

Facade

A Publication of the Cleveland Restoration Society

87

ANNUAL REPORT

Kathleen H. Crowther
President

The year 2010 tested our preservation mettle, and through hard work and commitment to mission, the Cleveland Restoration Society came out a winner. We took important steps forward given our understanding of the new reality in which we live. We operated within budget, as is our custom, finishing the year without debt. We experimented with providing different historic preservation services to test new ways to bring our expertise to the community. We infused sustainability into our preservation work through partnerships and institutional learning. We launched a new website, which we now fully appreciate as a continuing endeavor. This work enables www.clevelandrestoration.org to serve us as never before.

One of the great challenges we now have is that we have to choose how we invest our human and capital resources. The realm of historic preservation is so very wide. We all see so many things we can—and should—do to save the valuable places that preserve the dignity of Cleveland and uphold

the good work of past generations. Continued use of these places is rational and cost effective. Selecting when and how to intervene or offer tools and expertise is a never-ending difficulty.

Landmark Advocacy

We are swayed when a landmark is endangered. We respond to proposed changes in legislation or threats to the hard-earned policies that are the foundation of our work. We try to leverage what we know via education programs, communication tools and public events. We seek to communicate at the highest levels to reach decision makers willing to listen and to balance the views of the public. We try to work directly with property owners so we can figure out with them how to resolve the real difficulties that a landmark building might pose for continued use.

The list of “must-dos” is endless. We must always prioritize that which we think is best at any given time. We always welcome your assistance and feedback to help us do a better job. In fact, it is nice to know you are out there and care!

For advocacy of endangered landmarks, our main priority has

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Photo by Mary Ogle

A dynamic partnership between Case Western Reserve University and The Temple-Tifereth Israel is preserving The Temple's iconic building in University Circle. The building will find new purpose as a performing arts center but also remain the proud center of worship for The Temple - Tifereth Israel community, currently 1,400 families.

been the preservation of historic religious buildings coincident with the downsizing of the Catholic Diocese of Cleveland. We have seen positive results from our multi-year effort. Of the twenty-one historically significant churches closed by the diocese, at this point none of

them has met with demolition. We must take some credit for working with diligence to identify significant sites, educate the community about adaptive use strategies and attract the attention of buyers with the means to manage the sites. All the while we were in contact with

the Diocese itself, which understood our intent to defend these structures as the important local landmarks they are, designated as such or not.

One sacred landmarks project that we have high hopes for is The Temple-Tifereth Israel. This historic Jewish sacred landmark is likely the most rec-



Photo by Michael Fleenor

ognizable dome in Cleveland and is the home of the world-renowned Temple Museum of Religious Art. An extraordinary partnership has been developed between the congregation and Case Western Reserve University in order to preserve this sacred space in perpetuity. CWRU will use the facility for its performing arts program and the Jewish congregation will continue to access the stunning sanctuary for High Holy Day services. To our knowledge, this is a unique partnership on a national level. We hope it inspires other like partnerships.

Heritage Home ProgramSM

The Great Recession is still very much with us in Cleveland and affects us all daily. It is with considerable pride that we can report that we continue to weather the storm through increased support from members and key supporters. We see declines in revenues from the public sector, meaning the support we receive from the City of Cleveland and other cities where we offer our Heritage Home ProgramSM for a fee. We expect this decline to continue for the next several years, yet hope to offset it with new communities.

This Colonial Revival style house in Cleveland's Franklin-West Clinton Historic District, just a short distance away from the vibrant Gordon Square Arts District, was vacant before its current owners purchased it and began a detailed interior and exterior rehabilitation project with the help of CRS's Heritage Home ProgramSM staff. Their hard work, which included restoration of many interior architectural details, remodeling of the kitchen, and rehabilitation of the home's exterior using appropriate historic paint colors, was recognized with a preservation award at the 2011 Celebration of Preservation. (Shown before rehabilitation, below left, and after, below.)



Photo by Michael Fleenor



Photo by Kerrington Adams

Photo by Sarah Beimers

Coincident with public sector decline is a decline in the number of Heritage loans we have booked since the housing bubble burst of 2007. We see clearly that investing in historic homes is simply a part of the overall housing market, albeit a specialized endeavor. When housing values are down, if the banks are not loaning as before, and people are worried about their jobs, our Heritage Home ProgramSM will be affected, and it is. Just knowing this is important. But let's face it - there are still lots of terrific old houses out there that we can and should fix up in the future. This need is not going away.

