By Kathleen Crowther

For twenty-five years, the Cleveland Restoration Society has offered its Heritage Home ProgramSM in an ever-growing geography that started in historic districts in Cleveland and now includes thirty-nine communities comprised of approximately 190,000 housing units. The program was developed with a planning grant in the 1980s. Early support came from BP America, the Cleveland Foundation, and The George Gund Foundation. When the program components were defined, the National Trust for Historic Preservation awarded CRS $122,725 to launch it. This was the single largest grant we had ever received at that time.

For its first twenty years of existence, CRS was mostly concerned with protecting downtown landmarks. The development of this housing assistance program grew out of the desire to have an impact outside of downtown. At the beginning of the planning process, the thought was that we should establish a revolving fund to directly purchase, restore and sell historic properties. However, it was ultimately decided that establishing a program of rehab project assistance and low interest loans would enable CRS to have an impact on many more properties. And indeed it has! We have provided free technical assistance to nearly 13,000 homeowners to help with home repair, maintenance, rehab, and modernization valued at approximately $268 million and we have facilitated 1,461 home improvement loans with a value of $56 million. Our remarkable statistics are without comparison among our peer preservation organizations. Preservation is truly a local endeavor, and this is a unique Cleveland approach of using historic preservation as a neighborhood economic development tool.

Measurable Impact in Neighborhoods
The impact of our work has been studied by Dr. Brian A. Mikelbank,
Associate Professor in Urban Studies in the Maxine Goodman Levin College of Urban Affairs at Cleveland State University and an expert in quantitative spatial analysis. I remember Dr. Mikelbank commenting that he had never seen such positive results in his housing research! This is what he found:

1) Homes that participated in our Heritage Home Loan Program had a disproportionate increase in value compared to similar houses which did not participate. This was equally true in years of economic growth and years of recession.

2) Homes within a tenth of a mile from a house that participated in the program also had a disproportionate increase in value compared to similar houses that were not within a tenth of a mile of a participating house. That is, the closest neighbors had an increase in value because of the house that participated.

3) Homeowners who participated in the program stayed in their houses significantly longer than other homeowners in similar houses thus promoting neighborhood stability.

4) During the recession, homeowners who had participated in the Heritage Home Program had a rate of default or foreclosure on their mortgage loans (including non-Heritage loans) that was a fraction (1/5th or lower) of the rate of default or foreclosure of the owners of comparable homes who had not participated in the program.

Legacy Partnerships

Our excellent management of this program and quantitative results of its impact have earned the continued support of our program partners, without whom we could not offer this program:

Cuyahoga County and the Ohio Housing Finance Agency – these entities provide linked deposit funds that underwrite our low interest rate.

KeyBank – for twenty years, the Specialty Loan Department at KeyBank has been our outstanding partner in extending loans to credit-worthy borrowers of all income levels.

Third Federal Savings and Loan – our newest financial partner joined the program as of December 21, 2016 and has created competitive loan terms that are attractive to many homeowners. Third Federal has always had a commitment to community lending and it has brought that commitment to the Heritage Home Program.

Supporting Sustainable and Resilient Communities

The existing inventory of homes in our region should be viewed as an asset with continued utility and economic community value. In fact, the continued use of existing homes should be a key component of ensuring that our community is sustainable and resilient. Why? Here are some compelling reasons:

1) Homes built with old-growth lumber and quality materials such as brick and stone have many years of life even when their systems need complete upgrade. These homes are bank accounts of “embodied energy,” the energy consumed by all of the processes associated with the production of these structures, from the initial mining of natural resources and manufacturing of components to transportation to job site and usage. This represents an inheritance from previous generations passed
on to us. It is common sense to use the complete life of these assets. If we do not, they are wasted!

2) Retrofitting old homes is less expensive than new construction because fewer building materials are required to be purchased. Retrofitting is more labor intensive thus recycling the investment in the local economy. It can take up to 80 years for a new energy efficient building to overcome, through efficient operations, the climate change impacts of its construction. (*)

3) Deploying the full value of existing utility and road investments conserves public investment.

4) Traditional communities comprised of familiar landmarks and community gathering places bring psychological comfort to residents and support social cohesion.

(*) Check out the study, The Greenest Building: Quantifying the Environmental Value of Building Reuse, published by the Preservation Green Lab.

Clearly the idea of continuously building new and expanding the urban infrastructure has lost ground. In the United States, the movement of residents is inward. We see this in Cleveland. On a global level, the United Nations, through its HABITAT division, is very concerned about the future of cities as migration to cities for jobs is resulting in severe overcrowding and unhealthy conditions, particularly in Africa and Asia. UN-HABITAT’s world experts on socially and environmentally sustainable human settlement development have included the conservation of heritage structures as a key component in their recently formulated New Urban Agenda. This consensus-developed plan sets out a common vision with global standards – a true paradigm shift in the way leaders think, build, and manage cities.

