Modern-Day Monuments Woman to Speak at Community Luncheon

By Kathleen Crowther

Dr. Laurie Rush, a cultural historian with the US Army, is the featured speaker at the Cleveland Restoration Society’s 2017 Community Luncheon on Thursday, March 2. Dr. Rush is an international expert on the protection of cultural heritage during times of armed conflict. She has been called a modern day Monuments Woman because of her work related to protecting heritage sites in the Middle East.

The Start of the Monuments Men

As World War II was being fought on multiple fronts, America’s cultural leaders convinced President Franklin Roosevelt to create a government entity dedicated to the protection of art and cultural materials. The American Commission for the Protection and Salvage of Artistic and Historic Monuments in War Areas, also known as the Roberts Commission because of its chairman Supreme Court Justice Owen Roberts, was formed in 1943. Out of this commission came the military’s Monuments, Fine Arts, and Archives (MFAA) program - the Monuments Men.

The officers of the program, both men and women, were art historians, museum directors, and architectural conservators, who risked their lives to protect and reclaim great artworks being stolen by the Nazis. Importantly, and not as well known, this team also protected libraries and scientific collections and developed maps to help the Allies avoid damaging world monuments, historic and ancient town centers, museums and archeological sites. Movie star George Clooney co-wrote and directed The Monuments Men to portray a small aspect of this real life endeavor. The movie premiered in 2014.

The important idea behind the creation of the Roberts Commission was that great accomplishments of civilizations across the world are important to all people, not just those who created them. That reconciliation and peace following a conflict are more likely to be achieved if those places of cultural worth and proof of human dignity are respected during the conflict.

World War II resulted in dev-
astating losses in terms of human life. The conflict also destroyed vast amounts of cultural heritage. The destruction of ancient sites, medieval towns, great cathedrals, libraries, museums and collections hurt the heart and soul of individuals and their communities. Today, the bombed-out Coventry Cathedral in England stands in sacred memorial to 1940, when the church was hit by a blit of German bombs that also ravaged most of the city. The cathedral has become an international center for reconciliation, a place of reflection. Thus the ruin and its current use is a symbol of man’s power to destroy and to rebuild, both stones and lives (www.coventrycathedral.org.uk).

Warsaw, the capital of Poland, lay in ruins by 1944, 85% destroyed. Hitler’s special force targeted the destruction of the Old Town and Warsaw’s museums, libraries, monuments and government buildings. After the war, it became a national imperative to reconstruct Warsaw’s historic old center, exactly as it was. Overseen by the Warsaw Reconstruction Office, the goal was to save the remaining structures and replicate the rest. Scientific methods were used during the process to ensure accuracy. A large inventory of documentation was indispensable. This approach influenced the field of cultural heritage. Today the Old Town is valued because of its role in healing the hurt and reclaiming the memory of the city (https://whc.unesco.org/en/list/30).

World Heritage Destruction in the Middle East Today

Today, it is with anguish that the civilized world now witnesses the intentional destruction of cultural heritage in war zones like Syria and Iraq. Now with advanced technology, terrorists film their destruction and post the inflammatory and heartbreaking videos on YouTube. Who can forget the images of power tools chiseling the faces of an Assyrian winged bull in Mosul or the planting of dynamite and the resulting explosion that toppled the Temple of Bel in Palmyra? These acts of barbarism

International Convention in 1954

In an effort to avoid the painful loss of cultural heritage, an international agreement called the Convention for the Protection of Cultural Property in the Event of Armed Conflict with Regulations for the Execution of the Convention was passed in 1954. During times of peace, it was reasoned, the international community has the moment to ponder the importance of global cultural heritage and put in place standards to protect it in the future.

