

Affordable Design

This department seeks to identify and develop new, forward-looking planning and design solutions for expanding or preserving affordable housing. This department also reports on design competitions and their winners. Professional jurors determine the outcome of these competitions.

Secretary's Award for Excellence in Historic Preservation

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U.S. Department of Housing and Urban Development

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The ACHP/HUD Secretary's Award for Excellence in Historic Preservation is sponsored by the U.S. Department of Housing and Urban Development (HUD) in collaboration with the Advisory Council on Historic Preservation (ACHP). Annually, the Secretary of HUD acknowledges the efforts of developers, organizations, and agencies in furthering historic preservation while concurrently addressing the critical needs of affordable housing, with an emphasis on preserving affordable housing in gentrifying neighborhoods and expanding economic opportunities for low- and moderate-income families and individuals.

Winner 2022: Victory Housing, Inc., Brinshore Development, LLC, and Bank of America Community Development Company, LLC—The Appleton at Spring Flats

Winner 2023: The Community Builders, Inc.—Commodore Place Apartments

Members of the jury:

- Lauren McNamara, Office of Community Planning and Development (CPD), HUD
- Lynn Rakos, Office of Community Planning and Development (CPD), HUD
- Richard Duckworth, Office of Policy Development and Research (PD&R), HUD
- Jordan Tannenbaum, Expert Member, Advisory Council on Historic Preservation (ACHP)

- Luke A. Nichter, Expert Member, Advisory Council on Historic Preservation (ACHP)
- Kristopher King, Expert Member, Advisory Council on Historic Preservation (ACHP)

The winners were selected by a jury of six judges convened on December 5, 2022, and an award ceremony was held on July 27, 2023, at HUD Headquarters in Washington, D.C. In attendance were The Honorable Eleanor Holmes Norton, U.S. Representative of the District of Columbia; The Honorable Shontel Brown, U.S. Representative of Ohio; The Honorable Adrienne Todman, Deputy Secretary, HUD; The Honorable Sara C. Bronin, ACHP Chair; Anita Cozart, Director, District of Columbia Office of Planning; and Cleveland Mayor Justin Bibb by way of video message. Due to COVID-19 restrictions last year, the event presented awards to the winners from 2022 and 2023.

The 2022 award was presented to The Appleton at Spring Flats in Washington, D.C., and the 2023 award was presented to Commodore Place Apartments in Cleveland, Ohio.

The 2022 Winner: The Appleton at Spring Flats in Washington, D.C.



Front facade of The Appleton at Spring Flats after renovation. Photo credit: ©Judy Davis, Architectural Photographer

Located in the Petworth neighborhood of Washington, D.C., The Appleton at Spring Flats renovation was completed in December 2021. The Appleton brought much-needed affordable housing stock to this transit-oriented community. It is a \$29.8 million adaptive reuse of the historic Hebrew Home for the Aged, constructed in 1925 to serve the local Jewish community; it was added to the DC Inventory of Historic Sites in 2012 and the National Register of Historic Places in 2014. When the Hebrew Home moved to a new site in 1968, the building was sold to the Washington, D.C., government, which used it as a mental health facility for years before it was vacated in 2009. The

building remained vacant for more than a decade, with boarded-up windows and an overgrown lawn. The Appleton is part of a redevelopment plan to build intergenerational, mixed-income rental and homeownership opportunities for families on a 3.3-acre parcel of land secured by the development team through a land disposition agreement with the District of Columbia.

The restoration work included cleaning and repairing the exterior masonry, two original cornerstones, and terra cotta and restoring original ornamental windows and other original details, such as the Star of David and other Jewish iconography. The renovated Appleton created 88 affordable, age-restricted apartments for seniors 62 and older and 14 Permanent Supportive Housing units for people experiencing homelessness. The amenities for the Appleton include a business center, wellness room for visiting healthcare providers, media center/game room, and fitness center. The apartments include ENERGY STAR appliances, a dishwasher, a garbage disposal, ENERGY STAR LED light fixtures, and cable readiness.



