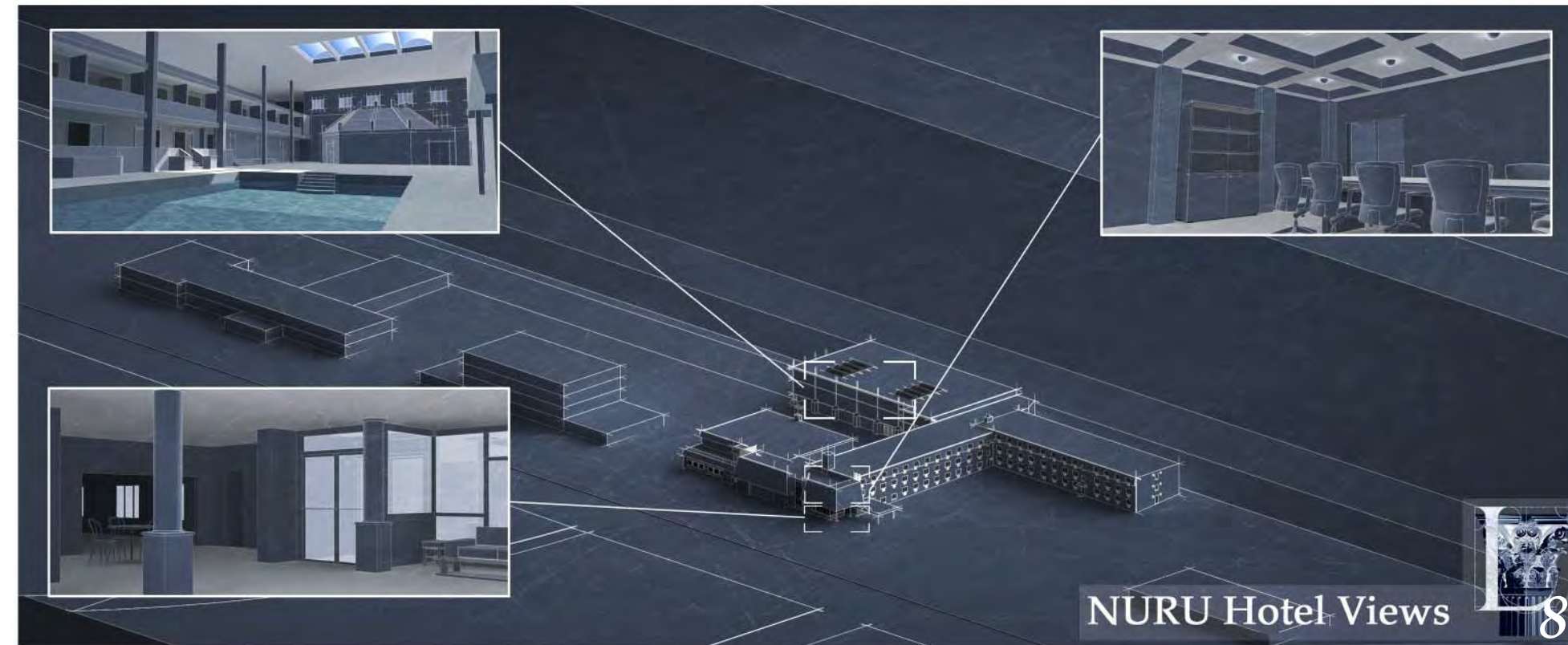
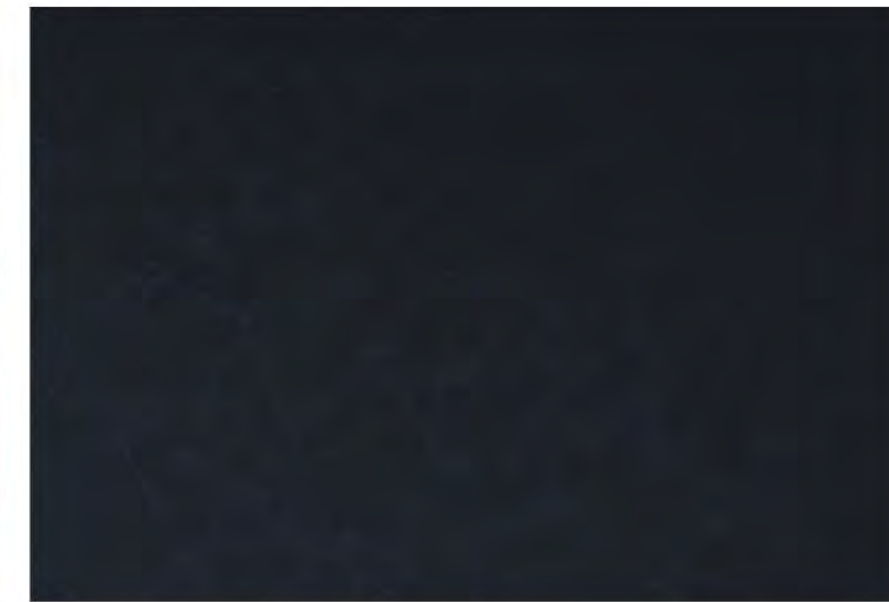
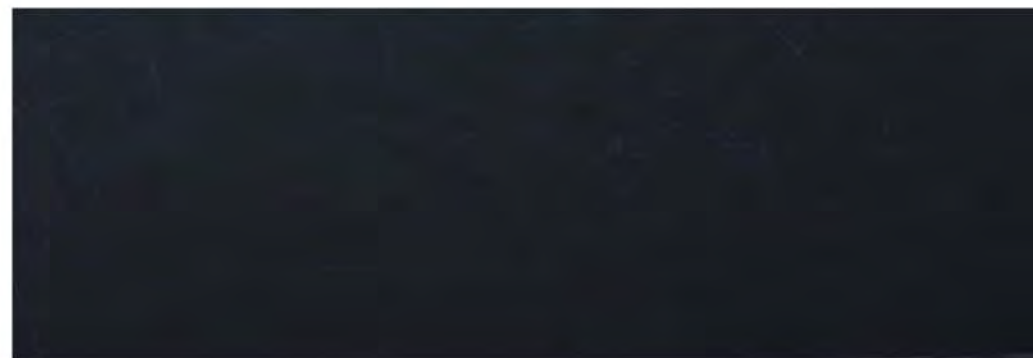
A Postcard from the early 1960s invites tourists to “Enjoy the relaxing atmosphere of the Charter House Motor Lodge, (with a) pool and cabana club, (an) intimate Tavern cocktail lounge and the famous Rib Room. The 150 room motor inn was built to be a “destination in itself” as numerous events, from Saturday night dancing to Thanksgiving dinners were held there, bringing in Euclid’s diverse and harmonious community.