Therefore, the Cleveland Restoration Society should continue the
Heritage Home Program℠, and even expand it where possible, because the program is tremendously valuable to the sustainability and resiliency of our community and region. I can guarantee that this is our intention. With the continued collaboration of our partners, we will continue to dedicate our staff and resources to support homeowners maintaining and retro-fitting homes that are 50 years and older. While our mission originally was to preserve “historic” homes (and we certainly continue this work), we also embrace “non-historic” homes because they represent the gift of embodied energy as well as heritage. Thank you for your support over the past twenty-five years, and for your continued support, as we do our part to provide for a sustainable local community enriched by the inheritance of historic buildings.

Heritage Home Myths Busted

My house does not qualify as “historic.”
Not true! We work with owners of all homes built before 1967!

Preservation is too expensive.
Not true! Each situation is unique. We strive to find the cost-efficient solutions.

You’ll make me do work that I don’t want to do.
Not true! We first strive to repair the original materials of a house if they have continued utility because this is less expensive. But if a feature is beyond repair, we recommend replacement with affordable contemporary materials.

You’ll make me use paint colors I don’t want to use.
Not true! We will discuss your color preferences and then use that information to find historic matches. We will provide several color palettes for a variety of options.
Chairman of the Board’s Message

This edition of Facade celebrates the 25th anniversary of the Cleveland Restoration Society’s Heritage Home ProgramSM. This overwhelmingly successful housing assistance initiative has helped restore thousands of historic properties in Cleveland and across Cuyahoga County. The program continues to ensure the preservation of historic neighborhoods and supports broader community revitalization. Along the way, the program has had a tremendously positive impact on the participating homeowners, providing them with meaningful and inspiring places to live, raise their families and enhance the value of their neighborhoods.

For many, historic preservation begins and ends with the grueling advocacy to save threatened landmark buildings and historic properties from impending demolition. And, throughout our history, CRS has been the primary advocate for preserving individual structures in Northeast Ohio. For us, however, preservation advocacy doesn’t end there. CRS’s Heritage Home ProgramSM is a perfect example of proactive preservation advocacy that leverages technical assistance and low interest loans to preserve and restore older homes throughout our region. We understand that historic preservation is a powerful tool that can revitalize neighborhoods, strengthen our regional economy and improve the quality of life in our community.

The amazing stories and stunning before and after photographs illustrating these rehabilitation projects clearly reflect the remarkable accomplishments of the program. In addition to the investment, commitment and hard work of the participating homeowners, the success of Heritage Home ProgramSM is the result of a broad collaboration of community funders, financial partners, City of Cleveland Council Members and elected officials in the participating municipalities. They, along with the bold vision, stewardship and careful implementation by CRS’s staff make this vital program a national model for historic housing rehabilitation.

Anthony W. Hiti, AIA
Chair, Board of Trustees
Cleveland Restoration Society

This 1890s Queen Anne in Cleveland’s vibrant Little Italy neighborhood has been in the Vitantonio family since the 1920s, as the location of the family business – a funeral home. The current owner, the grandson of the funeral home’s founders, used CRS’s Heritage Home ProgramSM in the early 2000s to complete a full rehabilitation of the property, taking it from funeral home to family home. The business is still going strong in a new location across the street and the family is happily living in their beautifully restored home.

Removing the white aluminum siding on this Akron house revealed original clapboard cedar siding that was in remarkably good condition. The homeowner used the services of the Heritage Home ProgramSM to complete a full exterior rehab of the small property in the stable Wallhaven neighborhood. Her efforts were applauded at the 2010 Celebration of Preservation.
The Impact of the Heritage Home Program℠ in Cleveland’s East Boulevard and Wade Park Neighborhoods

By Elizabeth Cardarelli

When the Heritage Home Program℠ began in 1992, the program was made available in one area on the city of Cleveland’s west side and one area on the east side. Franklin Boulevard was the concentration of architecturally intact houses on the west side of the city, while the area around East Boulevard and Wade Park Avenue was determined to be the focus for program participation on the city’s east side. A large portion of Franklin Boulevard was already listed as a Cleveland Historic District. Wade Park was listed in the National Register of Historic Places. At the program’s inception, CRS believed that by assisting homeowners in these historic districts, we would not only be able to preserve these impressive architect-designed homes, but we would also foster historic preservation as an important community development tool. Twenty-five years later, we have seen that come to fruition.

East Boulevard was developed between 1900 and 1924, during the City Beautiful movement. It was developed using the plans envisioned by Boston landscape architect Ernest W. Bowditch for a connected parks and parkways in the city of Cleveland. The residences on East Boulevard face Rockefeller Park and wind along the meander of Doan Creek. They are expansive properties, set back from the street, with rolling green front lawns. The residences were built in the styles popular in the late nineteenth and early twentieth centuries: Queen Anne, Tudor, and Colonial Revival, as well as Craftsman. Many of these homes were designed by prominent Cleveland architecture firms, including Kaufman Architectural Company. The location and picturesque views of
Rockefeller Park made these residences attractive to local businessmen, doctors, and lawyers.

