



The Chesler Continuum



The Chesler Group Portfolio:

The Market Block Building



The Chesler Group Portfolio: ASM International Headquarters



The Chesler Group Overview

- Historic tax credit developer and owner
- Full service design/restoration construction contractor
- Long term direct relationship with tax credit investor
- Sole practice—distressed commercial historic buildings
- 3-time winner of Ohio Historic Preservation Tax Credit
- Over 30 commercial projects—23 years in business
- State, local, and international award winner
- 3 distinct company divisions:
 - Development
 - Restoration construction
 - Property management
- Owner—150,000 s.f. of historic office/institutional space



Award List

National Preservation Honor Award – National Trust for Historic Preservation

2012 – ASM International Headquarters

Best Architectural Renovation – Wallpaper* Magazine

2012 – ASM International Headquarters

Heritage Award – Heritage Ohio

2012 – ASM International Headquarters

Award of Excellence – The Cleveland Engineering Society

2012 – ASM International Headquarters

Award of Merit – American Institute of Architects (AIA)

2012 – ASM International Headquarters

2011 – Andrew Jackson House

2008 – Southworth Mansion

2002 – McBride House

1996 – Gaensslen Place

Award of Merit – Ohio Historic Preservation Office

2013 – The Market Block Building

2011 – Andrew Jackson House

2009 – Michael Chesler

Architectural Award – The Summit County Historical Society of Akron

2011 – Andrew Jackson House

Best Commercial Rehabilitation Project – Heritage Ohio

2013 – The Market Block Building

2011 – Andrew Jackson House



At A Glance – A Landmark Perspective On Restoration



Kies-Murfey House • c. 1871



At A Glance – A Landmark Perspective On Restoration



“They provided the full range of skills – architecture, interior design, fine craftsmanship and attention to detail. The Chesler Group was able to give us the best of both worlds – a comfortable, modern office space in a gracious, old shell.”

– Denise Zeman
President and CEO, Saint Luke's Foundation



At A Glance – Making History One Building At A Time



Andrew Jackson House • c.1868



At A Glance – Making History One Building At A Time



“When you work with The Chesler Group, you tap into the relationships Michael has established with State & Federal Historic Preservation Offices. They get stuff done a novice could never accomplish. All the obstacles, problems, questions and headaches about tiny details just go away.”

– Christine Amer Mayer
*Chief Operating Officer and Legal Counsel,
GAR Foundation*



At A Glance – Restoring Historic Vision



ASM World Headquarters • 1959

At A Glance – Restoring Historic Vision



“I never thought of restoring our building to get on the Historic Register. I didn’t think we qualified, wasn’t even aware of it as an opportunity until I met Michael Chesler. He had insight and experience into how to make it all work out for everyone’s benefit.”

– Stan Theobald
*Managing Director and Secretary,
ASM International*



At A Glance – Restoring Historic Vision



The Market Block Building • c.1868



At A Glance – Restoring Historic Vision



“Working with The Chesler Group to renovate a historic building made perfect sense to us. They seamlessly handle all aspects of the project, from architectural design to seeking historic tax credits down to selecting the best craftsmen for high-quality finish work. Michael Chesler's experience, knowledge, relationships, high standards and incredible attention to detail truly set The Chesler Group apart. Tasks are completed on time and as promised. We believe in the importance of historic preservation and adaptive reuse of existing structures, and after partnering with Michael and his team, I wouldn't go anywhere else for a project like this.”

– Gordon Wean
*Chairman of the Board of Directors,
The Raymond John Wean Foundation*



The Process:

A Unique Assembly of Skills

From site searches to financing, construction to historic registry consulting, The Chesler Group offers a unique combination of capabilities.

Experienced and qualified with the industry connections to leverage the necessary resources, we deliver a depth of experience for every step of your historic property solution.



The Process: Site Search & Selection

Finding your diamond in the rough can be the biggest challenge. Knowing how to search and what to look for can greatly increase your odds of success in securing the right building in the right community.

With a 20-year track record of success in this highly specialized area of rescuing historic properties, The Chesler Group has the vision and foresight to find it for you.



The Process: Financing the Deal

There are no shortages of developers, architects, and construction contractors qualified to execute. But few come with the ability to finance the entire process.

The Chesler Group is well-capitalized and fully capable of self-financing all or part of the development process and integrating seamlessly with your means and resources.