In the 1970s, the club was re-branded the Lake Erie Lodge, and the pool and cabana club, replete with sauna and spa, was covered with a pre-manufactured metal structure and clad in wood. The bar and restaurant and the banquet rooms above were eventually made distinct from the hotel proper, and continued their operation as a new entity, which includes a club now called “Mitchell’s” known for dance nights, parties, and events. During the Lake Erie Lodge incarnation, the hotel was furnished with a deep green standing-seam metal appurtenances that feign to be a mansard roof. These have since fallen into disrepair, as have certain rooms and entire sectors of the complex.

A recent investor has purchased the property intending a full re-furbishment. Challenges abound, specifically in the reinforcement of the existing structure, and in a life-safety response to fire and building codes. We intend a plan attentive to the condition of the existing physical plant, a layout of new spaces that optimizes the facility use, and an aesthetic that synthesizes the Mid-Century modern style and the design leanings of the current milieu.



Exterior Perspective



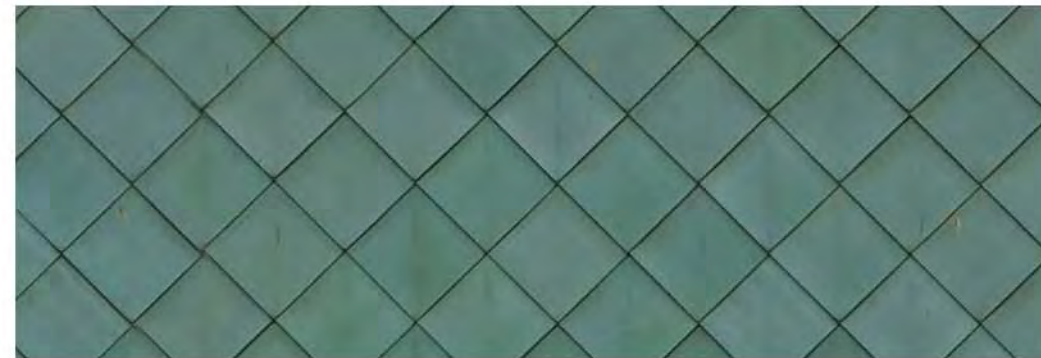