The Magnolia-Wade Park Historic District, adjacent to East Boulevard in what is now known as University Circle, was once the private estate of Jeptha Homer Wade, the founder of Western Union. Wade donated the land to the City of Cleveland in the late 1800s with the intention of building a cultural park that would include an art museum. Today, the Cleveland Museum of Art is located here. A residential allotment was set aside in an area running from East 105th Street to East 115th Street and from East Boulevard to Ashbury Avenue. Wade Park boasted substantial architect-designed structures, much like the East Boulevard district. The homes were built out of resilient materials, such as brick and stone. As along East Boulevard, the properties on Wade Park were stylish for their time – designed in Georgian Revival, French Renaissance, Tudor, and Prairie styles – and attractive to wealthier Clevelanders.

Over the years, East Boulevard and Wade Park began to be known as one neighborhood called “Upper Glenville.” During the 1940s and 1950s the area became popular with professional African Americans, who had the economic means to purchase and care for these substantial houses. The residences were built out of durable

In 1992, as the Heritage Home Program™ was just starting in the East Boulevard Historic District, CRS saw the need to intervene when this multi-unit residential property was suddenly boarded up. CRS worked with our expert volunteer network to research the property’s ownership and explore the best course of action. Working with the local community development corporation, CRS purchased the property and then resold it with preservation easements and covenants, to ensure both its timely rehabilitation and its care into the future.
materials, and were able to maintain structural integrity.

When the Heritage Home Program℠ began service to the “Upper Glenville” neighborhood, East Boulevard resident Judge Lillian Burke, who was also an Honorary Life Trustee of the Cleveland Restoration Society, was instrumental in the program’s early successes. Kathleen Crowther, CRS President, stated that, “In the early years of the program, the east side was more active than the west side. In fact, we felt there was a pent up demand for housing assistance.” By 1999, CRS had assisted seventeen homeowners on East Boulevard...
and Wade Park, with twelve loans culminating in nearly $230,000 of reinvestment in the community.

The first loan signed on Wade Park Avenue was in May 1994. The loan, for less than $8,000, was used for exterior repairs, including masonry tuckpointing, and wood siding repair and repainting. On East Boulevard, the first Heritage Program loan was inked a few months later, in July 1994. This $20,000 loan was also used for exterior work. The homeowners repaired the roof and porch ceiling, installed storm windows, cleaned masonry, and painted the wood trim.

Since those first loans, the Heritage Home ProgramSM has facilitated nearly $850,000 in direct reinvestment into the houses on East Boulevard and Wade Park. Program staff has provided advice to area homeowners for improvements valued at an estimated additional $682,000, bringing the total impact to a little over $1.52 million. Program staff’s presence on East Boulevard and Wade Park has become so prominent that staff members, while conducting site visits with a homeowner, have been stopped and asked for advice from additional homeowners passing by.

As CRS looked to provide catalytic change within the neighborhood, addressing the one or two abandoned houses in the otherwise strong historic districts became a priority. For example, neighbors in the Magnolia-Wade Park Historic District were frustrated with one particular property which was severely deteriorated, a true blight on the primary “showcase” street of impressive homes. CRS used the Ohio Housing Receivership statute to gain control of this one property in order to abate the public nuisance. After a full-scale rehabilitation and conveyance to a new responsible owner, CRS converted what was the worst-condition house on the avenue to the best.

This legal approach was used again at another architecturally significant home in the East Boulevard Historic District. Another dramatic before-and-after change occurred, saving a house that was otherwise headed to demolition for lack of care. Thus CRS began to become experienced at using this technique to save historic properties. Over time, CRS has approached a number of properties in this manner.

CRS has always worked collaboratively with the City of Cleveland and the Cleveland Housing Court on these matters. It is through combined efforts toward the same community goal that we can continue to be successful. It must be said that having trustees providing legal counsel made these legal steps possible. The CRS board has always been strong with lawyers, and this expertise was indispensable for our work. Trustees understood the legal approach and represented CRS in court on a pro-bono basis.

Over the past twenty-five years, CRS has been a steady, reliable presence in these areas of Cleveland. The Heritage Home ProgramSM is still active in the East Boulevard and Magnolia-Wade Park Historic Districts today. A recent loan was signed in July 2015 for a resident on East Boulevard. Funds are being used for interior rehabilitation and a rear addition. We are also currently working with a homeowner on Wade Park to update and repair the exterior of his home (see page 16). The work being completed includes wood repair and painting. The box gutters on the house are even being fixed! Once these projects are completed, the houses will once again be ready to stand in silent testimony to their grand architectural heritage and the exciting future of these urban neighborhoods.
When did KeyBank’s partnership with the Heritage Home ProgramSM form?

When did you start working with KeyBank?
I have been with KeyBank for 32 years.

When did you start working with specialty lending and the program?
My first experience in specialty lending was in 1989 with the C.A.S.H. loan program. I have been involved with the Heritage Program since 2001. As the lending environment has evolved over the years, so has the Heritage Home ProgramSM, in order to continue to best serve the community and mirror the mission of the Cleveland Restoration Society.

