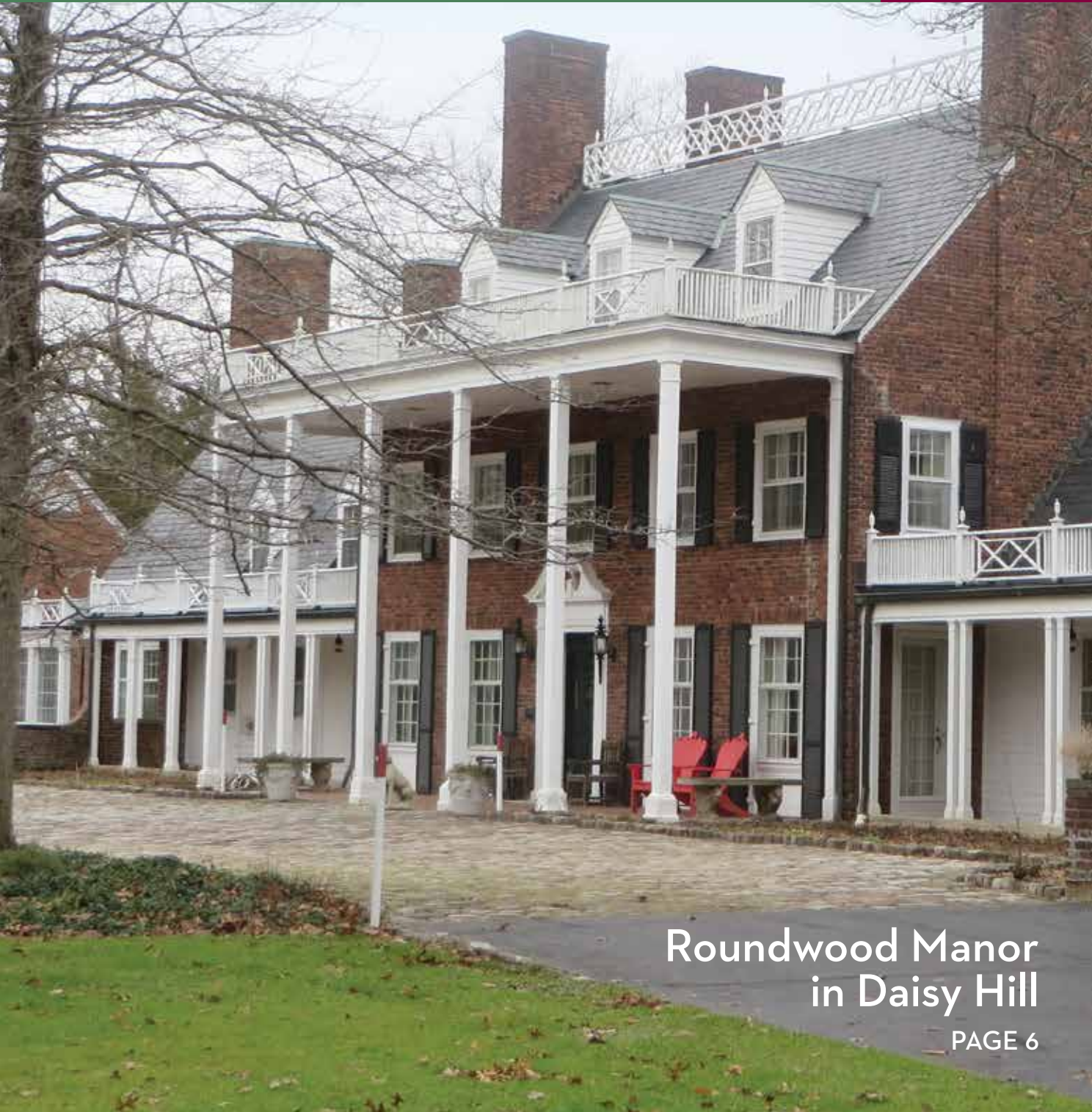


FACADE

THE MAGAZINE OF THE CLEVELAND RESTORATION SOCIETY SINCE 1972

WINTER 2018
ISSUE 100



Roundwood Manor
in Daisy Hill

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Celebrating Facade 100

In the earliest days of the preservation movement, Cleveland area organizations with an affiliated interest in historic preservation, led by the fledgling Cleveland Restoration Society, determined to publish a newsletter with the masthead **Facade**. The first issue, **Facade 1**, was published in October of 1976 with the stated purpose *"to report in one publication activities that affect all of us in the Cleveland Area who are interested and dedicated to historic preservation. We will attempt to exchange information helpful to fulfilling that common goal."*

That first issue, hand-typed with pasted-in photographs, was "Xerox" copied and distributed by the US Postal Service to a relatively small band of individuals passionate about preservation. Today, forty-one years and ninety-nine issues later, **Facade 100** has grown to one of the premier national historic preservation publications with a distribution of over 1,000 copies.

That initial issue of **Facade** reviewed the other preservation organizations that were then active in Cleveland. They included the Western Reserve Historical Society, Cleveland Landmarks Commission, Western Reserve Chapter of the Society of Architectural Historians and Retrospect - The Cleveland Restoration Festival. As continued by **Facade** today, that first issue also provided information about recently designated landmarks, threatened historic resources and public policy advocacy issues, along with reports on the programs, events and activities of interest to the preservation community.

By 1981, **Facade** came to be the official newsletter of CRS. During that period, it was refined with professional typesetting and halftone black and white photographic images. Later editions, which expanded to twenty-eight pages, featured two-color printing, a bold new masthead and dynamic graphic appearance. These improvements reflected the increased relevance of historic preservation, as well as the growing stature and prominence of CRS in our community.

From its earliest days through 2004, the editor of **Facade** was Robert C. Gaede, FAIA. Bob was a true pioneer in historic preservation in Cleveland and across the nation. Along with his amazing talent as an architect, Bob also possessed a strong command of the English language and a passion for clear written expression. It was under Bob's leadership and guidance that **Facade** became the high-quality publication that it remains to this day. In nearly every issue as editor, Bob included an update on endangered landmark buildings in our region. Those lists not only document the sad number of historic resources that have been lost to demolition, but they also reflect the many once-threatened buildings that have been successfully renovated and now contribute to a revitalized downtown Cleveland and its surrounding neighborhoods.

In 2002, Kerri L. K. Broome became the managing editor of **Facade**, later transitioning to editor. During her fifteen-year tenure, the award-winning **Facade** evolved into a full-color, glossy magazine-style publication. This year, Margaret Lann, Manager of Development & Publications, took over as editor and continues

to highlight the programs and accomplishments of CRS along with feature articles about a wide array of preservation issues. Most importantly, **Facade** will continue to focus on how historic preservation impacts the lives of individuals, families and neighborhoods, and enhances the quality of life in Greater Cleveland.



Anthony W. Hiti, AIA
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Cleveland Restoration Society

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Anthony W. Hiti, AIA
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Manager of Development and
Publications

Dean Pavlik
Heritage Home ProgramSM
Construction Specialist

Yasmin Ruiz
Heritage Home ProgramSM Assistant

Heather Smith
Administrative Assistant

Cleveland Restoration Society
Sarah Benedict House
3751 Prospect Avenue
Cleveland, Ohio 44115-2746
(216) 426-1000
www.clevelandrestoration.org

The views expressed in this publication are those of their authors and not necessarily those of the Cleveland Restoration Society, its trustees, or its membership.

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National Trust
Partners Network



2018 Community Luncheon Featured Speaker

By Stephanie Allen

Kathy Kottaridis, Executive Director of Historic Boston Inc. (HBI), is the featured speaker at the 2018 Cleveland Restoration Society Community Luncheon. Historic Boston Inc. invests in the redevelopment of endangered historic building projects for new uses.

HBI is recognized by its partners and collaborators for high quality projects that re-activate historic buildings and energize neighborhoods. Boston Mayor Martin J. Walsh calls HBI “an invaluable ally in the development of thriving urban neighborhoods and the preservation of places we treasure.” HBI provides a full array of development support for its projects including site acquisition, technical expertise, project financing, and construction.

Under Kottaridis’ leadership, HBI has undertaken \$25 million in project investments, transforming eight abandoned historic structures into new mixed-use developments and leveraging considerable private investment. Among these are the city’s oldest remaining fire house,



Kathy Kottaridis

now repurposed as HBI’s headquarters in Boston’s Roxbury neighborhood, and the only remaining commercial building in Boston designed by architect H.H. Richardson, which has been redeveloped for mixed-use housing and retail space.

Kathy’s career includes many years devoted to public and non-profit service. She served as Director of Economic Development at the Boston Redevelopment Authority, Director of the City of Boston’s Office of Business Development, and was the founding director of Boston Main Street, the first city-wide Main Street program in the country.