During 2010, a "down" year for the Heritage Home ProgramSM, we still booked 41 new loans with a cumulative value of \$1.5 million.

We completed construction on an additional 50 loans (\$2 million) and gave free technical assistance to 471 homeowners for projects worth \$11.4 million. Let me remind you that our loan volume, though low for us, is still extraordinary work for a local preservation organization.

We continue to work through this period of reduced loan volume by strengthening our financial pools and modifying our methods to be more efficient. Toward this end, we dramatically increased our available funds by partnering with the Ohio Treasurer of State in tapping into a resource they offer under the Eco-Link program. With this partnership, we prioritize energy efficiency in the preservation work program. The greenest home is the

one that is already built – durable, representing embodied energy and continued utility. We measurably strengthen this mantra by making our older homes more efficient through this new partnership.

Preservation Services

In order to deepen our commitment to our Heritage cities, we undertook a series of interesting projects that might have otherwise been left on the back burner. For example, we surveyed Dalebrook Estates in Independence (see page 19 of this issue of *Facade* for some information from this survey). This mid-century modern housing development was a prized "move-up" neighborhood developed between 1957 and 1962. Today, it is a wonderfully intact area of 115

houses that should be the next hot locale for buyers of the mid-mod design era. With our survey tool, the City of Independence can help guide homeowner design decisions to keep this area as true to mid-century modern design principals as possible.

Over the years we have main-

Left: Arthur and Annabelle Johnston lived in a simple bungalow at 4525 East 147th Street. A neighborhood park was dedicated to Johnston in 2008.

Below: The important Cozad-Bates House has undergone significant restoration in the last couple of years. Last year, a new slate roof was installed by the Tartan Group and the decking, box gutters, and soffits rebuilt. CRS facilitated the project by providing technical and financial assistance. Currently work is underway on the front porch and basement.

tained a strong commitment to the preservation of landmarks associated with Cleveland's African American heritage. Cleveland's black population increased significantly when it became a destination for jobs in factories. There is a lot to be documented and researched and we have strived to work on the most important sites. This year, we obtained the designation of Cleveland Landmark status for the Arthur Johnston home in Ward 1. This modest bungalow was the home to Ohio's first black mayor, elected by the village of Miles Heights in 1929. Annexed into Cleveland in 1932, the original area of the village is located between East 147th Street and East 153rd Street on Ohio Street off of Lee Road. We think Johnston's story is an interesting one that should be told.

In addition, we have played a

primary role in keeping the flame burning for the Cozad-Bates House in University Circle. Having saved the property from becoming a parking lot, we now are monitoring its slow-moving overhaul, providing some grant money and technical oversight when needed. University Circle Inc, owner of the property, hopes to find an income-producing use for the property, but at this time, that use eludes us all. Nonetheless, we are committed to the stabilization and incremental preservation of the property as an important survivor of the Civil War period in Cleveland. The Cozads were known abolitionists, and the property has come to symbolize the importance of the Underground Railroad in Cleveland. That story needs to be told better. Having defined the work program for the roof and belvedere and su-



Photo by Michael Fleenor

pervised its reconstruction, we are now working on the front porch.

The African American History Museum in Cleveland's Hough neighborhood has been a focus of ours. The group asked us to assist in obtaining landmark status in the National Register of Historic Places. It is hoped that with this distinction in hand, the museum's fundraising and audience participation will increase. During 2010, we were able to complete this process and submit the required material to the State Historic Preservation Office.

Preservation & Sustainability

This past year has been transformational in that we have truly infused our preservation consciousness with sustainability. We have worked at institutional learning on this topic, and I see it really paying off now. Of course learning is never-ending, but we have made a leap this past year in many ways. Our Community Luncheon was particularly energetic in 2010, as it was billed as a convening of preservation and sustainability. Entitled "Old is the New Green," the "green folks" were in attendance, meeting up with our preservation following, and business cards were flying. This great event was made possible through a partnership with the Northeast Ohio Chapter of the U.S. Green Building Council. Our two organizations worked together on the event and shaped it so that it would be impactful.

Last year we experimented (carefully) with a time-honored historic preservation technique – gifts of property. We accepted the donation of the Asa and Chloe Upson house in Shaker Heights, a ca. 1836 wood frame house that typifies the Upright-and-Wing form common in the developing Western Reserve. It had languished

on the market, a victim of a terrible housing market moment. It needed some TLC which we could, of course, provide. We were fascinated with the story of the house that we could glean from property records and census reports. The owners donated the property to us so that we could polish it up for resale and attach a preservation covenant to protect the property into the future. When we went into this project, we thought we had a following of old house lovers who would respond as we had to the charm of the place. Indeed, we were right. That house now has wonderful new owners and we were able to more than break even financially, with the proceeds really helping our budget at year end.