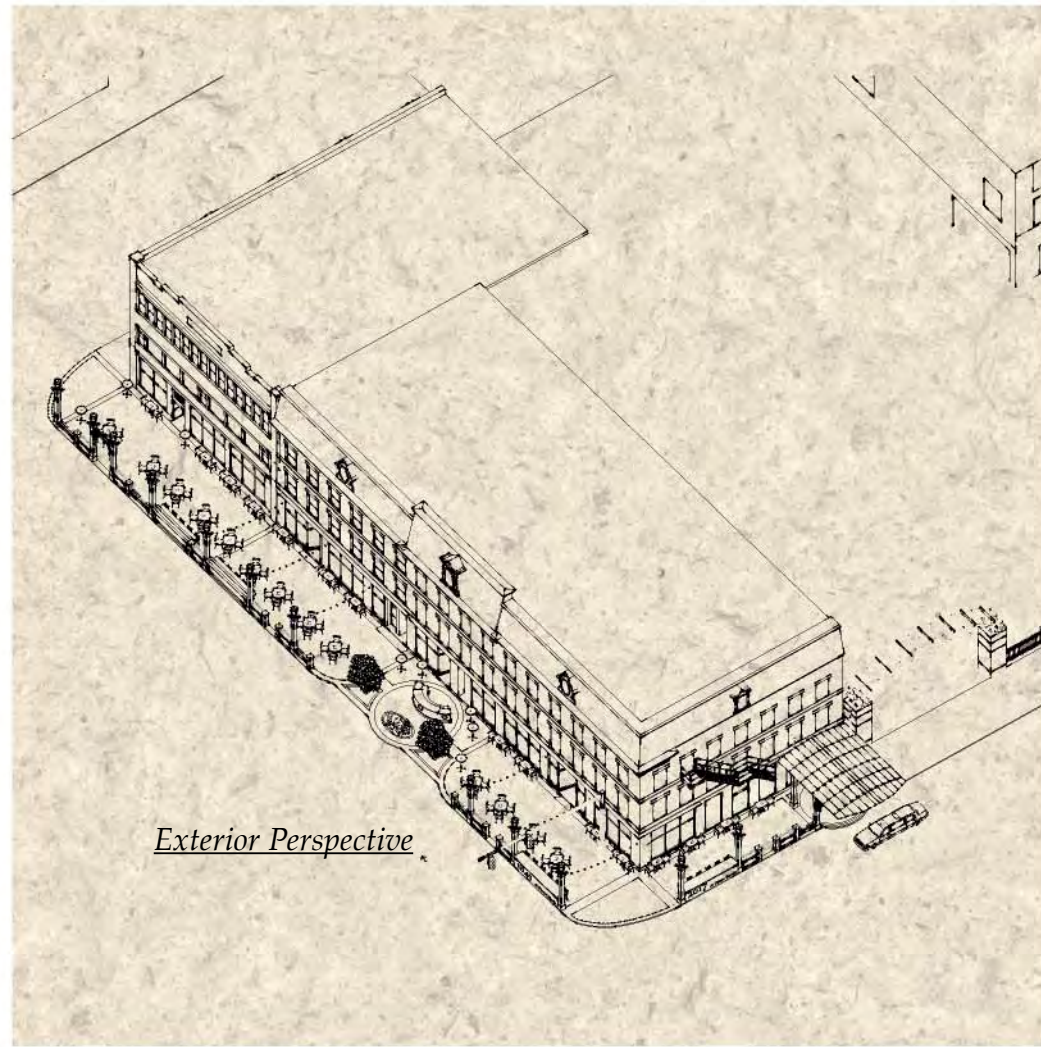
Massillon Stone Block

Second Empire Style
Massillon, Ohio
Built in 1843

The Stone Block is one of the finest buildings in the City of Massillon due to its age, design, and unique structure. The sandstone blocks used in its construction are beveled and stacked without mortar, an unusual technique for the area. It was constructed in 1843 with simple gabled roofs, updated in the 1870s with new mansards.

The building sits at the edge of the Quarter, the proposed name for the city's new Arts District. A former Masonic Lodge, the building will be reinvigorated with a refreshing new design, as the new owner intends to re-purpose it as a diverse complex of entertainment, brimming with a micro-brewery, a restaurant for fine dining and an adjoining tavern, a banquet hall, a comedy club with stage, a banquet hall, and a comedy club with a classic stage first used at the time of the building's inception.

Our task entails full design of the facility, but our initial program included envisioning and portraying a new west elevation and plaza, with pavers, ground patterns, plantings and foliage, well-appointed with furnishings and lighting.