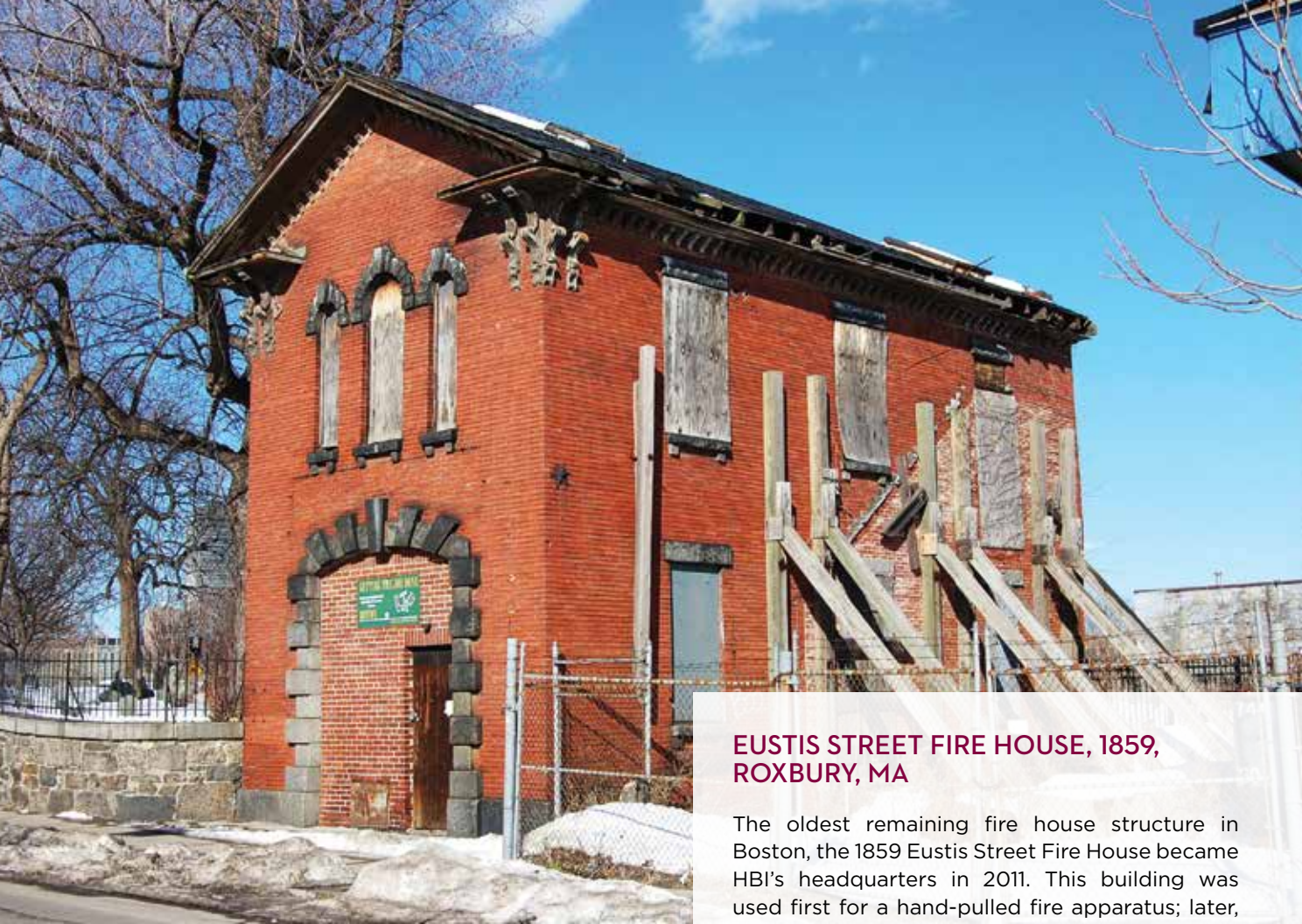
You are invited to learn more about how Historic Boston Inc. has used historic preservation as a powerful tool for neighborhood revitalization at the CRS 2018 Community Luncheon to be held on Thursday, March 8th. Sponsorship and tickets available through www.clevelandrestoration.org or by contacting Stephanie Allen at 216-426-3106. ♣



Photos provided by Historic Boston, Inc.

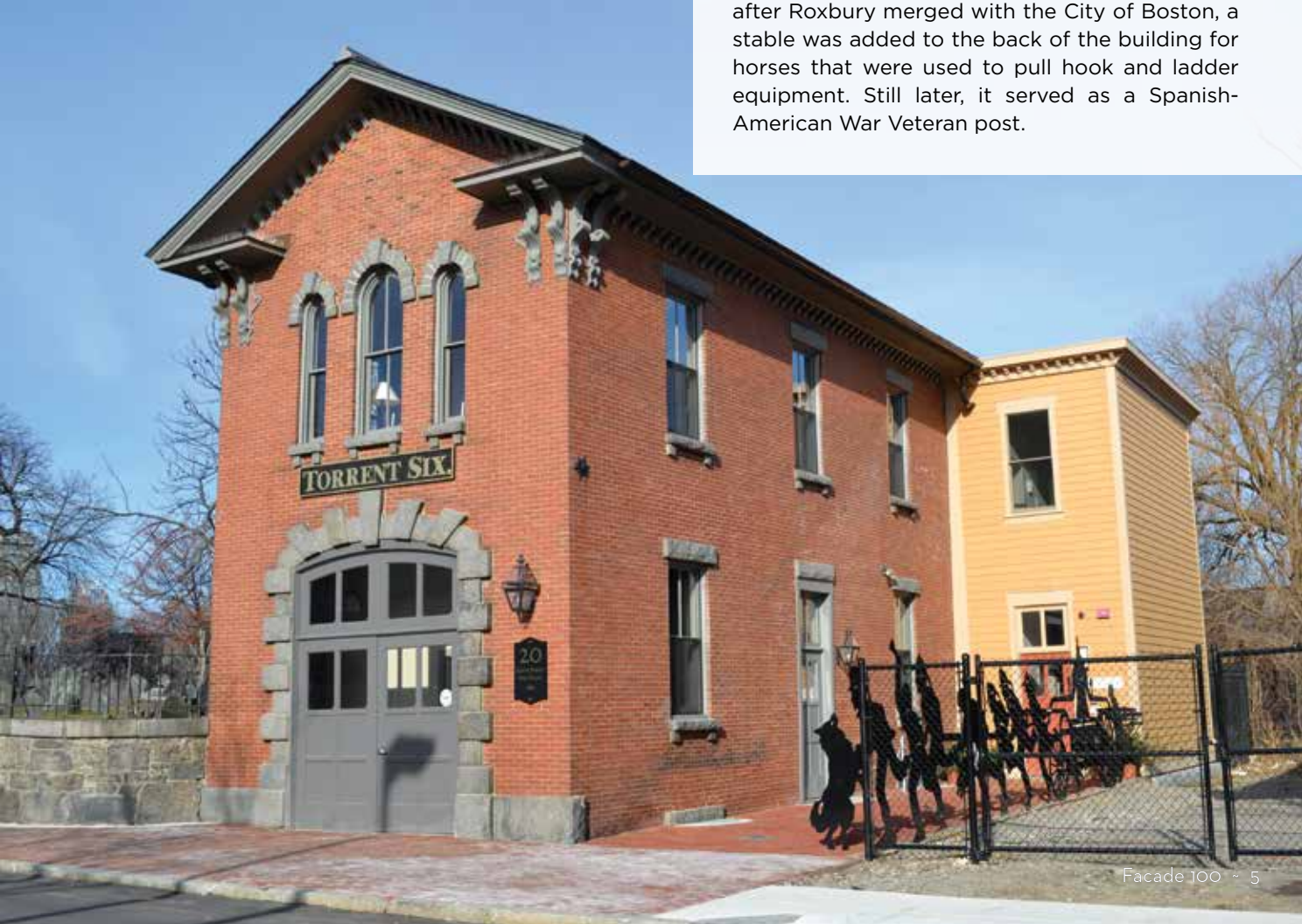
FOWLER CLARK EPSTEIN FARM, 1786, MATTAPAN, MA

Built between 1786 and 1806, the Fowler Clark Epstein Farm remains among the earliest intact, vernacular examples of an agricultural property in the Commonwealth’s cities. Purchased by HBI in 2015, the farm has been restored as a headquarters for the Urban Farming Institute. Rehabilitation includes land areas cultivated for local food production with a greenhouse, farm stand, classrooms, and demonstration kitchen.



EUSTIS STREET FIRE HOUSE, 1859, ROXBURY, MA

The oldest remaining fire house structure in Boston, the 1859 Eustis Street Fire House became HBI's headquarters in 2011. This building was used first for a hand-pulled fire apparatus; later, after Roxbury merged with the City of Boston, a stable was added to the back of the building for horses that were used to pull hook and ladder equipment. Still later, it served as a Spanish-American War Veteran post.







ROUNDWOOD MANOR IN DAISY HILL

Extraordinary Mansion in Need of Extraordinary Treatment

By Michael Fleenor



Often adaptation makes historic preservation possible. In Cleveland, we have beautiful examples of warehouses and office buildings adapted as housing, churches adapted as offices and banking lobbies adapted as restaurants. Less often seen is the need to adapt a single family home in order to preserve it. But, most homes are not 55,000 square feet! One such “home” is Roundwood Manor in the Daisy Hill enclave of Hunting Valley.

Sylvia Korey, the owner of Roundwood Manor, believes the Manor could be sensitively converted into six residential units without losing its historic character nor impacting the bucolic nature of Daisy Hill. The Cleveland Restoration Society agrees. Toward this end, Ms. Korey and her legal team have applied to the Village of Hunting Valley for a special zoning variance which would allow for the massive manor to be adapted into condominiums of still-generous size. We support this adaptation of Roundwood Manor as a practical strategy to ensure its survival as a landmark. Roundwood is significant for its association with the Van Sweringen brothers, their master architect, Philip L. Small, and the succession of business leaders who have stewarded this property through the decades.