The Process:

Planning & Design

Repairing a property is one step, a perfect plan for restoration gives it new life and a fresh purpose. It's more than taking a neglected shell to a merely usable state, it's about creating a comfortable, modern space worthy of a Historic Register.

This all begins in the vision of the architectural planning stage.



The Process: Restoration Construction

With over 20 years experience in the restoration business, we understand the unique challenges facing historic buildings. We do it right from the beginning and we have the vision to see the full potential of the building while conforming to Federal Standards.

Our projects include: multi-story institutional and residential buildings, historic schools, historic mansion to office conversions, warehouse to office conversions, and unique and specialized residential dwellings.



The Process:

The Special Challenges of Making the Registry

We work closely with the State Historic Preservation Office (OSHIPO) and the National Park Service (NPS) to develop plans, means and methods that will meet tough Secretary of the Interior's Standards for Rehabilitation.

Our depth of experience comes into play from the initial meetings with OSHIPO and NPS. The usual obstacles become our opportunities.



The Process:

Historic Tax Credit Incentives

Once the ongoing refinement and expert restoration construction is complete and the proper paperwork submitted, it's time to reap the rewards.

Among experts in this field, The Chesler Group stands alone as a complete resource from start to finish.



The Kies-Murfey House

Uncovering A Midtown Corridor Masterpiece



“Michael does what he does better than anyone else, period. If you want a historic building restored, I wouldn’t recommend going to anyone else.”

“It has been wonderful for our ongoing operations since Michael has surrounded himself with a cadre of people who really understand older facilities and this building in particular and they do it so well.”

– Denise Zeman
*President and CEO,
Saint Luke’s Foundation*



The Andrew Jackson House

An Akron Jewel Restored



“Restoring a historic building for our offices fits in with our foundations’ vision of community investment.

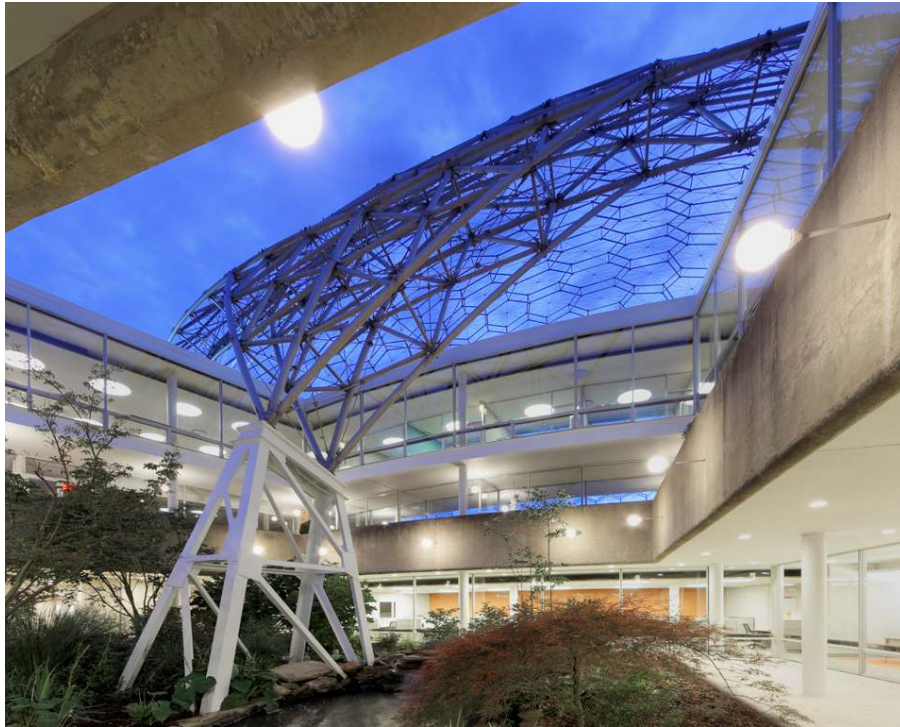
It’s about core city revival, emphasizing the importance of cities, the importance of preservation and the place in the work we do. It’s living the mission.”

– Christine Amer Mayer
Chief Operating Officer and Legal Counsel, GAR Foundation



ASM World Headquarters

A View of The Future From The Past



“Now that we’re in the midst of the process, I am so glad we did it. It has been a seamless transition to our temporary facilities.

I love the direction the interior design is headed in. Every idea they’ve presented has been inspiring. Their attention to detail and vision for the final outcome is impressive. I can hardly wait to see the finished product.”

– Stan Theobald
*Managing Director and Secretary,
ASM International*