St. Thomas Episcopal Church

Spanish Mission Revival Style

Alamosa, Colorado

Built in 1930

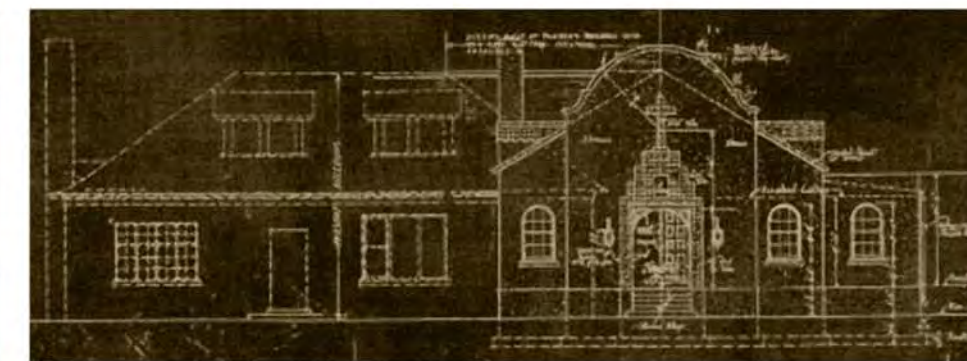
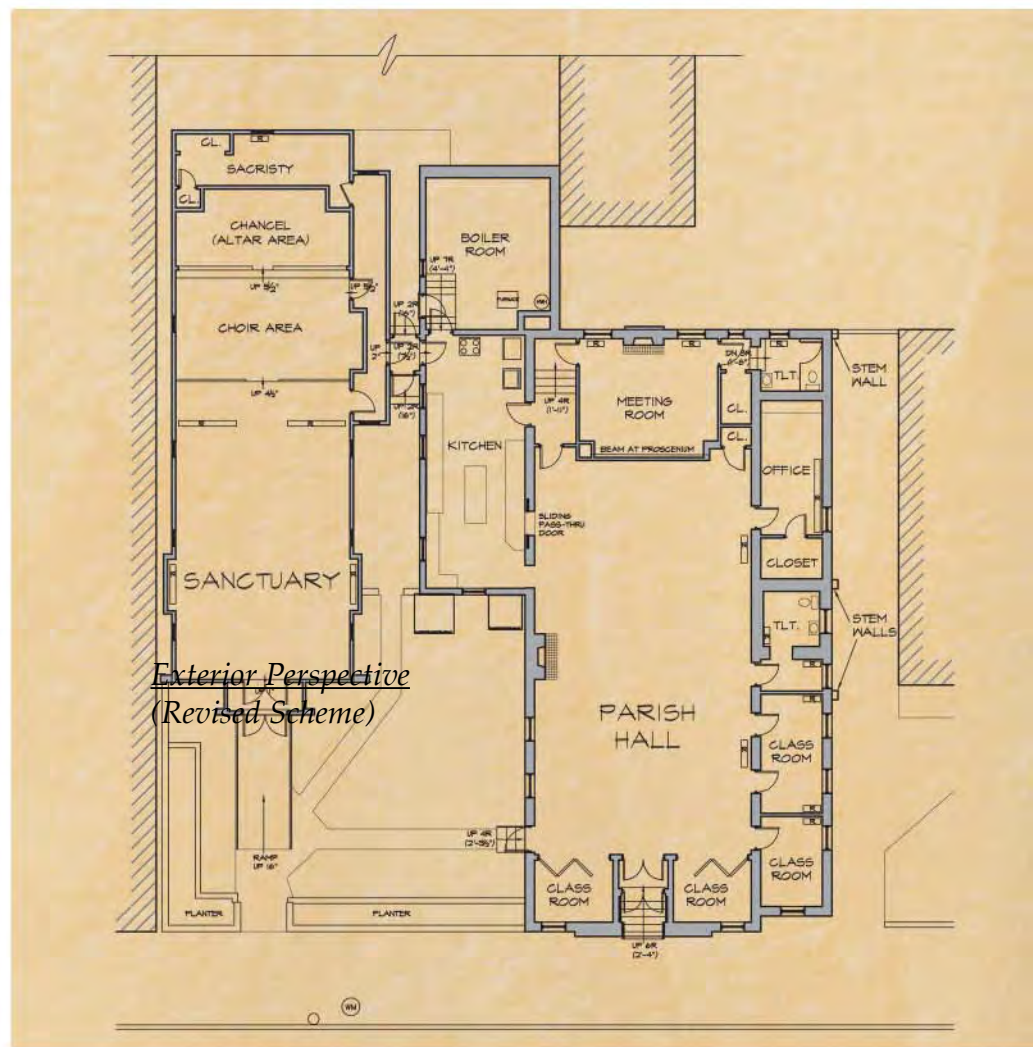
Renovation 2004-2007

This Church complex replaced the very first Episcopal church in the San Luis Valley, built on the same site in 1882. The current complex is designed in tan stucco, in the Spanish Mission Revival style, and was completed in phases by 1930. The building complex consists of the 1925 Parish Hall, designed by brothers William Ellsworth and Arthur Addison Fisher, a stucco-walled courtyard, and a 1930 Sanctuary addition.

The large masses of the church buildings, the soft, curving corners, and the buttresses are more appropriate for the New Mexico Pueblo style of architecture. However, the workmanship, design elements, and materials are more appropriate for Mission style.

Distinctive features include curved parapets of terra cotta (at the Parish Hall) and stucco (at the Sanctuary). Clay roof tiles were original issue materials on both structures, but were replaced with asphalt shingles in the latter half of the twentieth century.

The building was added to the National Register in May, 2004. The Alamosa Uptown and River Association (AURA) received a sizable grant to restore the building from the Colorado State Historical Fund. Restoration was recently completed with the efforts of Helmstetler Architects and Van Gieson and Company Contractors.