Located at 3450 Roundwood Road in Hunting Valley, the Manor was built in 1923 as a corporate retreat center, not simply a country home. The Van Sweringen brothers — Oris Paxton (1879-1936) and Mantis James (1881-1935) — used Roundwood Manor as a place to entertain business associates and potential investors. Set on 600 acres, it contained a working farm until the brothers’ empire was dismantled and the acreage carved into large lots for homes.

Originally, Roundwood Manor was over 90,000 square feet in size, truly a mini-hotel with 24 guest suites. The Manor was designed by Cleveland’s master architect of the Colonial Revival style, Philip L. Small. Small was one of the Van Sweringen brothers’ favorite architects. He earned many commissions from the brothers including Shaker Square (one of the country’s earliest planned shopping centers), demonstration homes in Shaker Heights and the Greenbrier Suite in Terminal Tower. Small also designed the “new” Country Club, after the Vans donated the land in Pepper Pike that made a move from Glenville possible.

To create Roundwood Manor and to build his design quickly, Philip Small remodeled a nearly new, hollow tile and concrete dairy barn. Using the architectural vocabulary of the already popular American style — Colonial — Roundwood is executed in red brick with stone and wood trim. Windows are multi-paned, flanked by operable shutters. The central block features two-story columns and a central entrance. A massive wood door is surmounted by roundel-style thick glass lights, an elaborate surround and a broken pediment. The Manor featured enormous living and dining rooms, a library full of leather-bound books, a pub or bar, sitting



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rooms, an Olympic-sized indoor swimming pool and tennis courts. A full-time telephone operator managed the estate's 80-line switchboard.

Philip Small worked with the important Cleveland interior design firm, Rorimer-Brooks, to create a Colonial interior at Roundwood that appeared as though it had always been there. The Manor was furnished with fine antiques and well-executed reproductions, meals were served on English bone china with sterling silver flatware. An art collection on the walls completed the setting. For those visiting Roundwood — usually potential investors — the impression was not unlike visiting an estate along the James River of Virginia. The Manor was grounded with a sense of history and stability that reflected well on the Van Sweringen brothers.

During the Great Depression, the Van Sweringen Empire began to crumble. Mantis died in 1935 and Oris in 1936. The house sat empty while their financial matters were untangled. Finally in 1946, Gordon Stouffer, restaurateur and frozen food magnate, purchased Roundwood Manor. Stouffer removed 35,000 square feet, reducing the size from 90,000 square feet to its current 55,000 square feet. The massive living and dining rooms that flanked the two ends of the main block were reduced in size. Off the main block is the guest and servant wing, half of which was removed. Roundwood Manor went from 50 to 20 rooms.

In 1956, Gordon Stouffer died and the Manor was sold to James A. Bohannon (1960). Bohannon was a wealthy industrialist, who had come to Cleveland in 1929 at the Van Sweringen's behest to assume the Presidency of

the Peerless Motor Car Company. As the Depression progressed, Peerless was dissolved and Bohannon changed the plant at E. 93rd Street and Quincy Avenue to the Brewing Company of America. Bohannon had overheard men joking that the empty banking halls of failed downtown banks should be turned into beer gardens. He approached The Brewing Company of Canada and negotiated the rights to produce and distribute their most popular brands in America. Bohannon sold the Brewing Company of America to Carling Brewing in 1949 and retired a multi-millionaire. In 1965, he donated \$1 million to John Carroll University for a new science center — a record at the time. The Bohannon Science Center served the University until 2011 at which time it was replaced by the Dolan Center for Science and Technology. Upon his death in 1968, Bohannon left Roundwood Manor to the University.

John Carrol University sold Roundwood Manor to John and Anita Fazio. Mr. Fazio was President of Fisher Foods, Inc., a grocery chain with a long history in Cleveland. Before moving into Roundwood in 1970, the Fazios spent a year remodeling the kitchen and baths and installing central air conditioning. The Fazios occupied Roundwood Manor for only eight years when it was sold for \$700,000 to Joseph F. Hrudka in 1978. Hrudka was the founder and former president of Mr. Gasket Company. Hrudka had raced cars with his brother as a young man, and figured out that gaskets could be prevented from over-heating and blowing off if they were made of asbestos. Hrudka sold Mr. Gasket for millions, although he later bought it back. The Hrudkas remained at Roundwood for about a decade. In 1988, Roundwood Manor was sold for \$1.4 million to Samir and Sylvia Korey.

Samir and Sylvia Korey purchased Roundwood because it was large enough for their four growing children, Sylvia's parents who lived with them, family visitors from across the world and a household staff of three! Samir was an international businessman who traveled extensively. He kept his main office in Roundwood, staffed by three employees. In addition to filling Roundwood



Photos by Michael Fleenor

Manor with life, the Koreys made many significant improvements. A deteriorated and leaking wood shingle roof was replaced with the superb Buckingham Slate product. Installation of this commercial-grade slate required substantial additional framing in the roof to support its weight. Buckingham Slate is featured on the Smithsonian's Castle and Arts & Industries Building in Washington, DC. It is also on the famous Dakota apartment building in Manhattan, a luxury co-op on W. 72nd and Central Park West. The Koreys also uncovered original slate floors that had been covered in cement and other flooring. For many reasons, we owe a debt of gratitude to the Korey family, especially Sylvia Korey, for the remarkable stewardship of this flagship Cleveland landmark for 30 years.

Since Sylvia's children are grown and living across the world, she has tried to sell Roundwood Manor, but to no avail. Unfortunately, no one has come forward for over several years now to purchase the massive 55,000-square-foot mansion. She could have sold it as a "tear-down," but fortunately did not do so.

As part of our work at the Cleveland Restoration Society, we surveyed Roundwood Manor for the Ohio Historic Inventory. In addition, we took the first step in listing Roundwood into the National Register of Historic Places. This step entails completing a rationale for the property's eligibility under the criteria of the Register. Upon submission of our work, the Deputy State Historic Preservation Officer for Inventory & Registration for Ohio, Barbara Powers, concurred with our findings, opining that Roundwood is likely eligible for listing in the National Register of Historic Places under Criterion



Philip Small was a master of the Colonial Revival style. By breaking the house down into wings, utilizing gambrel roofs and dormers, and mixing materials, he created a home that, although massive, does not overwhelm the charming enclave.

B (for its association with the life of a person or people important in our past at the local, state, or national level) and Criterion C (the property has the distinctive characteristics of a type, period, method of construction, represents the work of a master, possesses high artistic values, or represents a significant and distinguishable entity whose components may lack individual distinction).

Presently, we are completing a formal nomination to the National Register.

It is through flexible zoning and enlightened re-imagining of properties like Roundwood Manor that landmarks can survive into the future. In Cleveland and its surrounding communities, we are blessed with an infrastructure of remarkable architecture constructed during periods of time when superlative materials and old-world craftsmanship were readily available. It is our civic duty to consider these Cleveland monuments with care and sensitivity so that they may remain for future generation. We commend Sylvia Korey for her vision and her investment of time and money to see that Roundwood Manor can transition into usable real estate for future generations to appreciate. ❖



Saving the Scofield Mansion

The First Important Step

By Kathleen Crowther



The Scofield Mansion in Cleveland is perched on the first eastern rise to the Heights in an area now known as Woodhill. The mansion was built by Cleveland architect and sculptor Levi Scofield in 1898 as a beautiful home for his family. It is a home that represents the culmination of his highly successful career in architecture and the arts.

Close your eyes and imagine this place over 100 years ago. The top of this hill was largely undeveloped, likely forests and perhaps farmland. Breezes from Lake Erie flowed upward and caressed the Scofield family as it gathered on the spectacular front porch. The porch and all of the windows on the front façade of the home offered remarkable views to the developing city of Cleveland and the vast blue of Lake Erie. Can you imagine watching sunsets from this site? Can you envision living each day with the panorama of Cleveland's tree canopy below, and perhaps a glimpse of church spires, leading to the expanse of our great Lake Erie?

Few people knew this place remained, hardly recognizable today. The home is located in a forgotten corner, with no through streets – a place where most would have little reason to pass. The magnificent façade of the mansion

is now obscured by trees, disfigured by an addition, and robbed of its crowning jewel, the front porch.

The Scofield family lived in the home until 1925 at which time it became a convent for Sisters of the Most Holy Trinity, religious women affiliated with nearby Mt. Carmel Church. By then, the neighborhood was strongly Italian, particularly around Woodland and E. 110th. Immigrants from the Italian village of Rionero Sannitico had settled here, building up the area with homes and businesses. When the sisters moved to Euclid, Ohio, in 1953, the old Scofield home transitioned into a nursing care facility which then ceased operation in the 1990s.

The parcel on which the Scofield Mansion sits runs from Baldwin Road toward the base of the hill, up to Mapleside Road at the top. In the 1960s, the hill was



- A) Rear of the home, now the primary front facing facade on Mapleside Road.
- B) Second floor hallway.
- C) Original pocket doors.
- D) Newel post, matching in design to others found inside buildings by Scofield.
- E) Stairway to second floor.



The turreted north corner of the home. Just a few years ago the Scofield Mansion was a candidate for demolition. Now, work has begun to relieve the premise of extra vegetation, protect the home from water, and secure the envelope.



cut away to enable the construction of a nursing home. It is this newer building which caught the attention of Rosaline Lyons whose dream was to create social services for the needy, surrounding neighborhood. In 2012, Ms. Lyons purchased the parcel at a tax forfeiture sale and was subsequently startled to realize that the parcel had a second building on it, the Scofield Mansion!