This international treaty was the first of its kind dedicated exclusively to the protection of heritage. The signers of the Convention were approximately 43 countries, with more to follow in succeeding years. It was agreed that, during times of conflict, the destruction of moveable and immovable heritage in its many forms would be avoided. It was acknowledged that by doing so, the ultimate goal of peace is more likely able to be grasped. The interpretation of heritage was wide. It included architectural monuments and artistic treasures, but also books, archeological sites and scientific collections. The treaty expressly prohibited the confiscation of the “spoils of war,” the privilege of the victor to plunder the conquered nation. A protocol was created that required the repatriation of materials removed to their country of origin. The aspirations of this Convention set the stage for global attention to the protection of cultural property.
Following the creation of the Roberts Commission in 1941, lists of sites and monuments deemed off-limits were developed. Notices like this were posted on many culturally and historically significant buildings and public spaces. Mont Saint-Michel in France, shown here in 1944, was one such historic site marked as off-limits.
attract media attention to terrorist groups, a primary motive. It also robs the local community of the proof of their human accomplishments, thus intentionally erasing heritage and demoralizing the “conquered.” To fuel their budgets, cultural heritage is being plundered and sold on the black market. Artifacts from museums are stolen, ancient burial sites are plundered, all for material to be smuggled out and sold. This looting and selling helps finance the terrorists operations, thus far not shown on camera. Sadly, despite the Conventions of The Hague, updated since 1954, enforcement is non-existent.

Recent responses from scholars and government leaders have expressed outrage at this destruction and vandalism, but little seems to be able to be done to stop it. In 2014, Secretary of State John Kerry announced an academic partnership with the State Department to document conditions and threats and to assess protection needs. UNESCO Director-General Irina Bokova had repeatedly condemned the destruction of heritage at the hands of terrorists, some of which she calls war crimes. The primary glimmer of hope for preservation is that academics from various disciplines are using digital technologies, scanners and cameras, to create records of these monuments for potential reconstruction and so that future generations have a glimpse into the past.

A small number of Monuments Men worked in Italy during the war. Lieutenant Frederick Hartt, an expert in Italian Renaissance art, was one of the officers stationed there.

As American troops were able to move into Germany, MFAA officers began to uncover the locations of hidden art and antiquities by the Nazis. In total, more than 1,000 sites were discovered and the Monuments Men were responsible for securing the valuable art and cultural pieces that were found. Captain James Rorimer is shown here at Schloss Neuschwanstein in 1945 with objects that had been taken from the Maurice Rothschild collection.
Save the date of March 2, 2017 to come to the Cleveland Restoration Society’s annual Community Luncheon and hear from Dr. Laurie Rush about saving cultural heritage in times of conflict. An anthropologist and archaeologist, Dr. Rush lectures to both military and civilian audiences on the importance of and respect for cultural property on the battlefield.

Dr. Rush was the military liaison for return of the Mesopotamian City of Ur to the Iraqi People in 2009, represented US Central Command at Environmental Shuras in Kabul in 2010, and analyzed cultural property protection lessons learned from the Iraq and Afghan conflicts for the US Central Command Environmental Program. Currently, she serves on an international panel writing cultural property protection policy and doctrine for NATO.

Educational materials developed by her team in partnership with Colorado State University have reached over 150,000 US military personnel and are also being used by UNESCO, Blue Shield International, and foreign allies. Dr. Rush has been recognized by her peers as a US Committee of the Blue Shield Board Member, with the Register of Professional Archaeologists Special Achievement Award, the Advisory Council for Historic Preservation Chairman’s Award for Federal Achievement in Historic Preservation, as an Archaeological Institute of America Sponsored Lecturer, and the Booth Family Rome Prize for Historic Preservation. She is the editor of the recent book, *Archaeology, Cultural Property, and the Military*, co-author of the the new book *The Carabinieri Command for the Protection of Cultural Property: Saving the World’s Heritage*, and author of numerous articles and book chapters concerning the importance of military education and planning for cultural property protection in crisis areas.

