

ROOSEVELT CENTER

Originally constructed in 1921, Roosevelt School served neighborhood students until 2004. Elkhart Housing Partnership acquired the building in 2005 and began planning to redevelop the building into affordable housing units.

RATIO, in conjunction with our consulting engineers, provided architectural, historic preservation and structural engineering design services for the redevelopment. The project team also developed a performance specification for mechanical, electrical, plumbing and fire protection to assist in the design-build bidding. The rehabilitation project utilized low income housing tax credits as well as state and federal historic rehabilitation tax credits to convert the former classrooms into 35 apartments and six commercial office spaces. Exterior work included masonry repairs, new windows and a new roof. On the interior, RATIO reconfigured the plan to create the new apartment units and tenant lease spaces. The existing gymnasium and cafeteria wing serve both building tenants and neighborhood residents.



RATIO

Roosevelt Center L.P.
Elkhart, IN

YEAR: **2008**

SQ. FT.: **95,628**

COSTS: **\$4,400,000**

CONTACT:
Larry Gautsche

PHONE: **574.533.4450**



ARCHITECTURE / HISTORIC PRESERVATION