What changes to the Heritage Home ProgramSM have you witnessed or implemented?
When I first became associated with the program, we served a small part of the city of Cleveland. I have watched the program grow to serve 16 wards in the city of Cleveland and 34 additional communities throughout Cuyahoga County.

What do you enjoy most about your association with the program and with the Cleveland Restoration Society?
Certainly watching the program grow over the years is very gratifying, as is working with all of the fine CRS employees I have met over the years. I also enjoy knowing that because of the excellent, personalized technical assistance that CRS offers, the homeowner receives quality workmanship at a fair price.

What impact do you think the Heritage Program has had upon our community in the past 25 years?
A number of years ago a study was conducted by Cleveland State University on the impact of the Heritage program. The study found that not only did the original client improve their home physically, but it also created a ripple effect in that other homeowners in the neighborhood were inspired to improve their properties. Property values increased as a result, and foreclosure rates tend to decrease in the area as well.

Do you have a favorite historic preservation project in Northeast Ohio?
I do. One of the earliest projects that we worked on with CRS was a property on South Boulevard. Over the years the home had been converted from a single-family residence to a multi-family dwelling. It was in very poor condition. Two gentlemen purchased this property, gutted it and completely restored the home to its original grandeur. Not only did this restore this property, but it helped me to more clearly understand the intense, significant impact that the program is able to generate in Cleveland’s neighborhoods. Note: see a photo of this property on page 3.

What’s your favorite Northeast Ohio building or neighborhood and why?
My favorite building would have to be the West Side Market. It is one of our favorite places to visit to shop, “people watch” and enjoy the building itself. Favorite neighborhoods are Ohio City, Playhouse Square and Little Italy. Ohio City and Playhouse Square are favorites because I have been able to observe and deeply appreciate what they have become, remembering what they were before restoration.
Certainly watching the program grow over the years is very gratifying, as is working with all of the fine CRS employees I have met over the years.

Looking forward, what do you think will be the greatest challenges and opportunities that the program will face in the next five years?

I think a challenge CRS faces would be to bring even more Cuyahoga County communities into the Heritage Program. Over the recent past, the program has been expanded to allow more properties to be eligible for program participation. The fact that CRS has escrow services available for homeowners allows us to use a post-rehab property value. This is unique in that it establishes additional lendable equity for the homeowner’s projects.

When you’re not underwriting loans, how do you like to spend your time?

I enjoy reading and traveling and spending time with my three granddaughters. I also enjoy learning about the history of the Cleveland area. Working with the Cleveland Restoration Society has helped me to do that. ✿
The Heritage Home ProgramSM staff believes that technical assistance is the heart and soul of the program. If you have worked with us, you may have heard us say this. For every Heritage Home Loan signed, our staff gives free advice to an additional twenty homeowners. Some of those owners decide to finance their home improvements through the Heritage Program, but many do not. The following is an example of a homeowner who used the Heritage Home ProgramSM’s expert advice for his home project from start to finish over the course of a year.

Patrick Manfroni has been a Cleveland resident for over twelve years, but never owned property. He wanted to build equity while...
contributing to the rebirth of the city and subsequently purchased an 1870s home on the near west side. The intention was to use the home as an investment rental property. He initially planned to update the interior in order to attract renters. Patrick had Heritage staff out for a site visit and asked us to review his plans. We discussed approaches to modernizing the interior while keeping the historic architectural elements that remained. The project started, and a few months later Patrick called staff to come back and see the progress. While on site, the homeowner began to lament the exterior of the home. While serviceable, it was quite unattractive. Patrick had money set aside to paint the aluminum siding, but asked himself why paint if the integrity of the structure had been compromised? He sought a bid to replace the aluminum with vinyl. Heritage staff suggested that since the aluminum and shingle siding needed to be removed if vinyl was to be installed, perhaps it would be worth considering restoration of the original cedar siding. Given the homeowner's concern about structural integrity, removing the aluminum could also clear up any questions about what was happening beneath. Most often, through our experience in the Heritage Program, we see that the original wood siding is actually in very good shape, having been protected over the years under other forms of siding. Patrick agreed to review the original cedar, and went about removing the top layer of siding. As it turns out, a treasure trove of architectural detail was found underneath. The imprint of the original window hoods and door surround were plainly visible. He became excited about restoring these unique elements.

Patrick asked us to inspect the condition of the house and connect him with contractors who were suited to perform the work. He had spoken with several contractors who estimated that 70 percent of the wood needed to be replaced. Contractors were pushing him towards vinyl siding. Our staff estimated that only 10 percent of the wood needed to be replaced, aside from the window and door trim. This proved to be true. We then connected Patrick with a specialty carpenter, who not only replicated the original trim, but historically documented the pattern and connected it to the immigrants that helped construct the house. This inspired Patrick to document the families who had lived in his
Proud homeowner and preservation-ist Patrick Manfroni house. He wanted to learn more about his house, so he researched patterns of settlement and the history of his neighborhood.