Dr. Rush is winner of the Achievement Medal for Civilian Service, the Commander’s Award for Civilian Service, and the Forces Command David McKivergan Cultural Resources Management Award for Outstanding Performance. Under Dr. Rush, Fort Drum Cultural Resources was “Best in Forces Command” in 2001 and “Best in the Northeast Region” in 2002. The Fort Drum Program has also received Army Honorable Mention Awards in 2001, 2002, and 2004. In 2006 and 2008, the Fort Drum Cultural Resources Program under the direction of Dr. Rush won the Secretary of the Army and the Secretary of Defense Environmental Awards for best Installation Cultural Resources Management and best Cultural Resources Team.

For the last sixteen years, Dr. Rush has served as a US Army civilian managing Cultural Resources at Fort Drum, New York. Teams working with Dr. Rush have discovered over one hundred fifty Native American archeological sites on Fort Drum, including one dating back over 10,000 years and another dating to earliest French contact in the region. Dr. Rush’s research on the potential for paleo maritime culture in the region has been recognized by eminent archaeologists including Dr. Dennis Stanford from the Smithsonian. Her team has organized three Native American Head-of-State visits to Fort Drum and has helped to establish positive consultation relationships with representatives of the Haudensaunee people whose ancestors lived on Fort Drum.

Dr. Rush has a BA from Indiana University Bloomington, an MA and PhD from Northwestern University, and is a Fellow of the National Science Foundation and of the American Academy in Rome. She moved to northern New York in 1983 and has been doing museum and archeological work in the area ever since. She was Assistant Director of the Antique Boat Museum in Clayton in the 1980s, set up the archeology curation facility at Fort Drum from 1992-1994, and has been running the Fort Drum Cultural Resources program since 1998. Dr. Rush’s research specialty is Native Americans of northeastern North America, and she serves as Native American Affairs Coordinator for the 10th Mountain Division and Fort Drum.
Ward 1 Heritage Project Update

The Cleveland Restoration Society continues its historic preservation and oral history initiative in Cleveland’s Ward 1, including three recent public events featuring humanities scholar Todd M. Michney, Ph.D. The CRS initiative is an ongoing collaboration with Councilman Terrell Pruitt that won funding from the Ohio History Connection and Ohio Humanities, focused on the neighborhoods of Lee-Harvard, Lee-Seville, and Miles Heights in southeast Cleveland – areas long known for their high rates of black homeownership and political participation.

Michney is an Assistant Professor of History at the University of Toledo, currently a Visiting Assistant Professor in the School of History and Sociology at the Georgia Institute of Technology, and is the author of Surrogate Suburbs: Black Upward Mobility and Neighborhood Change in Cleveland, 1900-1980 (forthcoming from University of North Carolina Press, March 2017).

Professor Michney tells the story of how African American families of middling economic rank increasingly moved to outlying areas of the city in a quest for improved living conditions, starting around the turn of the twentieth century. While neighborhoods like Glenville and Mount Pleasant were earlier destinations where African Americans sought to enact their aspirations, after World War II the southeasternmost corner of the city, and especially Lee-Harvard with its newly-built, suburban-style housing, took on this crucial role at a time when most black homeseekers experienced extreme difficulty gaining access to the actual suburbs (hence Michney’s book title, “Surrogate Suburbs”).

On August 17, Professor Michney delivered a lecture at the Harvard Community Services Center, entitled “Lee-Harvard’s African American Heritage, 1925-1975.” Following introductions by CRS President Kathleen Crowther and Cleveland Municipal Court Judge Charles L. Patton, Jr. (a former Ward 1 councilman), Michney explored the history of black settlement in the area dating to the 1920s, when an enterprising African American developer bought land in the vicinity of Lee and Se-
ville Roads, so that black families could purchase land, build houses, and thereby escape the increasingly crowded, smoky city. At the time, the settlement was contained within Miles Heights, which, prior to its annexation by Cleveland in 1932, was the first Ohio municipality to elect an African American mayor – Arthur Johnston, a Jamaican immigrant and enclave resident. The buying of lots and building of houses – often by the owners themselves – continued during the Great Depression and after World War II, during which time the area's black population was augmented by a "temporary war housing" project (Seville Homes) for recent Southern migrants working in the city's foundries. While some white residents disparaged black settlement and attempted to cordon off the enclave using zoning changes, African Americans continued building new homes in the area by turning to black contractors as well as a handful of white-owned construction firms willing to meet the demand. This, along with the first African American family's move to Lee-Harvard proper in 1953, helped to establish the neighborhood as the city's premiere black middle-class stronghold by 1965.