As we go to press on this report, surprises that we do not like are popping up all over town. In the heart of downtown, Rock Ohio Caesars casino has proposed an insensitive valet parking plan that demolishes one historic building, disfigures another one, and obstructs an important viewshed. The Cleveland Clinic has told a congregation that if they demolish their ca. 1889 church, designed by Sidney Badgley, that the Clinic will buy the land. Mt. Zion Congregational Church in University



Photo courtesy of Kathleen H. Crowther

MORE GREEN WORK:

- Held six (6) workshops "Energy Efficiency in Your Older House"
- Served on task force for Vacant Property conference; presented at conference
- Participated in Sustainable Cleveland 2019 conference
- Participated in NEO Sustainable Communities Partnership (\$47 million grant)
- Added energy audit standard in Heritage Home loan process

Circle wants to demolish two National Register houses for a school and parking. This must mean the economy is getting better.

Over the last thirty-nine years, the Cleveland Restoration Society has been the voice for historic preservation in the City of Cleveland and region beyond – at many times, the only voice in the room. We will continue to be involved in these important issues. Join us! Subscribe to our monthly email newsletter and our news alerts via our website at www.clevelandrestoration.org. Find us on Facebook at www.facebook.com/clevelandrestoration. As always, thank you for your support. ♦

CRS President Kathleen H. Crowther met with Dott. Maria Cristina Carlo-Stella, Secretary for the Permanent Commission for the Protection of the Historical and Artistic Monuments of the Holy See at the Vatican in January. Crowther was selected in 2010 to be a Visiting Scholar at the American Academy in Rome, where she spent five weeks, observing the ancient monuments, churches and city plan designs of the "Eternal City" to make correlations with Cleveland's architectural and city planning legacy. As part of her time in Italy, she met with Carlo-Stella, a colleague in heritage conservation, about the preservation of sacred landmarks in the United States.

The Cleveland Restoration Society extends our deepest appreciation to our generous Leadership Level Donors for their 2010 support. Our members care about the future of our great city and region, and it shows!

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Cleveland Restoration Society

AUDITED ORGANIZATIONAL RESULTS

	2010	2009
Revenues:		
Membership	\$ 18,096	\$ 18,998
Contributions	126,936	68,449
Grants & Programs	769,975	756,093
Operating	39,224	40,012
Investment Income	92,229	126,982
Total	1,046,460	1,010,534
Expenses:		
Personnel	641,792	666,488
Direct Costs	298,727	267,230
Operating	55,767	50,887
Total	996,286	984,605
Net Result	\$ 50,174	\$ 25,929

The operating surplus in 2010 and 2009 includes unrealized investment gains in the endowment fund.

The Cleveland Restoration Society gratefully acknowledges financial support in 2010 for its programs from the City of Cleveland; Cleveland City Council members Kevin Conwell, Brian Cummins, T. J. Dow, Jeff Johnson, Kenneth Johnson, Mamie Mitchell, Terrell Pruitt, Jay Westbrook, and Matthew Zone; the cities of Avon, Bay Village, Chagrin Falls, Cleveland Heights, East Cleveland, Lakewood, Lyndhurst, Oberlin, Pepper Pike, Rocky River, Shaker Heights, South Euclid, and Willoughby; Cuyahoga County; Key-Bank; Ohio Treasurer Kevin Boyce; Ohio Housing Finance Agency; Akron Community Foundation; Eva L. and Joseph M. Bruening Foundation; Canton Preservation Society; Charles & Helen Brown Memorial Fund; Cleveland Foundation; Cuyahoga Arts and Culture; The George Gund Foundation; Louise H. and David S. Ingalls Foundation; National Trust for Historic Preservation; Ohio Historic Preservation Office, Kelvin and Eleanor Smith Foundation; and the members of the Cleveland Restoration Society.



Left: Photo courtesy of Community Greenhouse Partners; right: Photo by Michael Fleenor

St. George, at East 67th Street and Superior Avenue, was once home to the oldest Lithuanian Catholic parish in North America. Closed by the Cleveland Catholic Diocese in 2009, the church building has been sold to Community Greenhouse Partners, an organization with a mission of selling locally grown vegetables, employing local residents, and teaching sustainability and earth science. The former church and school is currently undergoing a large reuse project that will create a local-food centric business development district centered around a 18,000 square foot greenhouse.