Infinity Sports Complex

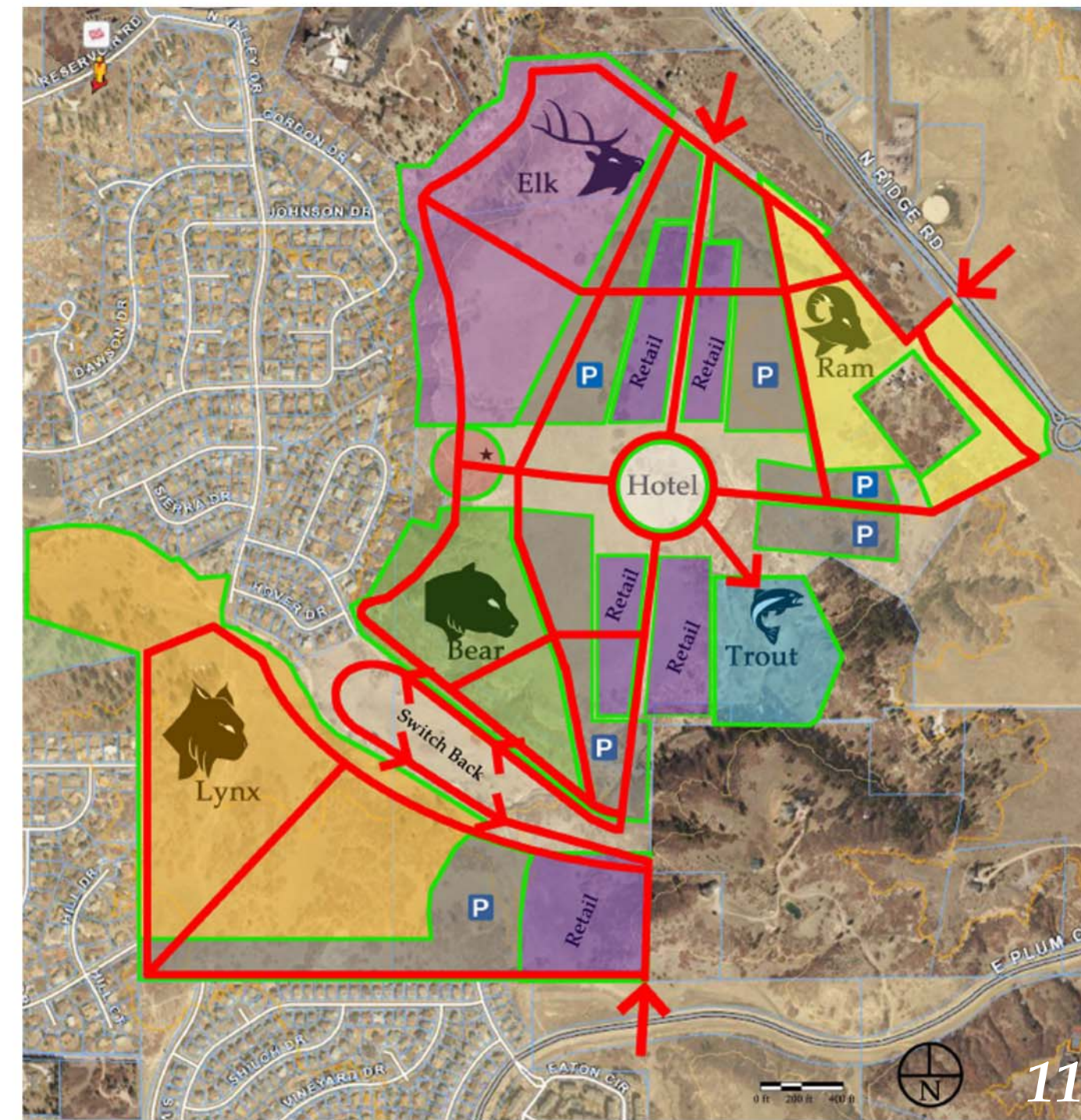
Tournament Destination in Suburban Denver
Master Planning Phase

Our client has long held a dream to create a “tournament destination venue” in Colorado. The immense project has had numerous incarnations south of Denver, and the latest site is an immense parcel in Castle Rock. Our task is to design the conceptual Master Plan and its associated built elements.

Our intention is to organize the array of uses enumerated by the Owner and his previous partner, and several additional ones more recently requested, in an attractive park-like setting, with the themes of the sporting life in the context of Colorado’s great outdoors. Visiting teams from far afield should expect to discover an inviting, exciting experience, with memorable paths and walkways leading towards great events, namely the games and events taking place on the courts, fields, tracks, and rinks of the site. While there, the visitors can expect certain great Colorado amenities, including hospitality in the grand hotel and associated cozy villas, delicacies from local restaurateurs, shopping from elegant retailers, and views of the mountains in the westward skies. Local residents will also be invited to partake as spectators, and can also avail themselves of opportunities for fitness, training, and activities, including virtual sports. We have created all of these conceptually, and in abstract initial form, so that the city and its investors can better understand the unique nature of this setting and project.