Patrick says he learned quite a few lessons from his first adventure in residential restoration. He knows to plan for surprises when working on older homes, to look for opportunities to reuse old growth lumber, and when to keep original architectural elements. He recommends being patient, and acknowledges the challenges of finding the right contractor. The biggest challenge of this project was finding contractors who want to work on older homes in a way that is sensitive to restoration.

Now that this project is complete, Patrick is ready for the next challenge. He has found another house on the same street and intends to restore this property in the same manner. Patrick admits that he knew nothing of preservation before this project, but now has the bug. He credits the technical assistance from the staff of the Heritage Home ProgramSM as making it possible to complete this project so successfully. Patrick went above and beyond this investment and has added value to the neighborhood while setting a great example for other potential projects. He admits to hearing positive comments and receiving attention from everyone who walks past the house. He even witnessed a walking tour stop in front of the house to admire the transformation.

The Heritage Home ProgramSM would like to congratulate Patrick Manfroni for taking on this restoration and pursuing it to completion so fully. Patrick credits the Heritage Program for turning him into a preservationist. We love that. Helping homeowners like Patrick is truly the heart and soul of our program.

*Proud homeowner and preservation-ist Patrick Manfroni*
My experience with the Heritage Home Program℠ was seamless from start to finish. My home will soon be 70 years old, and when I bought it five years ago, it had not been updated since 1973. It is a solid little home with “good bones,” but it needed a lot of interior work.

I learned of the Heritage Home Program℠ through a neighborhood publication. When I went to the website for more information, I found it easy to navigate and get the contact information I needed to start my loan process. I was able to choose from two banks that offered the lowest available interest rates for the length of time that worked best for me.

When I was ready to apply for my loan, Margaret Lann with the Cleveland Restoration Society came to my home and explained the procedure to me in detail. The ability to submit my paperwork electronically coupled with an efficient review period from the bank meant that I could get the work started quickly and keep the schedule that I had hoped for.

Margaret also met with the two contractors I used and made sure they were comfortable with the payment process. They got to work renovating my bathroom, converting my attic into a spare bedroom and refinishing my wood floors. Both contractors were thrilled to know that their progress payments would be expedited within a day or two of submission, and I was grateful to quickly get reimbursed for the supplies that I purchased as well.

The Cleveland Restoration Society, graciously represented by Margaret and the Heritage Home Program℠, truly made my renovation project as painless as possible. I am extremely satisfied with the results, and very happy with my beautiful “new” home.

The Heritage Home Program℠ truly made my renovation project as painless as possible.

Bay Village homeowner Anne Chambers in her “new” old home.
HOMEOWNER SPOTLIGHT

Homecoming in Wade Park

By Trudy Andrzejewski

Thomas Wolfe wrote that “you can’t go home again,” but one Cleveland homeowner is proving that just down the block will do fine.

When Robert Norton purchased his home on Wade Park Avenue, he was investing in more than a building. “I chose this neighborhood because it is where I grew up. Seeing the changes that are occurring in the neighborhood, some positive and some negative, I knew I had to acquire my own property.” When Robert says it is where he grew up, he doesn’t define the geographic proximity broadly. Robert’s new residence is just half a block west from his childhood home, which is where his parents, Barbara and Rob, Sr., still live today.

The newly acquired property, a 1907-1908 neoclassical residence, is one of the most prominent structures in the Magnolia-Wade Park Historic District. Robert purchased the property on December 1, 2015, and had no choice but to start work on it immediately. “The
property was very damaged and distressed,” he states. “The roof was leaking, which caused water damage throughout the house. There were holes in the foundation and across the exterior, which allowed animals to enter as well as more water damage.”

Fortunately, Robert knew about the Heritage Home ProgramSM early on in his acquisition. “I learned of the program from a family friend who actually helped design other recent projects through the program.” Robert was initially interested in purchase-rehab financing through the program, but eventually settled on a low-interest rehabilitation loan.

Robert’s first year of work focused on stabilization, making the home watertight and completing exterior improvements. He began by working with a contractor to rebuild the existing box gutters, replacing only those that were beyond repair. They used the same “repair before replacement” approach with the original wood siding. Partial replacement was necessary in sections that succumbed to severe dry rot, but most of the siding was salvaged and preserved.

At the same time, the character-defining front porch was rebuilt with new railings and balusters that are appropriate to the age and style of the home. When Robert purchased the home, the front porch was a mostly bare concrete slab. A handful of the original balusters remained, but they were highly deteriorated. Sixty-eight fiberglass balusters now form a sophisticated balustrade that reflects the original design. Because the property is located in one of Cleveland’s local design review districts, a committee of preservation experts, including neighbors, had to review and approve all exterior changes. Robert’s new design for the porch passed the test.

The home’s wood siding was then scraped and painted, seams were caulked, and all windows were glazed. A fresh coat of white paint, paired with a blue-gray trim selected by the homeowner, respects the building’s historic color palette.