Over a five-year period, Ms. Lyons did not realize her dream and found herself in Cleveland Housing Court with a large tax bill and fines. The mansion was in a highly deteriorated condition, and a danger to the community in that it was accessible to kids and vandals. The then director of Cleveland's Building & Housing Department, Ron O'Leary, asked the Cleveland Restoration Society to look at the property. It was a candidate for demolition due to its blighted condition. Thus began a campaign to assess the property and consider whether it was possible to save.

The Cleveland Restoration Society gathered together a group of restoration experts to make an assessment of the mansion. The intrepid group included seasoned professionals from Precision Environmental Company, Coon Restoration & Sealants, JERA Contractors, and architects Weber Murphy Fox. At this point, the mansion was thought to be structurally sound, the stone block walls plumb and the original slate roof remarkably stable.

Since that first assessment in 2015, saving the Scofield Mansion has become a community effort. Ms. Lyons gave the property to the Cuyahoga County Land Bank which will hold the property while our expanding team stabilizes and works on a redevelopment plan. Thus far, a great deal of work has been completed. Leading the effort is Jim McCue of Coon Restoration and Joe DiGeronimo of Precision Environmental. Precision has been incredible in its work to clean out Scofield, which was filled with debris, and to remove asbestos. Coon has stabilized walls and installed window clear-boarding material generously donated by SecureView. 1st Choice Roofing has "droned" the roof of the structure and patched the double gutter system to prevent further water infiltration. First Energy has removed ten mature trees too close to the mansion. Oswald Companies' Design and Construction Group spent a

morning broom-cleaning the building in anticipation of public tours.

Cleveland Neighborhood Progress, a non-profit community development entity, will now lead the effort to find a use for the mansion and a partner to bring it to life. Justin Fleming, Director of Real Estate Services, is our energetic and capable partner. All manner of donated services will gladly be accepted should you desire to be part of this endeavor. Potential tenants and/or developers are also welcome to inquire.

The big idea is that the worst eyesore in a challenged Cleveland neighborhood will be transformed into a beautiful and useful historic site. The aforementioned companies are in the business of restoring Cleveland landmarks. In this instance, they have donated their time and specialized services to secure the future of the Scofield Mansion, one of only 10 remaining Scofield

The big idea is that the worst eyesore in a challenged Cleveland neighborhood will be transformed into a beautiful and useful historic site.



Historic 1911 photo courtesy of Cleveland Public Library Digital Photograph Collection

buildings to our knowledge. We greatly appreciate their expertise, dedication and generosity.

Now we look to the future and wonder what could Levi's mansion become? What type of new use would add value to this neighborhood, helping its residents? How can more Clevelanders take in the views to downtown and the lake? Please consider joining us by donating money or services to save this important landmark. And certainly, speak up if you are interested in leasing or developing the Scofield Mansion. Please call Kathleen Crowther directly to discuss the possibilities. ❖



Volunteer Spotlight

Joe DiGeronimo

Q. WHY DO YOU VOLUNTEER FOR THE CLEVELAND RESTORATION SOCIETY?

A. We had wanted to be involved in our family's old neighborhood for a long time, but didn't know how. CRS presented an opportunity for us with the Scofield Mansion and we saw that it was a great match. We grew up in the same neighborhood as the project and now we can use our talents to give back.

Q. WHAT DO YOU ENJOY MOST ABOUT YOUR ASSOCIATION WITH CRS?

A. I believe a big part of what makes Cleveland a special place is its rich history and depth of culture. I enjoy working on projects where we get to uncover some of that heritage and bring it back, to be a part of the future.

Q. DO YOU VOLUNTEER WITH OTHER GROUPS IN THE COMMUNITY AND, IF SO, ARE THEIR MISSIONS SIMILAR IN PURPOSE TO CRS?

A. I am active in our construction industry association, the Construction Employers Association, Associated General Contractors. There we work to promote professionalism and workforce development in our industry. And more recently, I have been involved with ACE Mentoring - an organization focused on getting high school students excited about careers in our industry. I am also a member of the Northern Ohio Italian American Foundation which works to preserve and honor our Italian heritage. I'm



active in our community schools and parish, coaching youth sports. I believe in all of these community organizations. It is important to know where you came from and to honor that legacy.

Q. DO YOU HAVE A FAVORITE HISTORIC PRESERVATION PROJECT IN NORTHEAST OHIO?

A. As far as completed projects, I enjoy the Heinen's in the Cleveland Trust Rotunda. The Geis and Heinen families and teams deserve so much credit for the vision and willpower to make that project happen. And right across the street from it, CRM did a great job on the Scofield Building - what a beautiful brick exterior now compared to what it was previously. My biased favorite at the moment is the Cleveland Athletic Club. I am very excited that we have been able to help get it underway and on the path

towards restoration so that it can be enjoyed again. We have met so many people who were former members, or attended St. Patrick's Day parties or Clambake Boxing there. They have shared some great memories with us. Soon we'll be able to celebrate at the club again.

Q. WHAT'S YOUR FAVORITE CLEVELAND BUILDING OR NEIGHBORHOOD?

A. Can't pinpoint just one favorite, there are so many to list: the West Side Market, Progressive Field, or the B&O Railroad Building at Canal and Carter Road. And you can't think about the Cleveland skyline without our iconic Terminal Tower. My favorite neighborhoods include: Larchmere Boulevard; the historic homes along Fairmount Boulevard and Edgewater Drive; Chagrin Falls is beautiful; and Independence is home sweet home.

Q. WHAT'S YOUR FAVORITE CLEVELAND MEMORY?

A. I think I am among the last generation of Clevelanders who visited Mr Jing-a-ling in the Twigbee Shop over the winter holidays. The 2016 Cavs Championship night and Parade were a lot of fun! Many great, and also painful, Indians memories - still waiting for our World Series victory, hopefully next year. My wife and I are busy making new memories with our kids and exploring places new to them. I try to go back in time and think how cool it would be to experience memories of



Cleveland during the Great Lakes Exposition on the Lakefront, take a walk down Millionaire’s Row, or visit Luna Park at Woodland Avenue and Woodhill Road just down the road from the Scofield Mansion.

Q. WHAT IMPACT DO YOU THINK CRS AND ITS PROGRAMS HAVE HAD UPON OUR COMMUNITY IN THE PAST THREE DECADES?

A. As I think about this in the context of our Scofield Project, the advocacy promoted by CRS helped to generate momentum that hopefully continues to inject vitality into structures that have so much character and would be almost impossible or unaffordable to recreate today. Often the phrase “they don’t make ‘em like they used to” is very true. I believe that Cleveland’s recent positive momentum and growth is attracting a boomerang population back to the area. Those who moved away are now moving back home. This can be attributed to the character and culture of this place, often present in its historic buildings. Cleveland has a feeling of authenticity due to being settled and lived in for generations, as opposed to newer cities where no one has ties to the past.

Q. WHAT DO YOU THINK WILL BE THE GREATEST CHALLENGES AND OPPORTUNITIES THAT CRS FACES IN THE NEXT FIVE YEARS?

A. Hopefully, the efforts to develop economic incentives for historic preservation can be not just

continued – but improved upon and added to. There is so much potential to unlock, hopefully we can find many new ways to bolster those programs at all levels of government and continue the public and private development that has been successful recently. There is much untapped potential opportunity of underutilized

property in Cleveland and the surrounding inner ring suburbs. Cleveland needs jobs. Hopefully, we can attract more companies and good jobs to renovated spaces and continue to lift up our city. ❖

WANT TO GET INVOLVED?

The success of the Cleveland Restoration Society is due in part to its many loyal members and volunteers. Our volunteers help us achieve our mission in many ways from serving on the board or assisting with events, historical research, and taking photographs, to a long list of specialized talents that benefit our region. Our members enjoy special events, tours and publications offered throughout the year. By supporting the Cleveland Restoration Society your voice will join the chorus of those who care and take seriously their responsibility to be custodians of our heritage.

BECOME A VOLUNTEER OR JOIN US AS A MEMBER!

Be a part of a team that makes a difference. See Northeast Ohio’s historic places and meet others who share your interests. Join or volunteer today!



For more information on volunteer opportunities, contact:

Margaret Lann
mlann@
clevelandrestoration.org
(216) 426-3101



THE JEWEL OF COURTLAND

After falling on hard times, a historic home is restored to its former shine

By Scott Holbrook

There are many spectacular historic homes for sale in Shaker Heights, but the one at 2834 Courtland is perhaps the most surprising.

Just a few years ago, the once-stately Tudor at the corner of Courtland and Shaker Boulevards seemed to be doomed. Its destitute owner had stripped it of everything of value, including appliances, cabinets, light fixtures, radiators, all plumbing, and every other piece of metal in the house. A leaky roof and the infamous “Polar Vortex” winter of 2013-14 had conspired to leave a thick sheet of ice on the floors of several rooms in the house.





- A) Exterior courtyard and facade facing Shaker Blvd.
- B) View of the library from second floor interior balcony.
- C) First floor solarium.
- D) Detail of leaded glass featuring the Colston coat of arms.

Photos courtesy of Chesnut Hill Realty

GRAND BEGINNINGS

The unfortunate home was now a long way from its prosperous beginnings. Completed in 1922 and designed by the prestigious architectural firm Howell & Thomas, 2834 Courtland was built as one of the first four demonstration homes commissioned by The Van Sweringen Company. Demonstration homes were built on speculation to demonstrate the quality of design and construction one could expect in this new, higher-end development.

