

**Hoff &
Leigh**TM

HISTORIC ART DECO AIRPORT TERMINAL & PREMIER CLASS A OFFICE FOR SALE

1800 Triplett Blvd, Akron, Ohio 44306-3311



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OVERVIEW

Historic Akron-Fulton Terminal Building

1800 Triplett Blvd
Akron, Ohio 44306-3311

Sale Price

\$4,000,000

Property Type

Office

Property Subtype

Airport Terminal
Historic

Building Size

15,014

Lot Size

2.69

Zoning

U5-H1, A2

VIRTUAL TOUR**A LANDMARK OF AMERICAN AVIATION**

Constructed in 1930 as the Akron-Fulton International Airport Administration Building, 1800 Triplett Boulevard stands as one of Ohio's most significant surviving aviation landmarks. Built during the first major expansion of commercial air travel in the United States, the terminal was designed to serve the growing aviation industry surrounding Akron and the nearby Goodyear Airdock, where rigid-frame airships were constructed. As aviation evolved, the terminal transitioned to serve commercial and private aircraft operations. Today, the property remains listed on the National Register of Historic Places and is recognized for both its architectural significance and its role in the development of commercial aviation in Northeast Ohio.



HIGHLIGHTS

Historic Akron-Fulton Terminal Building

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FORMER AKRON Fulton Airport Terminal.



PRIVATE AIRPORT ACCESS

One of the Nation's only privately owned historic airport terminals.



ART DECO DESIGN

Class "A" office building | High profile corporate office building.



HISTORIC PROPERTY

With State and National award-winning historical renovation.

QUICK FACTS

Historic Akron-Fulton Terminal Building

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**Address**

1800 Triplett Boulevard, Akron, Ohio 44306

Historic Name

Akron-Fulton International Airport
Administration Building

Architectural Style | Art Deco

Construction Completed | 1930

Opened | June 15, 1931

Size | 15,464 Square Feet

National Register of Historic Places

Listed December 21, 2001

National Register Reference Number

01001361

Architects

Michael M. Konarski and O. C. Harbaugh



EARLY AVIATION

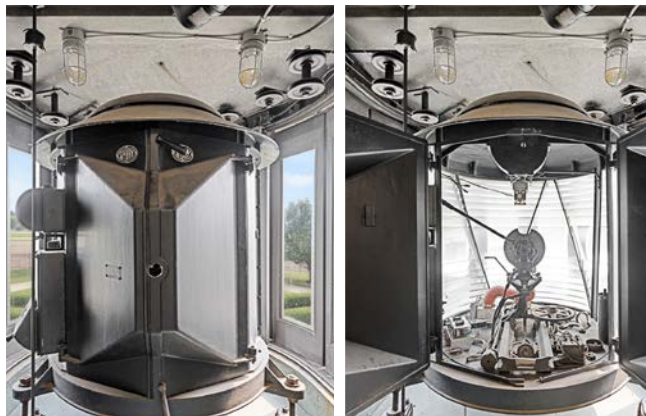
Historic Akron-Fulton Terminal Building

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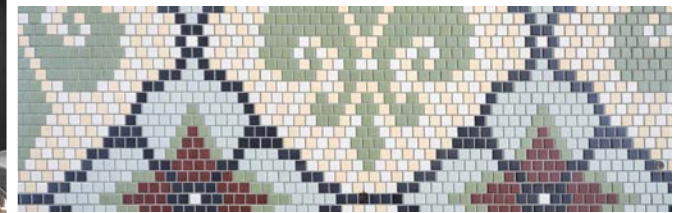
AKRON-FULTON AIRPORT & EARLY AVIATION

- Akron City Council authorized construction of the terminal in 1930.
- The terminal was built as the principal administration/passenger building for Akron Municipal Airport.
- The airport was developed during Akron's rapid growth as a center of the rubber industry.
- The airport was closely associated with the Goodyear Airdock, constructed in 1929 immediately nearby.
- The Airdock was used to construct large rigid-frame airships.
- The terminal was designed during the era when dirigibles and zeppelins were expected to become an important form of commercial transportation.
- German zeppelins were expected to use Akron as an American hub.
- The terminal ultimately became more important for conventional airplanes as passenger aviation developed.
- The building is significant because it documents the transition from early experimental/dirigible aviation to modern commercial airline transportation.