Finally, remodeling of the second and third floor bathrooms was also packed into the project scope. Plumbing, drywall, and tile flooring repair were completed with the help of family and friends over the holiday season. This project is the final phase of Robert’s Heritage Program loan.

“My greatest success during this rehab project has been the contractors. So far I have had little to no problems in getting the work completed with professional quality.” Now, Robert is even considering a second loan through the program to complete additional interior work. “I would definitely recommend the Heritage Home ProgramSM to my neighbors. It is an opportunity to make your home safer and more comfortable with a very affordable interest rate. The passion and interest of the staff helps the client feel secure along the way, as well as confident and at ease while moving forward with a major investment.”
We have had more than one experience with Heritage Home Program loans. The first was many years ago and the latest two were in the last four or five years.

Our home is a shingle style home built in 1904. It does have several newer additions. A bathroom, breakfast room and screened porch, called the summer house, were added in 1918. While we updated the kitchen in 1977 to make it more manageable for a family with five children, we did not change the basic architecture. We still have the food pantry and butler’s pantry with the original pass through to the work space of the kitchen. The ice room has the original square window through which the ice was delivered. However, it now houses a washer and dryer and has become the laundry room.

Probably our biggest challenge has been to keep the original 1904 and 1918 bathroom fixtures. We have the huge clawfoot tubs and wall-hung toilets. When we’ve needed help, most plumbers want...
to replace it all. We have used loan money to keep everything in those bathrooms working correctly! We have managed to replace many of the cracked subway tiles and a few floor tiles.

We have the original barn, meant for housing the horses, and the carriage. We have rebuilt the barn doors to match the originals when we had to. The hay hook and grain feeders are intact.

Some loan money has been used for basic maintenance such as staining the shingles or taking care of the windows by keeping the paint in good condition. Some has been used for decorating and painting the interior. We have tried to keep the general appearance of the kind of décor which may have been used in that era. We did hire a plumber to turn off the gas that was present behind every light fixture in the house in case electricity didn’t work that well. The fixtures are there, but not the gas. We are lucky enough to have the original plans so we knew which rooms were meant to be natural oak and which ones were painted.

For those of us who really appreciate the older homes – the distinct architecture, fixtures, and the history – having resources to help us restore or maintain these homes is so much appreciated. We, of course, want to thank those people who have helped us to continue to preserve our home since we purchased it in 1977. The Heritage Home Program™ has not only helped us financially, but has provided us a way to meet people with thoughts similar to ours. We appreciate their encouragement! We hope that this program continues to maintain the integrity of the homes in our community and others.

Congratulations on twenty-five years of preservation work! ☀️

Program Note: Since purchasing this property in 1977, the Deets have spent almost 40 years carefully restoring every aspect of their historic home, taking extra care to preserve all of its unique features. In 2016, the couple received an award from the Cleveland Heights Landmark Commission for their outstanding stewardship of the house.

For those of us who really appreciate the older homes – the distinct architecture, fixtures, and the history – having resources to help us restore or maintain these homes is so much appreciated.
We began our relationship with the Cleveland Restoration Society after purchasing not one but three historic homes in Ohio City. Sold as a package deal, each home had specific renovation needs and we decided to apply for the Heritage Home ProgramSM to help us navigate those needs. Sequencing the renovations of three homes is costly and time-consuming, and we also wanted to respect and pay tribute to the architecture of each individual home. The Heritage Program gave us a feasible financing option as well as an invaluable consulting service from CRS.

First on the docket was a 1910 duplex that had a beautifully preserved floor plan and details but...
was in need of updating after it was unoccupied for several years. As it sometimes goes with century-old homes, we ran into some hidden damage to the home’s structure after years of plumbing leaks. This added unexpected costs and scope of work to our project, but the Heritage Program staff smoothly guided us and our contractor through the change order process, morphing what could have been a stressful setback into a relatively painless hiccup. As this was our first renovation with a new contractor, CRS helped us establish expectations of workmanship and provided feedback on quality throughout the project.

Next, we had an 1890 Victorian single-family home that had once been converted to a duplex, like many homes in Ohio City. The previous owners had already beautifully restored half of the house but the other half was in need of a good amount of reworking. With the flexibility of the program, we were able to replicate historic details while melding the nineteenth century charm with modern updates, like creating a master suite and adding a first-floor laundry room.

We saved the most work for last with our 1840s cottage. The house had also been a duplex at one point and was converted back to a single-family home, though most of the work seemed to be DIY by numerous past owners. The result was a disjointed home without any historic context remaining and an ailing structure. We jointly brainstormed ideas with the Heritage Program experts to figure out how to best rectify some of the structural weaknesses of the house. We decided to pursue a gut-renovation and completely rebuilt the interior of the home, as well as the back porch, marrying recreated historic touches with a modern, open floor plan.