The Van Sweringen brothers mandated high design standards and only allowed English, Colonial and French Revival styles. 2834 Courtland is an English design of brick, stucco and half-timbering, with scrolling acanthus leaves, Tudor roses and thistles incorporated into stucco elements and wood carvings. The home is 4,738 square feet (including 1933 and 1992 additions) and boasts one of the largest lots in Shaker Heights's exclusive Club Section. Its first owner, Colonel William A. Colston, was Vice President and General Counsel of the New York, Chicago & St. Louis Railroad. Colonel Colston's family coat of arms is incorporated into the exterior stucco over the garage and in the stained and leaded glass windows in the soaring, timbered library. The Colston family remained in the house until 1950.

Seven owners later, though, the house had fallen hard.

LEGAL TANGLES

In 2013, the City of Shaker Heights declared the home a nuisance, and uninhabitable, but the bank holding the mortgage declined to make any repairs on the home. Instead, it sat on the house, paying only the property taxes to avoid losing its status as first lienholder on the property. In doing so, it was also postponing foreclosing on the property, because obtaining the home through foreclosure would trigger the bank's responsibility to fix it.

The bank also expressed interest in demolishing the home, another way to avoid the expensive work of saving this historic gem. The bank wanted to make a quick buck selling a vacant lot and wash its hands of the matter. To the bank, the Courtland house was no more than a bad debt on its books.

Shaker Heights acted swiftly to grant temporary landmark status to the home, effectively staying any moves to demolish the property. The City then immediately turned to the Cleveland Restoration Society for legal and professional help.

CRS found a complex web of legal claims upon the property, and an uncharted route for resolving them. In addition to the mortgagee bank, a number of smaller lienholders, including unpaid contractors, laid claim to interests in the home. To save the home, CRS had to secure a primary legal interest in the property, which would allow it to do the work the other lienholders were unwilling to do.



Two decades ago, CRS had successfully saved a few residences in the city of Cleveland by invoking Ohio Revised Code Section 3767.41, which allows nonprofit entities with the goal of improving housing conditions in the county to be appointed receiver of residential properties that are a public nuisance. This appointment as receiver gives the nonprofit the right to invest money in the property to abate the nuisance, and gives that investment a primary position over other lienholders.

In those cases, the innovative legal action by CRS was uncontested. This time, still to date one of the few times in Cuyahoga County the statute has been used to save a historically significant residence, there was the added complication of other interested parties who were not cooperative.

CRS, represented pro bono by myself, my partner Patrick Lewis, and our law firm Baker Hostetler LLP, made concerted efforts to negotiate with the bank and the minor lienholders to assign their liens to CRS or release them outright. The bank was unresponsive, so CRS brought the matter to court for a formal declaration of nuisance and for an injunction appointing CRS as receiver.

The bank then took an aggressive posture, opposing this action by CRS. The law firm and CRS prepped extensively for the injunction hearing seeking a formal declaration of nuisance and CRS's appointment as receiver, preparing fact and expert witnesses, including CRS Trustee Michael Chesler and Chief Operating Officer Tom Jorgensen. Just before the November 2014 court hearing, the bank finally gave up on tearing down the house and consented to an agreed court order in which it quickly approved of CRS's appointment as receiver and, for a nominal sum, assigned to CRS its interest in the house.

The house was saved in this remarkable and groundbreaking legal result—but there was more to do.

E) Remodeled master bath with original leaded glass windows.

F) Reconfigured kitchen with center island.

RESURRECTED

Once CRS had ownership of 2834 Courtland, it immediately acted to stabilize the property—until then, for example, the roof was still leaking—to make it ready for sale to a new, responsible buyer who would complete renovations to their own tastes.

Ultimately, CRS sold the home to CCDP Investments LLC, whose principals, Dino Palmieri and Craig Cantrall, have an established track record of high-end renovations. After more than a year of intensive restoration and modernization, the property is at last restored to its former glory as a distinguished and enviable home.

The Courtland house, recently sold to a new owner, is wholly reinvented. The hardwood floors gleam again, and moldings and mantels are restored to their former shine. Not only are the home's unique architectural elements, including massive leaded glass windows, fully restored, but the floor plan has also been tweaked for modern living.

Where there was once a dated kitchen walled off from a dim interior sitting area, there is now a spacious white kitchen outfitted with top-notch appliances, a massive island, and plenty of space to gather with family and friends. A handy mudroom and all new bathrooms—including the showstopping master bath—round out the up-to-date amenities that mesh effortlessly with the home's historic pedigree.

In its 95 years, 2834 Courtland has had many owners and renovations. Surely, it doesn't look precisely like the demonstration home the Van Sweringens proudly raised in 1922. Just as surely, the Van Sweringens would approve of the home today—once again, it's a fine example of high-end living in Shaker Heights. ♣



Appreciating the Cultural Heritage of the Lee-Harvard Community

By Kathleen Crowther

Since 2007, we have invested our time and resources in Cleveland's Ward 1, but in recent years have primarily concentrated our efforts in the greater Lee-Harvard community. Both our Heritage Home ProgramSM and Preservation Services staff have been busy there in many different ways. Ward 1 is located in Cleveland's farthest southeast corner, an area some four miles square with approximately 8,000 homes and 220 acres of parkland. The ward also includes Lee-Seville and Lee-Miles, areas with a related but distinct history. Differentiating and keeping those names straight are a difficult chore though, so we have taken the liberty of referring to this large area as simply Lee-Harvard, after its best known intersection. However, Lee-Harvard is much, much more than an intersection of two Cleveland streets. It is a thriving community with a remarkable history. The trouble is that the community's history is not properly written and known – but our efforts are rectifying that.

MAINTAINING THE HOUSING STOCK AND EVALUATING HISTORIC SIGNIFICANCE

Our involvement in Lee-Harvard started with our popular Heritage Home ProgramSM. To date, we have helped 420 homeowners with free home maintenance advice, saving folks time and money by diagnosing problems and providing reliable contractors to perform needed work. Since most of the houses in Lee-Harvard

were built between 1950 and 1970, they do not have the same problems that older houses we work with in more centrally-located wards of Cleveland do. Lee-Harvard homes are typically well-maintained and have many more years of life in them.

But of course, Lee-Harvard homeowners want updated kitchens and bathrooms – just like the rest of us! And the occasional new roof and gutter system is a necessity.

Telling Our Story OCTOBER 29

On October 29th, residents of Cleveland's Lee-Harvard neighborhood gathered to share stories about the development of this neighborhood as a Black middle class "suburb in the city." The conversation was led by Dr. Todd Michney, Ph.D., Assistant Professor, School of History and Sociology, Georgia Institute of Technology and the author of *Surrogate Suburbs: Black Upward Mobility and Neighborhood Change in Cleveland, 1900-1980* (University of North Carolina Press, 2017). Staff from Cleveland Public Library was present to record oral histories and video the event to be archived as a part of the Cleveland Memory Project and Cleveland Public Library Digital Collection.



Shining a spotlight on Lee-Harvard



Photos by Rob Erick



Whatever the need, our Heritage Home ProgramSM staff is available to Lee-Harvard residents to answer every conceivable question and help in ways which protect the homeowner and the house. Many residents of Lee-Harvard have also taken advantage of our low interest loan program. We have financed 12 home improvement projects for over \$150,000.

From a physical development viewpoint, Lee-Harvard is a largely intact “suburb in the city.” After conducting a windshield survey of 6,000 structures in 2012, we ascribed the predominance of suburban character to the built environment. As historic preservationists, we were astonished at the consistent architectural integrity of the area associated with the mid-century building tradition. Upon further research, we uncovered one area developed by Arthur Bussey, an African American developer who built larger, more expensive brick post-war bungalows. These homes were advertised in the *Call & Post* newspaper and targeted to the growing Black middle class of white-collar professionals. (You can read more on this neighborhood in previous issues of *Facade*, issues 93 & 96.) Recently, we received a “green light” from the Ohio Historic Preservation Office to nominate the Bussey subdivision into the National Register of Historic Places due to its significance in African American history. The subdivision was previously nominated by CRS as a Cleveland Historic District and received designation in 2016.

THE PEOPLE, STORIES AND TRADITIONS IN LEE-HARVARD ARE ITS CULTURAL HERITAGE

Uncovering the history of the Lee-Harvard neighborhood has been an exciting addition to our slate of activities in Ward 1. By conducting oral histories with 15 elders in the community, we came to understand the social significance of Lee-Harvard as the “move-up” destination for African Americans seeking the dream of homeownership and green space. African American professionals and blue-collar workers who moved to Lee-Harvard from Cedar-Central and Glenville created a highly successful, socially-cohesive community. Despite systemic racist obstacles in obtaining mortgages and insurance, Blacks maneuvered through roadblocks to achieve home ownership and create a place of their own. It is a powerful portrait of determination, enter-

prise and ultimately, incredible success. Furthermore, the cultural values fostered by the pioneers of Lee-Harvard are still prevalent today. Many of the children of Lee-Harvard have grown up to be successful African American leaders in Cleveland and across the country.

It is through this work that we are making an important contribution to today’s understanding of Lee-Harvard, both for its founders, current and prospective residents, and for all Clevelanders. Lee-Harvard looms large in the memory of many African American Clevelanders. It

epitomized Black suburban living, the equivalent of a suburb within the boundaries of the city. It is this period of significance which we are documenting. It is its authentic heritage and spirit of this place which we hope many Clevelanders will discover and appreciate.