ORIGINAL INTERIOR

- The building originally functioned as a complete early-airline terminal.
- It contained a large passenger waiting room.
- Airline ticket counters were incorporated into the waiting-room area.
- Historic ticketing areas were used by airlines including Pan Am, American Airlines and United Airlines.
- The building contained a restaurant/dining room.
- It included a snack bar.
- It included a sundries shop.
- It contained U.S. Customs facilities.
- It included post-office/airmail functions.
- A doctor's office was included in the original plan.
- There was a private waiting room.
- Space was provided for an emergency vehicle.
- The original floor plan did not contain a dedicated modern-style baggage-handling area.
- The original interior featured extensive terrazzo flooring.
- A decorative compass design was incorporated into the terrazzo floor.
- The building originally contained decorative plasterwork and Art Deco light fixtures.



AIRLINE HISTORY

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AIRLINE HISTORY

- Pennsylvania Airlines began service associated with the terminal at its opening.
- Its early route connected Akron with Cleveland and Washington, D.C., via Pittsburgh.
- United Air Lines subsequently operated service using aircraft including the Douglas DC-3.
- Eastern Airlines began Akron service in November 1945.
- Eastern operated routes connecting Akron with cities including Detroit and Miami.
- American Airlines also served Akron.
- The terminal therefore handled multiple major American airlines during the golden age of early commercial aviation.
- Scheduled commercial airline operations eventually moved to the newer Akron-Canton Airport.
- The transition marked the end of the terminal's role as Akron's principal commercial airline passenger facility.



THE DIRIGIBLE CONNECTION

- The terminal was built directly beside the Goodyear Airdock.
- The Airdock was one of the world's major facilities for construction of rigid-frame airships.
- The terminal's location allowed passengers and visitors to be directly connected to Akron's airship industry.
- The USS Akron and USS Macon were among the major airships associated with the Goodyear Airdock.
- The Hindenburg disaster in 1937 accelerated the decline of passenger dirigible transportation.
- The development of the Douglas DC-3 and other increasingly capable airplanes further shifted commercial aviation toward fixed-wing aircraft.
- The terminal consequently became primarily an airplane terminal rather than the dirigible passenger terminal originally envisioned.

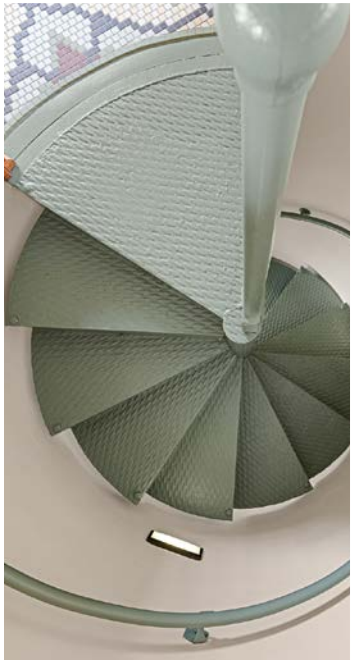
LATER AIRPORT HISTORY

- The terminal continued serving airport-related functions after scheduled airline service declined.
- Customs and administrative operations continued into the early 1990s.
- Small-aircraft/general-aviation activity continued at Akron-Fulton.
- The airport was recognized in 1985 as the National Landmark of Soaring No. 3 by the National Soaring Museum.
- The historic terminal remained associated with the active airport even after larger commercial passenger operations moved elsewhere.

RESTAURANT USE

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RESTAURANT USE

- After its airport functions diminished, the building was adaptively reused as Café Piscitelli, an Italian restaurant.
- Café Piscitelli occupied the historic terminal during the later 20th century.
- The restaurant closed permanently on August 26, 2005.
- The restaurant use preserved the building from abandonment while giving it a new commercial function.