Views Looking into the Site



Homes Elevated for FEMA

Ranches and Split Levels

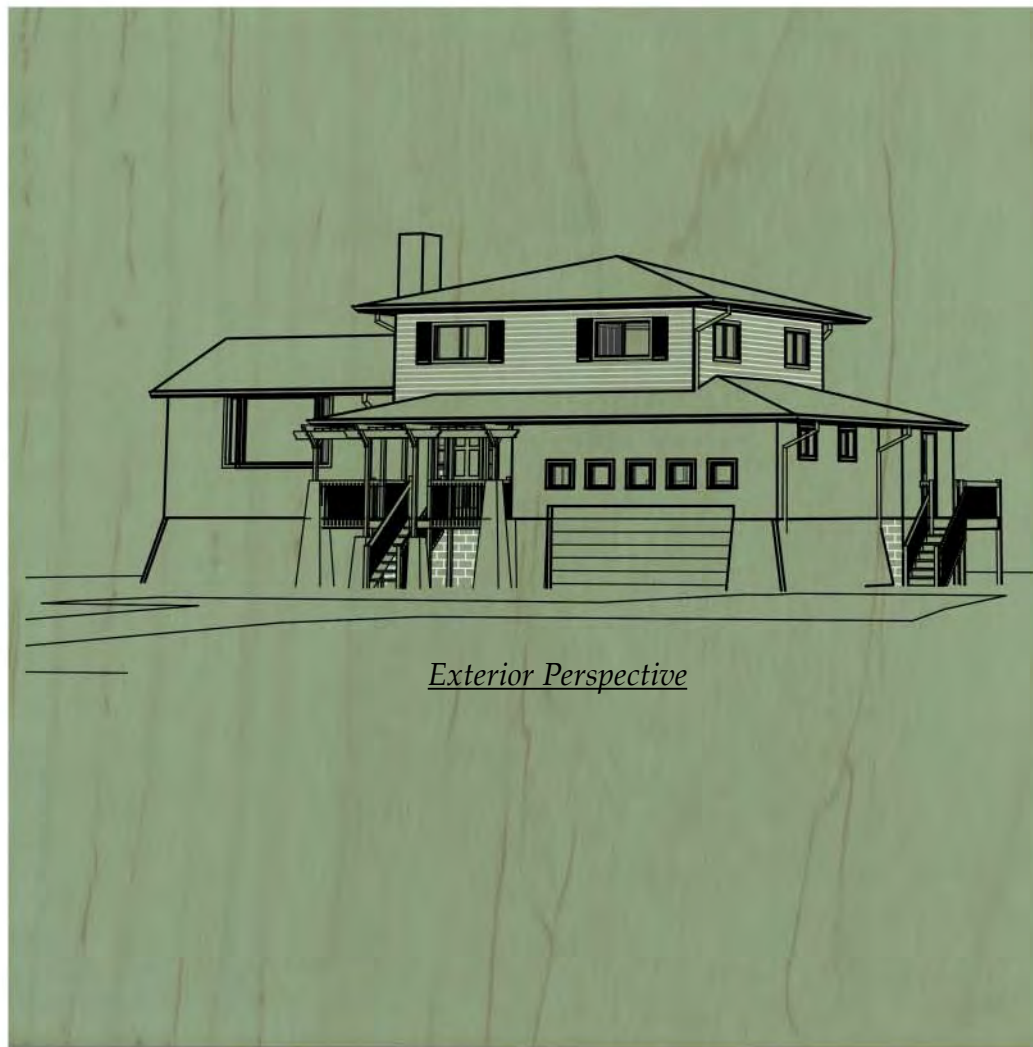
Valley View, Ohio

Built in the 1950s. Modified 2013 - Forward

These Homes were built in the 1950s in a new sub-development just west of the Ohio Erie Canal, in a region used as seasonal hunting grounds by Native Americans between 1000 and 1600 AD. These natives, peoples of the Whittlesey Tradition, hunted deer, elk, and black bear and planted maize, beans, and squash. Due to persistent dangers of flooding, these people wisely built no permanent dwellings on the land. The modern settlers who later built here in this valley faced certain consequences, specifically the perennial threat of damage to properties from high waters.

These later settlers constructed ranches and split levels in the architectural parlance of our times, contemporary buildings with few distinguishing features, readily conforming to any stylistic context. Unfortunately, but not unsurprisingly, many homes flooded, and indeed, they did so year after year. The Army Corps of Engineers, the Federal Emergency Management Agency, and state and local agencies created responses to mitigate the effects of these acknowledged, expected, and regularly occurring natural disasters. These pre-disaster projects include structurally elevating the single-family homes, and raising the foundations beneath. The houses shown here are recipients of grants to undertake this work.