Dwelling unit at The Appleton at Spring Flats. Photo credit: ©Judy Davis, Architectural Photographer

The development team included an extensive community engagement process that helped ensure that the new development would meet the needs of the community. The team held a series of community charettes to gather input, in which members expressed their desire for affordable senior housing, homeownership opportunities, and sustainable public-space improvements that activate the streetscape. The overall redevelopment included a new streetscape along 10th Street NW adjacent to the site, public bike racks, a grant for local workforce development efforts and the restoration of the adjacent pocket park, and public art installations, including the sculpture by local artist Jackie Braitman, commissioned and installed to enhance the reflective nature of the space.

Leila Finucane, president and chief executive officer of Victory Housing, accepted the award on behalf of The Appleton at Spring Flats. She commented, “This endeavor [was] to restore the historic but long-vacant Hebrew Home for the Aged into The Appleton, an affordable senior community. Revitalizing this once-cherished community asset while fulfilling our mission to provide affordable senior housing has been a labor of love for Victory Housing, Brinshore, Bank of America CDC, Wiencek + Associates Architects + Planners, and Hamel Builders.”

Juror Lauren McNamara commented that she appreciated the community involvement, supportive housing, and Leadership in Energy and Environmental Design certification. Juror Jordan Tannenbaum was impressed with the intergenerational aspect of the larger community development and that the team conducted a traffic study.

Congresswoman Eleanor Holmes Norton commented, “Historic preservation is important to the nation’s capital . . . where such rich history has been made since our nation’s founding. However, affordable housing is even more critical to the daily lives of D.C. residents.”

The 2023 Winner: Commodore Place Apartments, Cleveland, OH



Front facade of Commodore Place Apartments after renovation. Photo credit: The Community Builders



Living and kitchen space at Commodore Place Apartments. Photo credit: The Community Builders

Commodore Place Apartments is located at the corner of Euclid Avenue and Ford Drive in the heart of Cleveland's University Circle district—one of the best Arts Districts in the country, as voted by the 2023 *USA Today* 10Best Readers' Choice Awards.¹ Completed in October 2021, the development is a mixed-income complex open to extremely low-income residents, long-time East Side residents, market-rate residents, students, and families. Commodore Place provides residents of all incomes access to shopping, dining, social services, the arts, and cultural opportunities. Originally opened in 1924 as a hotel and converted to apartments in 1964, the building retained many of its original features, including red brick and stone ornamentation around windows and entryways, characteristic of the Tudor Revival style. The restoration also retained the original corridor layout on the upper floors.

The new development consists of studios and one- and two-bedroom apartments with open floorplans, all-inclusive utilities, central heating and cooling, and energy-efficient kitchens. The building has a rectangular footprint, but the upper floors have irregular U-shaped floorplans; courtyards are on the rear and side. The ground floor has approximately 12,000 square feet of commercial space, and the upper 12 floors comprise 198 residential units, including 144 housing choice voucher and 54 market-rate units. Amenities include a community room, a fitness center, controlled building access, laundry rooms on every floor, and bicycle storage. However, Commodore Place's most exemplary facet is its history of housing East Side Cleveland residents in a first-rate location.

Juror Richard Duckworth noted that he was impressed by the number of units and subsidized units. He was also impressed with the number of HUD assistance contracts in a high-resource area because of intense pressure to go to the luxury market.

¹ See the complete list at <https://10best.usatoday.com/awards/travel/best-arts-district-2023/>.

Congresswoman Shontel Brown stated, “The redevelopment of Commodore Place was years in the making. I want to commend everyone with Community Builders in the city of Cleveland. . . . nothing of value gets built without an investment—an investment of capital and investment of time and investment of care. These beautiful and affordable apartments at Commodore Place are there because people believed in Cleveland.” She continued, “Congresswoman Holmes Norton and I share Secretary Fudge’s dedication to affordable fair and healthy housing for all Americans. Commodore Place shows that we can reinvest in ways that are also inclusive and affordable so the entire Community can benefit.”

Author

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