THEKEN RESTORATION

- Randy Theken purchased the historic terminal in the mid-2000s.
- The building was extensively rehabilitated for use by Theken's medical-device companies.
- The restoration took approximately two years.
- Approximately \$4 million was spent on the rehabilitation according to contemporary preservation documentation.
- The goal was to restore the building as closely as possible to its original 1931 appearance while making it suitable for modern office and laboratory use.
- Original blueprints, historic photographs, surviving materials and historic shop drawings were used during the restoration.
- The project was deliberately treated as a historic rehabilitation rather than a conventional renovation.

RESTORATION

Historic Akron-Fulton Terminal Building

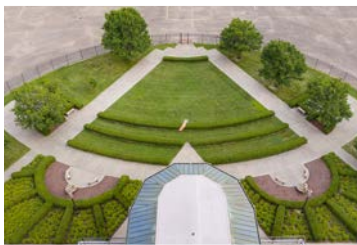
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RESTORATION

In 2005, entrepreneur and medical device innovator Randy Theken acquired the former terminal with a vision to transform the historic structure into the headquarters of Theken Spine while restoring the building to its original character. What began as the search for a new corporate headquarters evolved into one of the most celebrated historic rehabilitation projects in Ohio. Working alongside architect Anthony Luketic and a team of skilled craftsmen, Theken committed to preserving the building's historic integrity while adapting it for modern office use. Despite discovering substantially more deterioration than originally anticipated, the restoration team remained dedicated to recreating the terminal's lost architectural character and ensuring its long-term preservation.

The restoration process relied heavily on original blueprints, historic photographs, and extensive on-site investigation to faithfully recreate architectural elements that had disappeared over decades of alterations and neglect. Terrazzo flooring was painstakingly restored and matched to original designs. Historic plaster details were recast using original molds that had survived at Cleveland-based Fischer & Jirouch, the same company responsible for many of the building's original decorative features. Custom bronze entrance doors, window grilles, stair railings, and decorative elements were recreated to match the 1930 design, while the building's iconic clock tower, original airfield beacon, and exterior architectural details were carefully restored.

The restoration extended to virtually every component of the structure. More than seventy historic windows were replicated, damaged terra cotta ornamentation was repaired and preserved, custom copper roofing and gutters were installed to match the original construction, and decorative weathervanes were fabricated to replace missing features. Throughout the project, the goal was not merely renovation, but the faithful restoration of a nationally significant landmark.



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AWARDS & RECOGNITION

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AWARDS & RECOGNITION

The restoration and preservation of 1800 Triplett Boulevard has been widely recognized for its excellence in historic rehabilitation, adaptive reuse, and architectural preservation. Key honors include:

- Listed on the National Register of Historic Places (2001) – U.S. Department of the Interior
- 2011 Distinguished Preservation Achievement Award – Cleveland Restoration Society
- Best Commercial Rehabilitation Award – Heritage Ohio



VIRTUAL TOUR

EXTERIOR RESTORATION

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EXTERIOR RESTORATION

- Approximately 30,000 pieces of terra cotta are associated with the building.
- More than 7,000 pieces of terra cotta were restored during the rehabilitation.
- Missing/damaged terra-cotta details were recreated.
- Historic terra-cotta spandrels above the windows were restored/recreated.
- Decorative terra-cotta detailing representing the Eastern and Western hemispheres was preserved.
- Damaged brickwork was repaired.
- Deteriorated steel lintels were replaced.
- The historic pitched roof was reconstructed using standing-seam copper.
- New copper gutters were incorporated into the roof.
- Copper downspouts were installed.
- The historic solid-bronze entrance doors were restored/reproduced.
- The main entrance doors weigh approximately 7,000 pounds collectively.
- Historic exterior lamp posts were reproduced.
- The lamp posts were manufactured by Union Metal, using archived historic information/shop drawings.
- Exterior stairways were restored.
- Original bronze stair treads were refurbished.
- Historic rooftop/observation elements were restored.
- New copper weathervanes were fabricated to reproduce the historic elements.