On September 15, Michney joined Crowther and Judge Patton on a panel entitled “Humanities-based Preservation in Cleveland,” at the “Dialogue in Detroit: Preservation in America’s Legacy Cities” conference hosted by Wayne State University. Judge Patton reminisced about growing up in Lee-Harvard's supportive environment, while Crowther showcased the CRS project which has involved architectural surveys, oral histories with more than a dozen residents, and digital documentation through the scanning of photographs and other memorabilia. Michney provided additional historical context about the neighborhood and drew some parallels to Detroit neighborhoods, notably an African American enclave with a history similar to Lee-Seville, which a developer blocked with a six-foot high "separation wall" in order to secure federally-backed mortgage insurance.

Professor Michney delivered a second lecture on October 7 at Cleveland State University's Maxine Goodman Levin College of Urban Affairs, entitled “Cleveland's Suburb in the City: The Development and Growth of Lee-Harvard.” Dean Roland Anglin, Professor Stephanie Ryberg-Webster, and Mr. James Richards, the Executive Assistant to Councilman Pruitt, introduced Michney. While reprising the content and themes covered in the August talk, the lecture explored in more detail the development of housing and businesses outside of the historic African American enclave, including how real estate assessors involved in drawing up “redlining” maps in the late 1930s evaluated the vicinity as a whole, and how Lee-Harvard has evolved since 1980 when a substantial portion of its black middle-class residents began moving to nearby southeasterly suburbs.

CRS's community history project in Ward 1 is ongoing and we invite you to join our collective effort to share the stories of the greater Lee-Harvard neighborhood: its people, its institutions, and its remarkable heritage.

We want to listen, so if you have a story to contribute, please contact Michael Fleenor at (216) 426-3109 or mfleenor@clevelandrestoration.org.

Former Myrtle Avenue resident Lonnie Ferguson and his daughter in the mid 1970s.
The three essential elements common to all real estate developments are **Land** (established site control), **Mission** (defined program components), and **Money** (balanced sources and uses with projected income and expenses). A potential project with only one of these elements is nothing more than a “dream”. With two of these elements, the “dream” becomes a “good idea”. Once all three elements are obtained, the “good idea” becomes a “real project”.

The pathway to secure Land, Mission, and Money for any development project can be arduous and requires a strategic approach. The complexities of development are rooted in solving three-dimensional puzzles, tackling multiple responsibilities against a definite future (timeline). Historic preservation projects are particularly complex, with the overlay of additional regulatory constraints and obligations placed upon the Developer. No matter the size or project type, before any development transaction can close, an enormous number of tasks must be completed, some concurrently and some consecutively. These tasks can be sorted into five tracks:

- Marketing and Marketability
- Legal
- Financial
- Design and Constructability
- Geopolitical

These five tracks are akin to gears that must turn in synchronicity, driving the transaction to a successful close. Here is an overview of components for each of these five “gears”:

**Marketing and Marketability** – Quantitative and qualitative assessment of the target market (niche analysis, highest and best use, socio-economic demographics, market depth, focus groups, projected absorption rates, price points) and how to attract tenants/end users to the development (print and social media promotion, marketing collateral to support advertising campaign).

**Legal** – Partnership agreements, design and construction contracts, loan documents, tax credit and zoning opinions, lease agreements, incorporation documents, legal notices and filings.

**Financial** – Development pro-forma, capital stack with identified and secured sources of funds, clear definition of uses of funds, income and expenses (projected annually and extended thru term of longest loan).

**Design and Constructability** – Planning, land utilization, zoning and building code analysis, conceptual design, sustainability strategies, life cycle cost analysis, materials, means and methods evaluations, schematic design and engineering, design development, construction documents, construction planning and scheduling, budget and bid pricing, subcontracting plan, and site logistics planning.