Throughout the past eighteen months of working with CRS and the Heritage Home Program, we have successfully renovated three historic homes. The low-interest financing allowed us to carry the costs of the work and CRS’s management of the funds provided neutral transactions between our contractor and us. We plan to continue our relationship and apply for another Heritage Program loan with our next project, beginning in the spring of this year. After having done a similar scope of renovation previous to our experience with the Heritage Home Program, we would absolutely recommend the program to other homeowners for projects both large and small. Along with a low interest rate and friendly loan terms, the consultation of the technical staff, their escrow practice, and facilitation of the contractor-client relationship are the true value of the program.

Throughout the past eighteen months of working with CRS and the Heritage Home Program, we have successfully renovated three historic homes.
VOICES FROM THE NEIGHBORHOOD

Jennifer L. Capps
Personal Banker

As a KeyBank employee, I can’t say enough about the Heritage Home ProgramSM loan. I’ve been with the Ohio City KeyCenter for thirteen years and have seen this program not only improve the Ohio City area, but give homeowners in Cleveland and the surrounding areas hope.

I’ve worked with several homeowners who’ve had no equity in their home and needed major repairs. The Heritage Program loan’s after-rehab value allows them the chance to complete these repairs. I’ve been asked several times, why not a line of credit or the HELP loan? My answer has always been: why not a fixed rate as low as 1.4? Why not take advantage of all the equity in your home with an after-rehab value? Why stress yourself out when CRS can manage the project for you? These are just a few of the many benefits that come with the Heritage loan.

The HELP loan and a line of credit have their benefits as well, but when it comes to major home repairs, the Heritage loan wins hands down. If it weren’t for this program I strongly believe that fewer people would be buying in the Greater Cleveland area. This program allows homeowners to look beyond having just “a house” and allows them to have their dream home.

Why stress yourself out when CRS can manage the project for you?

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Join CRS Staff and Trustees on Thursday, July 20 for the Annual Membership Meeting.

The Annual Meeting will take place at the Sarah Benedict House, 3751 Prospect Avenue, Cleveland at 9:00 a.m. The meeting brings together the membership to elect and recognize trustees.

Breakfast treats and informal conversation follow the official meeting. Sign up at www.clevelandrestoration.org. We look forward to sharing our latest news with you at the Annual Meeting.
New home, new adventures, new memories...

For a couple of years we had been looking for an older home with character in Olmsted Falls, where I grew up. Finding a house on a quiet street with everything on our wish list proved difficult. The right one just hadn’t come up – until one day I got a call from my sister, Katie. She was having dinner at Falls Family Restaurant with her family on a Friday night, when she saw a flyer listing a home for sale by owner. It was on a street we had never heard of despite living in Olmsted Falls most of our lives. That was a good sign for the quietness factor. My husband, Bill, and I were able to see it the next day – we saw it three times actually – and each time fell more in love with this quaint home built in 1914. An offer was made and we closed on our new home in March 2016.

We were grateful to learn there were options available using the Heritage Home ProgramSM for preserving and updating the character of historic homes like this one.

We were excited to learn about the Heritage Home ProgramSM through the process of financing our home. We were so very lucky that our new home was well taken care of by the previous owners, Donna and Cary Keegan. The expert craftsmanship and attention to detail throughout the home were quite apparent. In the words of our home inspector, “If you want to buy an old house, you want to buy this house from that guy.” It was wonderful to know we had found a good one, and we’re so thankful to the Keegan family.
Although the home was in great shape, there were changes we knew we wanted to make, to make it our own. We were grateful to learn there were options available using the Heritage Home ProgramSM for preserving and updating the character of historic homes like this one. Margaret Lann from the Cleveland Restoration Society was so very helpful throughout the project. We knew if we had any questions or concerns, she would be able to walk us through the answers. Materials were selected, plans were made and renovations began in May 2016, with NHD Construction & Design.

It was important to us to use local contractors and vendors to support small business where we could. NHD is owned and operated by families who grew up in Olmsted Falls and are raising their own families here now. The electrician/owner of Westview Electric, and the owners of our tile and stone vendor, Design Surfaces, grew up in Olmsted Falls. The home architect who drew up our plans also lives here. We are thrilled to be back in such a tight-knit community where we take care of our own and loyalty runs deep.

Packing, moving, and renovating was not without stress, but we are so very happy with our home. We are thankful for the impeccable work and outstanding service provided by NHD. Working with Margaret and the Heritage Home ProgramSM staff made the renovation process seamless, and we can’t thank them enough. In the end we can’t wait for the new memories and adventures our children will have as they grow up in our footsteps as Olmsted Falls Bulldogs.
A **Sarah Benedict Circle Dinner** was held the evening of December 2 at Roundwood Manor, the historic country home of brothers O. P. Van Sweringen and M. J. Van Sweringen. On the grounds of the brothers’ Daisy Hill estate in Hunting Valley, the manor home was designed by architect Philip Small in the 1920s on a grand scale, with 90,000 SF of living space in 54 rooms. The original working farm on the property encompassed 600 acres and featured landscaping by A. D. Taylor. Current owner Sylvia Korey has raised a family at Roundwood Manor and hosted large gatherings for family and friends. She graciously welcomed the Cleveland Restoration Society’s most generous supporters to her home for a tour and dinner.