This raising solution requires needle beams to be placed beneath the first story of a house, and for these beams to be jacked up in unison. Masons lay additional courses of block as required to raise the house substantially above base flood elevation. The house is thereafter lowered in place upon the new, taller foundation. Stairs, platforms, and landings are built to provide access to the taller homes, and often these are covered. Utilities are rerouted. Because many services need to be relocated from the (former) basement, many homes receive small additions for furnaces and water heaters. The entire construction process can feasibly be completed within one building season.



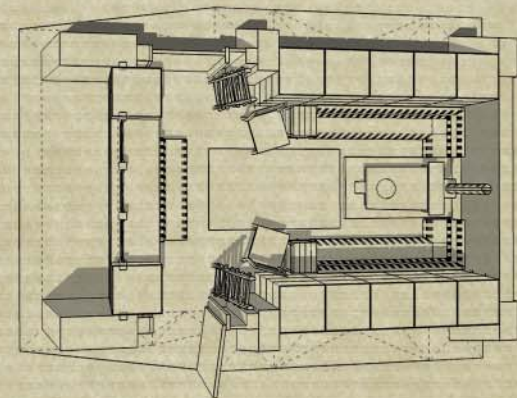
Earthquake Relief Housing

New Vernacular Style / Traditional Tibetan
Design Competition for Global Citizen, 2016

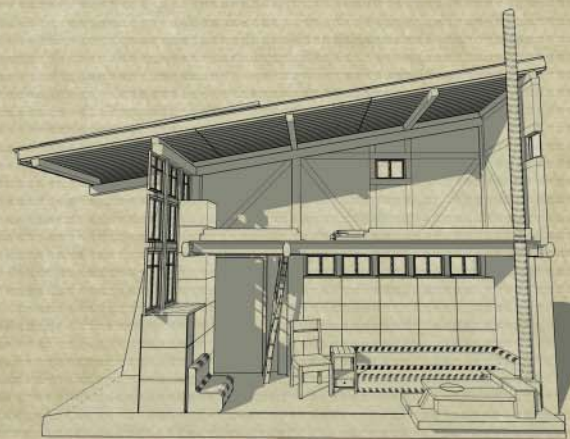
In Central and Western Tibet, Tibetan housing inhabits both the plateau and elevated land. The variety of sites and slopes provides great diversity in housing. The most desirable sites are usually elevated, and face south. This instinctual tendency towards the availability of light and heat creates a marvelous aesthetic of tiered homes in the landscape, each overlooking the ones below and allowing views for those above. We chose this tiered site condition as our primary design case due to the clear geometric plan and site organization, and as a response to the sublime Tibetan mountain landscape. The homes are readily adaptable to flatter land as well, where they can also be arranged harmoniously and in interesting patterns.

Heavy walls are not atypical in Tibetan homes, and their structural bearing capacity should be noted as a benefit during seismic events. For our design, we integrated heavy gabion walls with concrete piers, creating an effect similar to that of confined masonry, a design with proven seismic effectiveness, and recommended in many nations. The gabions are squeezed between the piers, preventing movement of the stonework within. Our pier design is battered, not unlike that of many traditional Tibetan dwellings. The gabions, truly cages of metal with heavy ballast within, can really contain anything. With the current predicament of widespread rubble and debris from collapsed construction, this ballast can range from stone to broke blocks to bricks and clay tile, really, any found heavy objects.

Within the individual homes, we include a main floor level with a central oven, utilized for both cooking and heating. This is a common feature in Chinese rural housing, and found throughout Tibet also. Seating is placed around the oven for family dining and gathering. The second floor is accessible either through interior ladders or the walkway from the tier above. There is room for six people on the upper sleeping level.



Housing Unit - Main Level Plan



Building Section



First Ladies' Library

Second Empire Victorian and Richardsonian
Romanesque Styles
Built in 1841-1895
Canton, Ohio

The National Park Service manages two properties for the First Ladies' Historic Site. The first is the Ida Saxton McKinley home, an eclectic brick Second Empire Victorian built in 1841 and the second is the nearby City Bank Building, built in 1895. AIA Fellow Robert Gaede and I measured and assessed the six-story Richardsonian Romanesque bank building in the field in 1997. I thereafter drafted measured drawings and Bob's conceptual design on CAD for the building's current purpose, the Education Resource Center for the National First Ladies' Library.

The bank was constructed with a rusticated ashlar block, columns grouped together, a stone frieze with sawtooth pattern and dentils, and molded cornices. The façade is highly sculptural, with projecting window arches and piers, and textured string courses. The entry level is smooth faced stone, with rough stonework above. There is a stepped-down entry to the basement and a balustrade leading to the first floor. Within the building there is elegant original woodwork throughout, especially in the staircases, railings, and decorative moldings.