**Geopolitical** – Garnering public support (local neighborhood, city, county, state, regulatory, community, etc.).

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Cleveland’s West Tech High School, designed by architect Frank S. Barnum and completed in 1912, was Ohio’s largest high school at one time with over 5,000 students. Closed in 1995 due to declining enrollment, the building was a target for vandalism and threatened by demolition. Community leaders joined together to save the school and develop a plan for the property. Project partners Marous Brothers Construction and The Orlean Co. successfully transformed this neighborhood landmark into residential units, respecting the history of the school and providing for its future.
Five Key Development Gears Driving the Transaction

Originally built in 1904 and significantly expanded in the 1950s, the three-story Doan School was a serious blight on Cleveland’s Glenville neighborhood before its conversion into the Doan Classroom Apartments in 2013. This project anchors the northern end of the Heritage Lane corridor, a designated strategic investment area.

Arne Goldman is the Director of Business Development for Marous Brothers Construction, Inc.

County, state, federal as required) from residents, local businesses, politicians necessary to advance development.

Successful Developers understand the importance of “team”. They retain the services of competent professional service providers, orchestrating their efforts to address each component of the five tracks necessary to complete development projects. Some of the tasks associated with certain tracks impact or are impacted by related tasks within other tracks, requiring team members to work across disciplines to address development challenges.

As an example, a building listed on the National Register may have design constraints that change the efficiency of floor plan layouts because corridors may have to remain in place, which in turn may affect the net leasable area and corresponding income stream. Failure to follow the design constraints would most likely negate the use of Historic Tax Credit equity as a source of funds for the project, which would in turn trigger changes to the capital stack. Consequently, decisions made under the Design and Constructability track also impact the Financial and Legal tracks. Experienced Developers recognize the need to weigh the consequences of their decisions against the effects that these decisions have on other aspects of the transaction, and to include various team members in the decision-making process.

Ultimately, Developers strive to create value, which is measured by attributes that extend beyond a deal’s profitability, including and not limited to:

- Increased property values for surrounding areas
- Job creation and retention
- Neighborhood stabilization and revitalization
- Preservation of architecturally and/or historically significant structures
- Integration of sustainable design and construction attributes
- Environmental stewardship

Value creation is the direct result of navigating through the five tracks to a successful development outcome.

Arne Goldman is the Director of Business Development for Marous Brothers Construction, Inc.
Since the Great Recession of 2008 and the foreclosure crises that occurred over the last decade, Northeast Ohio has experienced a wave of vacant and abandoned property. The Cleveland Restoration Society (CRS), as part of our core mission to preserve historic buildings and to strengthen neighborhoods, has been concerned that the rush to demolish vacant properties may result in the loss of important historic resources. This concern has led to a number of collaborations and projects designed to review properties vulnerable to demolition in order to influence preservation outcomes when possible.

In 2014, CRS was approached by the Thriving Communities Institute (TCI) of the Western Reserve Land Conservancy to partner on a large survey of vacant houses in a selected area of Cleveland. The houses in the TCI survey area were near the former St. Luke’s Hospital. This target area was comprised of three neighborhoods (Buckeye-Shaker Square, Buckeye-Woodland, and Mount Pleasant) and had a large number of vacant housing units. It was also an area with a tremendous number of assets and some economic diversity.

TCI surveyed and recorded every property in this target area and assigned a report card-style letter grade based on condition. This resulted in the assessment of approximately 12,000 properties. The TCI survey identified ownership, date built, whether the property was open or secure, and whether dumping was occurring. It was understood by all parties involved that vacant properties are a blight on neighborhoods and that properties that are open, especially, attract squatters and illegal activities.

CRS reviewed approximately 1,020 properties given a letter grade of “D” or “F” based on condition in the TCI survey. It was also understood that some of these properties had architectural or historical merit and that the neighborhoods would be diminished if these properties were lost. The goal of the survey was to identify the properties with architectural significance and the properties that, if lost, would diminish their neighborhoods historically.