WINDOWS & INTERIOR RESTORATION

- Approximately 76 historic steel windows were reproduced.
- The replacement windows were custom-made by Kolbe & Kolbe Millwork Co.
- The reproduced windows were constructed in wood while maintaining the historic appearance of the original steel windows.
- New insulated glass improved the building's modern performance.
- The later drop ceiling was removed.
- Removing the drop ceiling exposed historic architectural elements.
- Only two original Art Deco light fixtures were known to survive.
- One of those fixtures had been concealed above the drop ceiling.
- The surviving fixtures were restored and used as models for reproductions.
- Historic plasterwork was recreated.
- Original wooden molds from Fischer & Jirouch, a Cleveland architectural-plaster company founded in 1902, were located and reused.
- Historic door hardware was reproduced to match the original brushed-nickel hardware.
- Terrazzo flooring was carefully restored.
- The historic compass pattern in the terrazzo was preserved.
- Historic wooden doors were restored.

TOWER & AVIATION FEATURES

- The historic control-tower configuration was restored.
- Later alterations to the tower were removed.
- The historic three-faced clock was restored.
- The original airport floodlight was restored.
- The floodlight uses a Fresnel lens.
- The historic aviation-related features were intentionally retained as part of the restoration.
- The tower remains one of the building's most recognizable features.

MODERN BUILDING IMPROVEMENTS

- New heating and cooling systems were installed.
- The electrical system was modernized.
- New insulated-glass windows improved energy performance.
- An elevator was installed inside an existing chimney shaft, minimizing the impact on the historic exterior.
- Accessibility improvements were incorporated without significantly altering the historic architectural character.
- Modern office and laboratory infrastructure was added while retaining the historic public spaces and architectural details.

VIRTUAL TOUR

MEDICAL-DEVICE HEADQUARTERS

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EXTERIOR RESTORATION

- After restoration, the terminal became headquarters/office and laboratory space for Theken Spine and related Theken companies.
- The restored building provided roughly 15,000 square feet, approximately twice the space the companies had occupied previously.
- The companies developed medical devices and spinal implants.
- The airport location had a practical business purpose: physicians could fly into Akron-Fulton, visit the company, receive product presentations or demonstrations, and return home the same day.
- Randy Theken later sold the companies to Integra LifeSciences in 2008.
- Integra subsequently moved the operations away from the terminal.
- Theken retained the historic building.
- He later established NextStep, another medical-device business focused on orthopedic implants including hip, knee and extremity products.
- NextStep eventually employed approximately 60 people at the terminal.

ADJACENT DEVELOPMENT

- In 2015, Theken constructed a new approximately 40,000-square-foot building immediately adjacent to the historic terminal.
- The newer building accommodated modern medical-device/manufacturing operations.
- The development allowed the 1931 terminal to continue serving office/business purposes without requiring the historic building itself to accommodate all modern manufacturing needs.

HISTORIC RECOGNITION

- The building was placed on the National Register of Historic Places in 2001.
- It is recognized for both architecture and transportation history.
- The restoration received the 2011 Distinguished Preservation Achievement Award from the Cleveland Restoration Society.
- It also received a 2011 Heritage Ohio Best Commercial Rehabilitation Award.
- The project was recognized for successfully combining historic preservation with modern commercial use.

KEY FACTS AT A GLANCE

Address: 1800 Triplett Boulevard, Akron, OH

Built: 1930

Opened: June 15, 1931

Size: 15,464 SF

Style: Art Deco

Original Use: Municipal airport terminal

National Register: 2001

NRHP No.: 01001361

Original airport: Akron Municipal Airport

Major historic connection:

Goodyear Airdock/airship industry

Original features: Passenger terminal, airline ticketing, restaurant, customs, post office, observation areas, control tower

Major materials: Cream brick, terra cotta, copper, bronze, terrazzo

Terra cotta: ~30,000 pieces; 7,000+ restored

Historic windows: ~76 reproduced

Main bronze doors: ~7,000 lbs. total

Major restoration: Approximately \$4 million / two years

Restoration purpose: Return building toward 1931 appearance while creating modern office/lab space