Various Pool Projects

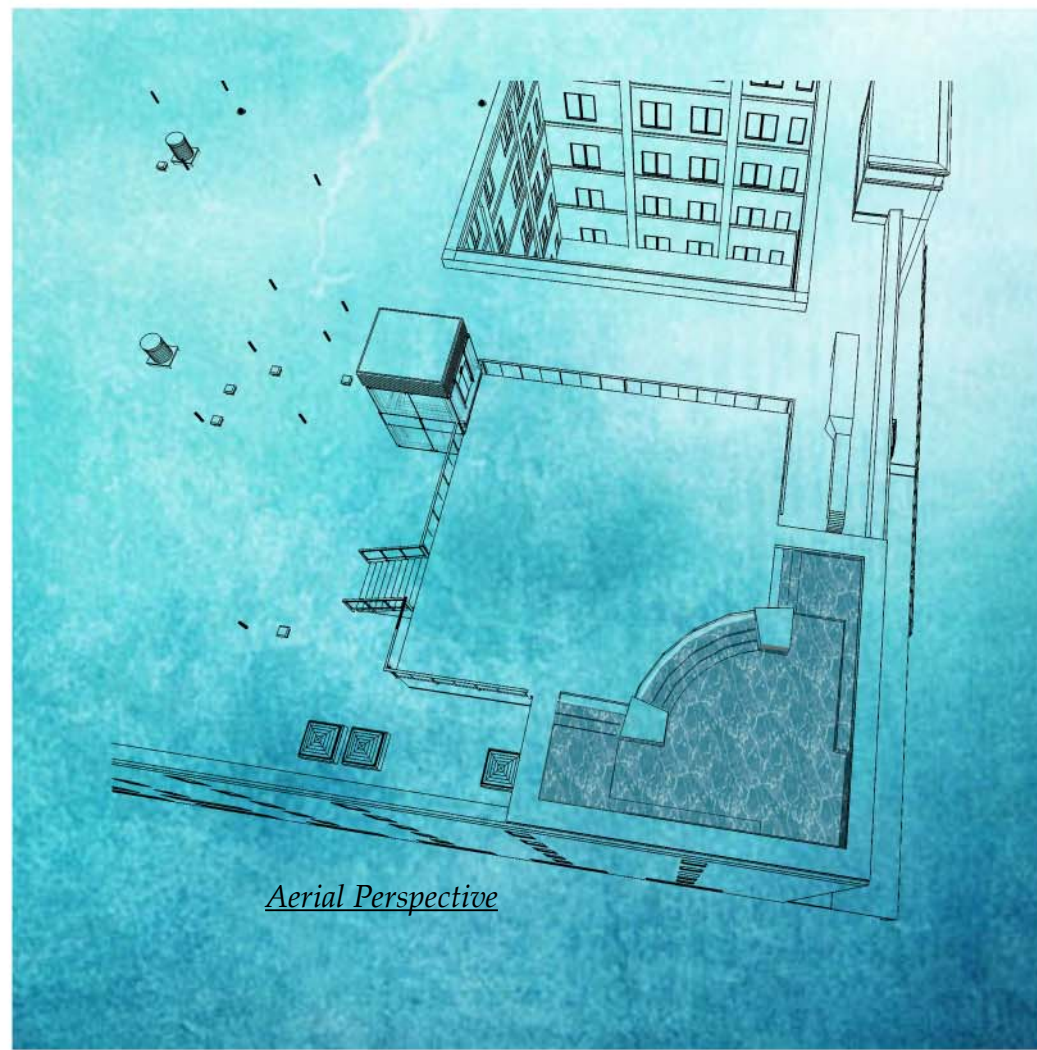
Designs for Pool Projects in Northeast Ohio
2016 - Current

The Archer, a renovated warehouse apartment complex at 1220 West 9th Street, has requested a new pool, associated terraces, and accessible circulation. The project is conceptually simple, a swimming pool for tenants and visitors placed upon the roof, a flat area surrounding it, and a foot path that leads to it from the existing rooftop elevator. The design depicted here includes a garden terrace, and a pool framed by Egyptian revival elements, trabeated portals that project fountains of water from the curving lintels. Tilework, including insets and borders, are also in Egyptian motifs and colors.

The Carr Family lives at a large farmhouse with traditional style and details in an exurban area north of Youngstown, Ohio. The home rests on a lot of nearly sixty acres, with some portions forested, save that immediately surrounding the house, which is landscaped, and includes a picturesque lake.

The Owners have a teenage daughter with special needs, who would benefit from aqua-therapy and the sheer enjoyment of spending time in water. The nature of her physical impairment makes year-round use of the pool requisite, ergo it should be enclosed. This proposal is for the building that would house said pool building, the "Carr Cabana," which hosts the pool, a slide, a kitchenette, and a covered corridor to transition between the building and the home.

At Hunter's Chase, to compliment an existing in-ground swimming pool at an apartment complex, our client desired a terrace with stone flooring, stone seating, an outdoor kitchen with concrete counters, an associated barbecue and oven, a fire pit, and a surrounding pergola. The pergola / trellis element of hardwood laminates provides shading, as well as greater spatial definition of the seating area.



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