The Van Sweringens developed Daisy Hill Farms in the 1920s to provide an escape in the country from the pressures of their business. In its day, Roundwood Manor was the second largest country estate in Ohio; only Stan Hywet in Akron was larger.

Host Sylvia Korey raises a toast at one of the beautifully appointed dining tables.

CRS Trustees Greg Frost and Scott Holbrook enjoy the evening.

Guests toured through parts of Roundwood Manor and gathered in its gracious rooms, including the “ship room” or living room, before enjoying the delicious dinner.
The Cleveland Restoration Society’s annual Community Luncheon is the event for community and business leaders to celebrate historic preservation and learn from an expert in the field. The 2017 Community Luncheon was held at the Westin Cleveland Downtown on March 2 and featured Dr. Laurie Rush. Dr. Rush is a modern-day monuments woman who is on the front lines of preserving cultural property in war zones. An anthropologist and archaeologist, Dr. Rush lectures widely in the US and overseas to military and civilian audiences on the importance of identification and respect for cultural property on the battlefield. Nearly 350 attended the luncheon, which was generously supported by Platinum Level Sponsors National Trust Community Investment Corporation; Precision Environmental Co.; Sandvick Architects, Inc.; SecureView Clear Boarding and Gold Level Sponsor Coon Restoration & Sealants, Inc.
Merrill Hoopengardner, president of the National Trust Community Investment Corporation, shared the importance of speaking up for the federal historic tax credit and gave ideas about how Northeast Ohioans could join in the national effort to save this program.
The Cleveland Restoration Society’s most dedicated advisors and past board members gathered at the Sarah Benedict House on April 20 for the **Honorary Life Trustees Luncheon**. These remarkable individuals have devoted a considerable amount of time, talent, or treasure – and often all three of these – to advancing CRS’s mission. They have watched the organization grow and have had a tremendous part in shaping that growth. The luncheon is a wonderful chance to celebrate our shared accomplishments and for CRS to simply express our deepest appreciation.

**Honorary Life Trustees Lin Emmons (left), Dr. Virginia Benson (center), with Dane Benson.**

**Above: CRS President Kathleen Crowther with Honorary Life Trustee Bracy Lewis.**

**Left: Laurie Pettigrew with Honorary Life Trustees Tom Jorgensen (center) and Mark Pettigrew (right).**
Above: Cleveland Restoration Society Honorary Life Trustees, left to right, back row: Bracy Lewis, President 1999-2002; Ted Sande, President 1994-1997; Tom Jorgensen, President 1986-1988 and now Chief Operating Officer; and Mark Pettigrew, Treasurer 1989-present; front row: Lin Emmons, Secretary 2003-2012; Gay Cull Addicott, President 1997-1999; and Dr. Virginia Benson

Above Left: Ed Addicott with Lin Emmons and Kathleen Crowther.

Above: Sue and Ted Sande.

Left: Chairman Anthony Hitl expresses the Society’s gratitude for the organizational foundation built by the Honorary Life Trustees.
On Saturday, April 29, about 55 Cleveland Restoration Society members seized the opportunity to SNOOP! the Standard in downtown Cleveland. Originally built by Standard Bank in the 1920s to house the Brotherhood of Locomotive Engineers Cooperative National Bank, the newly rehabilitated Standard Building is being converted into 281 apartments that range from 600-1100 square feet. The historic renovation highlights the exquisite marble lobby, handsome murals and art deco flourishes throughout the twenty-one floors of the building. Tours were led by Ed Asher and Kurt Updegraff of Weston and Marc Baniszewski of Sandvick Architects, who have overseen the transformation of this architectural gem into housing and upscale retail.

Following rehabilitation, the community room will once again reveal a dramatic skylight, now to illuminate a community gathering space for Standard Building residents.

CRS members gather at the Standard Building’s grand marble staircase to admire the plaster starburst motifs and bronze metalwork.
It was standing-room only at the Cleveland Museum of Art when CRS held a collaborative event on May 3 with the museum entitled Monuments Men: The Cleveland Connection. The program highlighted local links to the stories and people who saved art treasures during World War II and briefly explored the issues surrounding the ownership of art objects. As a special bonus, Louis Rorimer, son of Monuments Man James Rorimer, participated in the program! The 140 attendees were also treated to a behind-the-scenes glimpse at the Cleveland Museum of Art’s video-conferencing studio with Director of Teaching and Learning, and CRS Trustee, Dale Hilton.

Cleveland Restoration Society President Kathleen Crowther kicked off the joint program between CRS and the Cleveland Museum of Art as a follow up to CRS’s Community Luncheon about cultural heritage in times of conflict.

Dale Hilton, CMA’s Director of Teaching and Learning and a CRS trustee, is shown in the award-winning distance learning studio where the museum connects with students from all over the country to enrich their study of history, languages, science, math and the visual arts.
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.

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