To ground our work in scholarship, CRS is working in partnership with urban

historian Todd M. Michney, Ph.D., Associate Professor at Georgia Institute of Technology. Dr. Michney’s recently published book, [Surrogate Suburbs, Black Upward Mobility and Neighborhood Change in Cleveland, 1900 – 1980](#), spotlights African American Clevelanders maneuvering through systemic obstacles to achieve footholds in less-congested neighborhoods. We formed a partnership with Dr. Michney through a recommendation by Ohio Humanities, which was familiar with his work and is supporting the development of Lee-Harvard’s heritage.

The suburban lifestyle in Lee-Harvard was not simply about nice new homes on tree-lined streets. It was much more. The community in Lee-Harvard developed a high degree of social cohesion, fostering common values in family life, for educational attainment, along with religious, civic and community commitment. Civic life is exemplified by the high voter turnout, the second highest in the City of Cleveland at the recent 2017 fall election, as well as a commitment to participating in the many different neighborhood associations and community improvement efforts.

In the 1970s, the men of Lee-Harvard formed their own police auxiliary to keep an eye on the youth of the neighborhood. Many a late party was broken up by local fathers-in-uniform intent on protecting their teenagers. This endeavor may be Cleveland’s first initiative in local policing. The auxiliary police were also dedicated to helping the children in the neighborhood obtain and

To date, we have helped 420 homeowners with free home maintenance advice, saving folks time and money by diagnosing problems and providing reliable contractors to perform needed work.



maintain bicycles. Can you imagine hundreds of kids on bikes all over the ward?

Likewise, the Lee-Harvard Community Association (LCHA) was organized by citizens to promote community life. The association undertook various initiatives, including code enforcement. Members monitored housing maintenance to ensure high standards, provided assistance and reported violations to the city. Creative initiatives to promote home stewardship were initiated by LHCA such as a Christmas lighting contest that encouraged residents to decorate (and take pride in) their properties. The association also saw the need for a recreation facility that offered youth programming for sports and games as a way to diminish gang activity and acts of vandalism. The LCHA was responsible for implementing the Harvard Community Center and its recreational activities.

We are looking for the stories of Lee-Harvard that amplify this period of history so that we can document them with our consulting historian, Dr. Michney. On Sunday, October 29th, we sponsored a community storytelling event at the Lee Road Baptist Church. With our incredible and awesome partnership with the Cleveland Digital Public Library, twenty stories were recorded. CPL's videographer was able to operate two cameras and help us convey our storytellers' stories in a way that surpasses anything we might have been able to capture ourselves. Perhaps this raw footage may compose the corpus of a documentary in the future.

On December 2nd, we sponsored a "day of digitization" at the Harvard Community Services Center. It was a free opportunity to digitize family scrapbooks, pictures and other items that tell the stories of the families of Lee-Harvard. We were very encouraged to obtain permission to use 52 images in our future publications at this event. With these images available to us, we will illustrate and visually bring to life the cultural history of Lee-Harvard.

Grants from the National Endowment for the Humanities, Ohio Humanities and the National Trust for Historic Preservation are all helping us fill out the narrative of life in Lee-Harvard.

Our next project is to publish a "keepsake" magazine, or perhaps a small book, using the material we have in hand. We view this as an important next step in valorizing this remarkable Cleveland neighborhood that has not received attention for its heritage. The publication will provide articles by Dr. Michney and others, along with a treasure trove of images that will bring to life this period of time. Our hope is that this publication will have far-reaching effects in the minds of Clevelanders. Having a mental image of Lee-Harvard will help create

Shining a spotlight on Lee-Harvard

Illustrating Our Story

DECEMBER 2

Residents of Lee-Harvard gathered on December 2nd to share historic images at the Illustrating Our Story event led by Michael Fleenor of CRS. Once again, our partners at the Cleveland Public Library Digital Collection were present to facilitate scanning and collection of the images. Stories from the Telling Our Story event along with images collected at the Illustrating Our Story event will be used by CRS to create a keepsake publication, documenting the cultural heritage of the Lee-Harvard and Lee-Seville neighborhoods.



Photos by Heather Smith

a sense of place and inform new development in an authentic way.

We know all too well that identification of historic resources is carried at the local level. Each one of us bears the responsibility of understanding our community's history and how our built environment explains it. Therefore, the work of the Cleveland Restoration Society in developing the history and significance of the Lee-Harvard area is fundamental to local and even national recognition. Leadership in the community fervently desire this recognition as a means to remember the accomplishments of the people of this community, and as a means to encourage continued commitment and attachment to this good place. ❖



A Guide for Owners of Smaller Mid-century Homes

By Michael Fleenor

The Cleveland Restoration Society division of Preservation Services recently created *A Guide to Maintaining Your Mid-century Modern Home*. This publication educates homeowners on the character-defining features of their mid-century homes, and outlines best practices for the routine maintenance and repair of those materials.



Photo courtesy of The Cleveland Press Collection, Michael Schwartz Library, Cleveland State University

In the middle of the twentieth century, after World War II, the United States saw dramatic growth in both population and housing demand. At the close of the war, over twelve million men and women came home to the United States,

dreaming of a quiet, comfortable life in the suburbs. Due to the GI Bill, the veterans had access to insured mortgages and low interest rates, allowing them to buy their own homes. However, homes to purchase were in short supply. Housing construction had been down during the Great Depression, and building materials unavailable during the war.

In 1940, the Federal Housing Administration published the *Principles of Planning Small Houses*. This guide was utilized greatly after the war when housing needed to be built quickly and economically to house the veterans and their growing families. Between 1946 and 1964, the country also saw the “Baby Boom,” a time when birth rates grew at an unprecedented rate. This growth in families also supported the movement to the suburbs and outskirts of cities, as cities were annexing smaller towns to increase their land sizes. Because of these factors, the United States saw the rise of the suburb. Originally, these suburban areas were filled with 1 1/2 story Cape Cod and Minimal Traditional-style

houses, but by the 1950s ranches and split-levels predominated. In addition to supporting suburban development through the Federal Housing Administration, the government’s Federal Highway Act of 1956 spurred the nationwide devel-

opment of highways, making it the new norm to commute from the suburbs into the city for work.

In the City of Cleveland, mid-century architecture can be found in the outer limits of the city. To the west, large ranches were built along Lake Avenue and Edgewater Drive in the Edgewater neighborhood, in large tracts in Bellaire-Puritas and Westown, and interspersed with older neighborhoods in Kamm’s Corner and Riverside. To the south, there are mid-century neighborhoods near the Cleveland Zoo, along the MetroParks and bordering Parma. To the east, mid-century apartment buildings and a few neighborhoods were built along Lakeshore Boulevard in North Collinwood. In Lee-Harvard, perhaps the most intact collection of single-family homes, apartment buildings, schools and churches from the period form a “suburb in the city.”

The suburban small homes of the mid-century post-war era came to represent the “American Dream.” Popular magazines touted the small home as best and even



B

Photo by Kerrington Adams

fashionable. The house evolved from a place to sleep and eat into a social space. An emphasis was placed on the yard as an area for social gatherings and quality family time. The small ranch and Cape Cod home in their suburban neighborhood setting is a physical representation of mid-century ideals, values, and design. Their preservation is vital.

More information about mid-century development in northeastern Ohio can be found in *Mid-20th Century Architecture and History Reconnaissance Survey: Cuyahoga County Urban County Communities*, prepared by the Cuyahoga County Planning Commission, 2016. ❖

- A) Post WWII developments necessary to house returning veterans.
- B) Split levels were popular for their efficient use of space and zoned living. Quiet bedrooms above, noisy family room and garage below, and living, dining and kitchen on the mid level.
- C) Arthur Bussey built this red brick ranch with ornate iron work in what is now the Arthur Bussey Historic District.
- D) Also in the Arthur Bussey Historic District, this handsome blonde brick ranch was developed by William Woodridge, another African American builder in Cleveland.



Photos by Michael Fleenor (C and D)



CELEBRATION OF PRESERVATION

From Cleveland to Akron to Lorain, our cities are buzzing with new development and historic preservation is helping to make once unfathomable projects possible. Our cities are capitalizing on their historic buildings by utilizing tax credits and marketing beautiful historic details. In 2017, a jury comprised of members from the American Institute of Architects, Cleveland chapter, and the Cleveland Restoration Society deliberated for two months to select the award winners.



CRS would like to congratulate the 2017 award winners on the wide variety of projects from loft conversions to cafes. Our region is lucky to be filled with skilled architects, historic preservation experts and community developers who understand the value of these historic buildings.

Thank you to our event sponsors:

Platinum Level: K & D, Sandvick Architects Inc. & The Sherwin Williams Company.

Gold Level: Drury Hotels & Playhouse Square.

Silver Level: Denk Associates Consulting Engineers, Jamieson Ricca Fenestration, & Marous Brothers Construction.

We look forward to the 2018 Celebration of Preservation to see what magnificent preservation projects will be honored next!