Former restaurant: Café Piscitelli

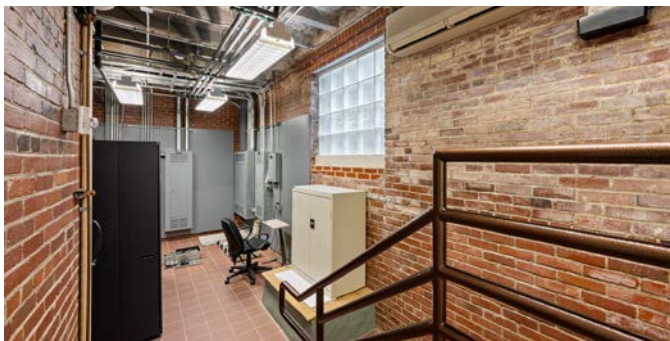
Restaurant closed: August 26, 2005

Post-restoration use: Medical-device offices/laboratories

Adjacent modern facility: ~40,000 SF, constructed 2015

Major preservation awards: 2011 Cleveland Restoration Society and Heritage Ohio

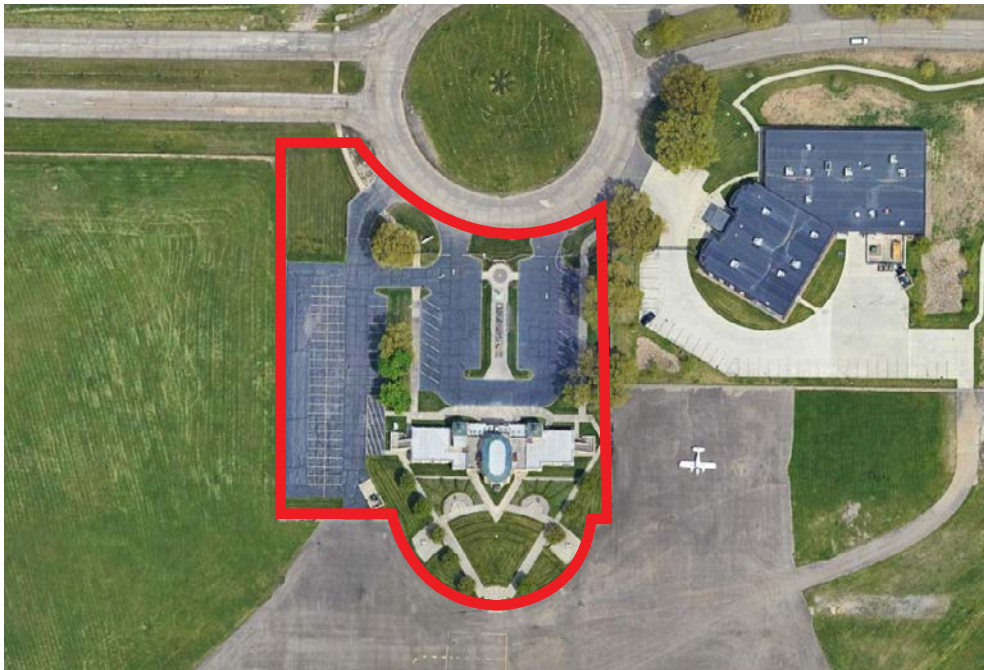
Current significance: One of Akron's most important surviving buildings associated with the city's early commercial aviation and airship history.



STRATEGIC LOCATION

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DIRECT AIRPORT ACCESS

- Located directly at Akron Executive Airport
- Direct airside access from the building to the active runway
- Ability for private and corporate aircraft to taxi directly to the building
- Provides convenient same-day access for clients, executives, and business partners arriving by private aircraft

CENTRAL LOCATION

- 10 minutes from Downtown Akron
- Convenient access to I-77, I-76, and State Route 8
- Located within Akron's historic aviation and industrial corridor, adjacent to the Goodyear Airdock

HISTORIC IMAGES

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Municipal Airport Lobby, 1940s
Eastern Airlines check-in desk, left; American Airlines
check-in desk, right; Ladies Lounge, center



Municipal Airport Lobby, 1940s



Airport Inn Restaurant, 1930s



HISTORIC IMAGES

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South View, Current



South View, 2004