PLAN TO ATTEND THE 2018 CELEBRATION OF PRESERVATION

Thursday, May 24, 5:30 - 8:00 pm

Ohio Theatre at Playhouse Square
Awards start at 5:30 pm followed by a reception

Tickets available at clevelandrestoration.org

2017 AWARD WINNERS

Brick Ceramic and Design Studio
Neighborhood Preservation Award

The Plum Cafe
Storefront Renovation Award

Carnegie Center
Preservation of a Community Landmark Award

The Marinucci Group
The Heritage Home Award

Robert Norton
The Heritage Home Award

Akron Soap Company
Excellence in Commercial Rehabilitation Award

Templin-Bradley Lofts
Preservation Partnership Award

Cascade Lofts
Adaptive Use Award

Olney Mansion and Gallery
Community Impact Award

Stan Hywet Hall and Gardens Stone Wall Project
AIA Craftsmanship Award

Wagner Awning Building
Adaptive Use Award

West 25th Street Lofts
Preservation Achievement Award

Drury Plaza Hotel
Distinguished Achievement in Preservation Award

The K&D Group
Leadership in Preservation Award

Ohio Theater Lobby Restoration
Award of Excellence in Restoration



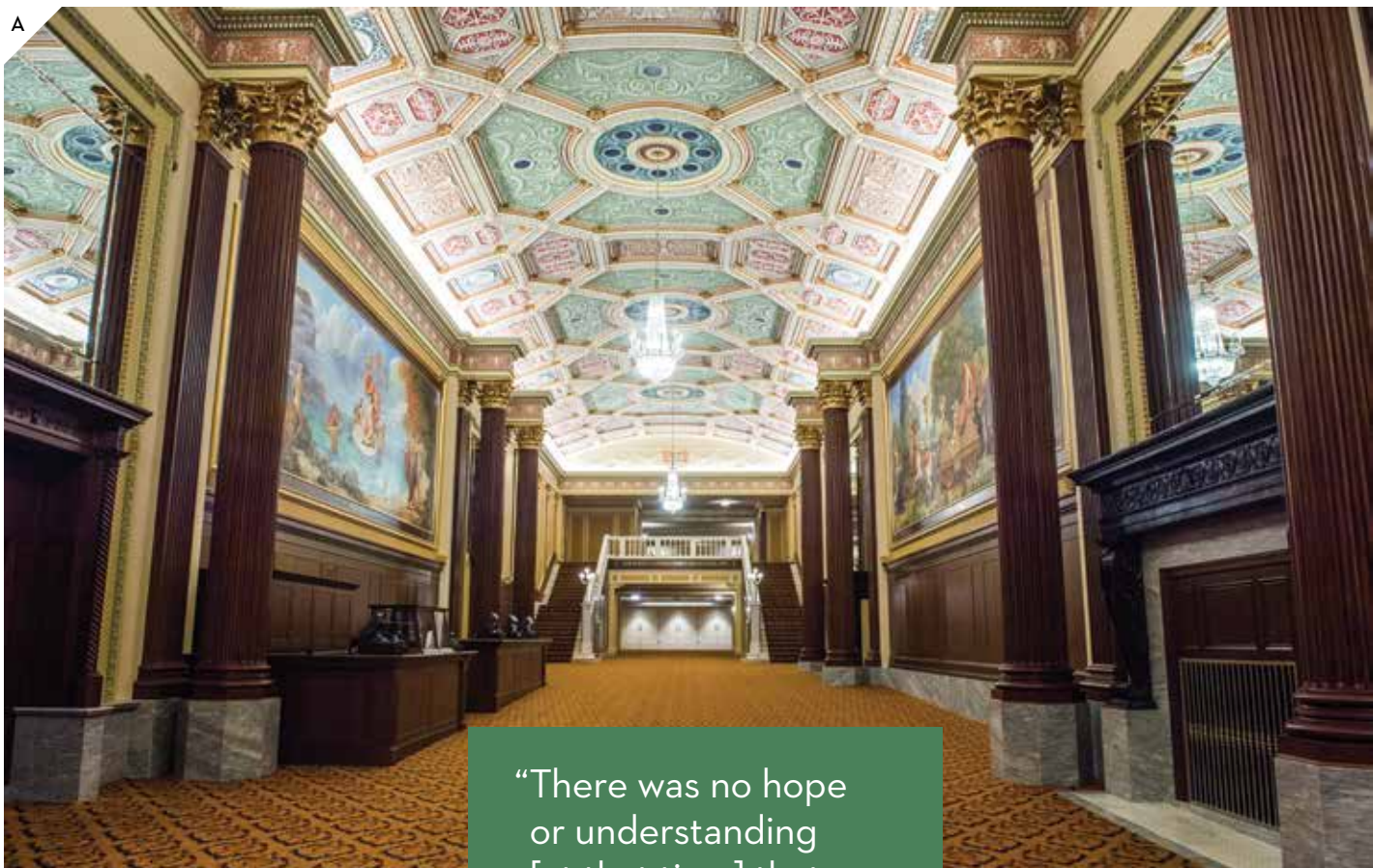
Historic Highlight



PLAYHOUSE SQUARE THEATERS

By Cindi Szymanski

In 1982, the Ohio Theatre was the first of Playhouse Square's historic venues to be restored and reopened. Plans originally called for it to be last due to extensive damage from a 1964 fire, but the timeline was accelerated to accommodate Mayor George Voinovich's desire for it to become the home of Great Lakes Shakespeare Festival (now Great Lakes Theater) - in just nine months. The aggressive timeline and funding would not allow both the auditorium and lobby to be fully refurbished. While the auditorium was restored, a simple, contemporary design was created for the lobby.



Photos by Ken Blaze

“There was no hope or understanding [at that time] that we could re-create what had been lost in the 1964 fire,” said Tom Einhouse, Vice President of Facilities and Capital for Playhouse Square.

“There was no hope or understanding [at that time] that we could re-create what had been lost in the 1964 fire.”

- Tom Einhouse

place in the Ohio Theatre. Creative scheduling was employed to make sure hammers and saws were quiet during those daytime performances!

In 2014, Playhouse Square began a major fundraising campaign to provide for the long-term care of its historic theaters along with other initiatives to further the performing art center’s not-for-profit mission. A generous gift from The George Gund Foundation made it possible to undertake what had long been thought to be impossible—the re-creation of the ornate Ohio Theatre lobby.

Einhouse enlisted the local firm Westlake Reed Leskosky (WRL) and EverGreene Architectural Arts (EAA) of New York to tackle the daunting challenge: re-create architect Thomas Lamb’s original vision for the lobby with just 10 months allotted for construction (so the space would be ready in time for the Republican National Convention in July 2016). The theater would have to be operational for almost eight of those 10 months. An added twist? All of Playhouse Square’s student matinees take

During the planning phase, Jeff Greene and his team at EAA, Chris Loeser of WRL and Tom Einhouse conducted some extensive “urban archeology.” The Theatre Historical Society of America and the Columbia University Archives assisted with the exhaustive research and informed the project plan. The original Thomas Lamb drawings, photos, and a few remaining hits of ornamental plaster detail, found behind coves in the ceiling, provided a thorough understanding of the space.

Jeff Greene, president and executive project director of EAA said, “We are going to re-construct this lobby as authentically as possible. You will see a phoenix rise from the ashes when we are done.”

His team of artisans hand-sculpted prototypes using authentic, Old World techniques in order to make plaster reproductions of the ornamental detail. This process



took 8,500 hours to complete. Six other artisans spent three months hand-painting the lobby's three 10-foot x 30-foot murals on canvas at EAA's studio in New York, which were then shipped to their new home in Cleveland. Inspired by the leading painter of the classical French Baroque style, Nicolas Poussin, the colorful murals are "Birth of Venus," "Triumph of Bacchus" and "Muses of Poems and Music."

"As the lobby started to come together, we had people stop and ask why all of the beautiful ornamentation had been covered up," said Einhouse. "They were amazed to learn that it hadn't been; it was all new."

Through careful examination of historic photos, the project team discovered that identical column capitals could be found in the Allen Theatre lobby rotunda and that the grand staircase balustrade was identical to the one in the State Theatre lobby. These discoveries made it possible for the team to take molds from the Allen and State and re-create what was needed for the Ohio.

From the replication of the original carpeting to fabrication of the millwork, balustrade and mantles to the cleaning and re-wiring of the chandeliers, great care was taken to ensure each element was reproduced as



faithfully as possible, while at the same time taking into consideration the needs and preferences of today's audiences. Bars were designed and built to fit seamlessly into the décor. Modern amenities include LED lighting, a new sound system and upgraded restroom facilities.

While the re-creation of this lobby completes the restoration of Playhouse Square's historic venues, believed to be the world's largest theater restoration project, the work does not end. "We are the stewards of these theaters," stated Art J. Falco, president and CEO of Playhouse Square. "It is our responsibility to ensure we properly maintain them and keep them as beautiful as they are now for future generations." The extensive Ohio Theatre lobby project was made possible by a \$3 million gift from The George Gund Foundation to Advancing the Legacy, The Campaign for Playhouse Square. In recognition of the foundation's generosity, the lobby has been renamed the "George Gund Foundation Lobby." ❖

A) The fully restored lobby of the Ohio Theatre.

B) Ceiling detail.

C) Detail of column capital.

EVENTS



Beer and Brats

The 8th Annual Beer and Brats was held inside the Sarah Benedict House on the dark and stormy evening of June 30th. Adventurous attendees made it outside to the garden for beer generously donated by Market Garden Brewery or wine from Bottle to Glass, provided by event sponsors Chambers, Murphy and Burge, a Studio of Perspectus Architecture. Inside, guests enjoyed brats and sauerkraut from the evening's hosts: Trustee Joe Marinucci, Vice Chair Gordon Priemer and Past Chair Michael Cummins. Throughout the evening guests were entertained by the frolicking sounds of the accordion played by CRS' Chairman of the Board, Anthony Hiti.

A



B



C



D

Photos by Rob Erick

- A) CRS trustee Joe Marinucci mans the grill.
- B) Bottle to Glass wines provided by Lauren and Alan Burge.
- C) Trustees Michael Cummins and Rob Weeks working the beer tent.
- D) Chairman of the Board Anthony Hiti entertains the crowd.
- E) Attendees enjoy beer and brats inside the Sarah Benedict House.



E



Annual Meeting

On Thursday, July 20th, Cleveland Restoration Society members gathered outside in the lovely Sarah Benedict Garden for the 2017 Annual Meeting. Trustees, staff, and President Kathleen Crowther provided updates and recapped the progress made by the organization over the last 12 months. A slate of new trustees was voted in.



A

Photos by Rob Erick



B



C

- A) Chairman of the Board Anthony Hiti addresses members.
- B) President Kathleen Crowther shares program highlights.
- C) Scofield Mansion updates provided by Jim McCue of Coon Restoration and Sealants.





SNOOP! at Scofield Mansion



Crowds gathered on the lawn of the Scofield Mansion the morning of August 12th to tour this long vacant building now undergoing stabilization. This unusual SNOOP! offered a unique opportunity for members to see a building prior to being rehabilitated. Residents of the Woodhill neighborhood were also invited to attend as this white elephant has sat empty in their neighborhood for so long. Staff from the Ohio State Reformatory came from as far as Mansfield to see the mansion. They were curious to see the home of Levi Scofield, the same architect of the structure they steward. This popular event was met with enthusiasm and received positive feedback. Many thanks to the wonderful and entertaining tour guides from our partners at Cleveland Neighborhood Progress, SecureView, Precision Environmental, Coon Restoration and Sealants, 1st Choice Roofing, and CRS Trustee Doug Hoffman.

- A) Members and neighbors gather on the lawn in preparation for tours.
- B) Tom Truelson of 1st Choice Roofing leads a group of interested members through the house.





SNOOP! at Olney Mansion

On September 15th, CRS members toured the award winning Olney Mansion. Newly restored by JERA Construction for Grace Hospital, the mansion and gallery have been rehabilitated and are now a health spa and event space.



- A) Cornerstone of the Olney Mansion.
- B) Michael Rickenbacher of JERA Construction led CRS members on the tour.
- C) This project was a 2017 Celebration of Preservation Community Impact Award Winner.
- D) Members take time to admire the extensive interior restoration.



Sacred Landmarks Benefit Shines a Bright Light on Trinity Cathedral

The Cleveland Restoration Society returned to Trinity Cathedral on November 4th to honor and benefit the Sacred Landmarks program. The Sacred Landmarks program has worked with religious congregations of all denominations since 1996, providing technical assistance and educational programs on property stewardship. Over 200 guests enjoyed a wine tasting curated by Bottle to Glass, the sounds of Theron Brown Jazz Trio, hand crafted cocktails by Cleveland Whiskey and an elegant dinner in the cathedral nave. The guests included representatives from Cleveland congregations St. James AME, St. John Ohio City, St. James Catholic Church, Old Stone Church, Trinity Cathedral and Lee Road Baptist Church. With support from our sponsors and guests, the event raised over \$38,000 for the Cleveland Restoration Society. The funds will support programming that plays a critical role in preserving history and stabilizing neighborhoods.





- A) Docents from Trinity Cathedral led tours at the start of the event.
- B) Guests had a chance to visit and network throughout the evening.
- C) Guests enjoyed a catered dinner in the sanctuary.
- D) An impressive view of the 22 tables set up in the cathedral nave.
- E) Opening remarks from President Kathleen Crowther and Chairman of the Board Anthony Hiti.
- F) Table centerpiece reflects the theme of the event.



SPIRES

- BakerHostetler
- Cleveland Neighborhood Progress
- Denk Associates
- HDS Architecture, Inc.
- The Sherwin Williams Company

DOMES

- Frost Architectural Preservation
- Jamieson Ricca Fenestration
- Playhouse Square
- Weber Murphy Fox

PILLARS

- 1st Choice Roofing
- Coon Restoration and Sealants
- Hyland Software
- John G. Johnson Construction
- Thompson Hine LLP



Photos by Anita T. Orenick and Rob Erick



CLEVELAND RESTORATION SOCIETY WELCOMES THREE NEW TRUSTEES



Arne Goldman is a registered architect who brings over 36 years of construction experience in planning, design and management of construction projects. Currently, Arne is the Director of Business Development at Marous Brothers Construction where he is responsible for

identifying, creating and pursuing new business opportunities for the company. Additionally, Mr. Goldman serves as the “Development Quarterback” for many clients, and is responsible for guiding the efforts of the Project Team through financial, geopolitical and constructability challenges to a successful contract closing. He often works with clients to structure and secure various financing vehicles, including historic and low income housing investment tax credit equity, New Markets Tax Credits, bond issues, TIFs, interim public and local foundation financing, as well as HUD and other primary mortgage programs and/or FHA-backed mortgage structures. Arne earned a B.A. in Architecture from Cornell University and is a LEED accredited professional.



Elizabeth Corbin Murphy, FAIA, is an accomplished architect dedicated solely to preservation and restoration technology and design. She consults with building owners and architects regarding state and federal rehabilitation tax credits, design related to old or historic structures, detailed restoration specifications, historic interiors and design guidelines for historic urban centers. Elizabeth’s firm, Chambers, Murphy & Burge Historical Architecture, recently merged with Perspectus Architecture. Elizabeth is the 2012 recipient of the AIA Ohio Gold Medal, the highest honor bestowed on an individual architect. She is past chair of the Advisory Group for the American Institute of Architects National Committee on Historic Resources and a Professional Peer for the GSA Design Excellence and First Impressions Programs. She has served on several design awards juries and is immediate past president of AIA Ohio.



Wayne Mortensen is the Director of Design & Development at Cleveland Neighborhood Progress where he is charged with elevating the quality and sustainability of physical development across Cleveland’s neighborhoods and increasing internal capacity of partner organizations specifically relating to architectural design, planning, and real estate development. Wayne serves as the Public Outreach Director for AIA Cleveland, coordinating the local advocacy agenda. Wayne has over 10 years of experience in urban studies and design. He has earned M.A.s in Architecture, Urban Design and Social Work from Washington University, St. Louis.

IN MEMORIAM ROLAND L. OSBORN, III (1965-2017)



Roland L. Osborn, III, a Trustee of the Cleveland Restoration Society, died on September 17th at the age of 52. He lived most of his life on Hull Avenue in Glenville, and retired early from an executive position at the Ohio Capital Corporation for Housing (OCCH) to pursue his dream of revitalizing this street.

An active member of his community, Roland served as President for the Cesar Chavez College Preparatory School and as a Board Member for the Educational Academy for Boys and Girls School and the Midnimo Cross Cultural Community School. Roland was instrumental in the Doan Classroom Revitalization Project which provided housing for the Glenville community.

Roland held executive banking positions at Huntington and Key banks prior to joining OCCH, where he was Vice President of Fund Management at his retirement. As a trustee, Roland served on the Longfellow School Task Force in order to assist on the financing model for affordable housing. He also supported the Small Deals program by sharing his expertise on preservation tax credit projects. Roland will be missed and his memory cherished.

WELCOME NEW STAFF MEMBERS



We welcome **Debra Gulick** as our new Business and Accounting Manager to CRS! Debra brings over 20 years of business management experience to the organization from the Ozanne Construction Company and the Chartwell Group. Debra has previous experience working

with real estate accounts and will be handling the audits and financial reporting for CRS. Welcome to the team, Deb!



CRS welcomes **Charles Crouch** to the Heritage Home ProgramSM team! Charles brings experience from his recent work at Stan Hywet Hall and Gardens, and as he says, “being a homeowner of his own older home.” Charles joined the Heritage team as an Assistant last October, and

has been busy answering homeowner inquiries, scheduling site visits and reporting to program partner communities. Welcome, Charles!



Heather Smith joined the CRS staff in October as our Administrative Assistant. She is helping to ensure our day to day operations run smoothly. Heather earned a Bachelor of Arts in Economics and Women’s Gender and Sexuality Studies from the College of Wooster and is currently pursuing a Master of Public Administration from Cleveland State University. Welcome, Heather!

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For more information please contact:
Kristen Blazek
Coordinator of Student Recruitment
urbanprograms@csuohio.edu

Certificate in Historic Preservation

The Maxine Goodman Levin College of Urban Affairs offers certificate programs in Historic Preservation at the undergraduate and graduate level. The program is central to the College's mission to provide academic and professional education, expertise, and research capabilities to enhance the quality of life in urban communities. The certificates introduce students to the basic concepts, policies, practices and issues in contemporary historic preservation. The Levin College also offers a Master of Urban Planning and Development with a specialization in Historic Preservation.

csuohio.edu/urban



**CLEVELAND
RESTORATION
SOCIETY**

Cleveland Restoration Society
Sarah Benedict House
3751 Prospect Avenue
Cleveland, OH 44115-2746

Cleveland Restoration Society Community Luncheon
Vacancy to Vibrancy:
Transforming Boston's At-Risk Landmarks into Neighborhood Assets
The Westin Cleveland Downtown
Thursday, March 8, 2018

A long standing tradition of the Cleveland Restoration Society, the Community Luncheon assembles the historic preservation community to network and learn from leaders in the field. Hear Kathy Kottaridis, Executive Director, Historic Boston Inc., share best practices for historic properties whose renewal supports the vibrancy of Boston's neighborhoods.

**Sponsorship and tickets
available at
clevelandrestoration.org**



Historic Boston Inc. was formed in 1960 as a rescue mission to save downtown Boston's oldest commercial building, the Old Corner Bookstore.

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