Cleveland Restoration Society staff proceeded with this study with the following assumptions:
• Many properties had architectural or historical merit that has been lost over time due to unsympathetic changes that had diminished the integrity of the structure.
• Examining the exterior of a

Some properties, while not architecturally distinguished, seem solid and can be rehabilitated, like this sturdy house on W. 38th Street.
property would identify one measure of architectural merit. Properties identified as having merit may have been in extremely poor condition once the entire structure was examined, making rehabilitation a less feasible option.

- Determining architectural merit involved identifying the architectural style of the structure and extant character-defining features.
- Determining whether the loss of a property would diminish a neighborhood historically involved looking at the year built, historical context, and associations to persons or events significant to neighborhood history. A cursory review of historical literature was the foundation of this study, but the study did not allow for or include in-depth archival research.

Of the 1,020 properties reviewed, eighteen were determined to have architectural merit. The loss of any of these properties would diminish their neighborhoods historically. Two additional properties were identified that were rare survivors because of age and location and their loss would diminish the neighborhood should they be lost, even if they were not architecturally distinguished. All of these properties were recommended for rehabilitation.

Late in 2014, CRS began a dialogue with the City of Cleveland Department of Building & Housing about how we might get ahead of the demolition of landmark buildings in Cleveland. This meeting grew out of the emergency demolition of the landmarked Cain Miller House, an impressive stone Italianate at 9135 Broadway Avenue. This property had been somewhat distressed for years. When the masonry began to fail, the City was forced to demolish the house on an emergency basis, meaning the demolition was not approved by the Cleveland Landmarks Commission.

This dialogue led to a pilot project between the City of Cleveland and CRS. CRS’s Preservation Services staff reviewed 174 properties marked for demolition but located in City of Cleveland historic districts and design review districts. During the course of this project, CRS staff discovered that a number of properties had already either been demolished or rehabilitated. CRS worked closely with staff of the local community development corporations to learn what they knew of these properties and to assess the redevelopment potential. Fifteen properties were proposed for CRS intervention and thirteen substantial masonry buildings were proposed for further evaluation. Part of the challenge is that these buildings, for the most part, can only be evaluated from the exterior.

From our work in vacant properties, CRS has gained valuable insight and perspective. Our staff has noted that historic districts tend to have fewer distressed properties. When distressed properties exist within historic districts on the westside, the private market intervenes. On the eastside, the community development corporations intervene. Many of the buildings we proposed for intervention are in up-and-coming historic districts in close proximity to stronger historic districts—Brooklyn Centre on the west side (west of Ohio City) and Grantwood Allotments on the east side (east of East Boulevard). A few notable buildings are endangered, such as the former Superior Branch Carnegie Library on E. 105th Street. In the future, CRS will continue to work with our partners to strengthen our communities by monitoring the health of historic districts and striving to preserve individual properties.

Grantwood Allotments is a fairly new historic district off of E. 105th Street. Landmarked through CRS’s efforts, the neighborhood was developed by Grant Deming, who also developed parts of Fairmount Boulevard and the nearby East Boulevard Historic District. The neighborhood contains large, beautiful homes, although many of them are currently vacant.
As Longfellow’s verse suggests, a building durably constructed and crafted with enriching details can endure long into the future. The question is, can tomorrow find its place?

It is fitting that the fate of the Cleveland elementary school that bears Henry W. Longfellow’s name is now the intense focus of the Cleveland Restoration Society. As we have learned over many years of involvement, declining student enrollment in the Cleveland Metropolitan School District (CMSD) has resulted in the closure of numerous neighborhood schools. Sadly, many of these significant neighborhood icons now stand abandoned, deteriorating and slated for demolition. Among the finest of these is Longfellow Elementary School, located at 650 East 140th Street in the Collinwood neighborhood.

Earlier this year, the Cleveland Restoration Society was asked by Councilmen Michael Polensek (Ward 8) and Jeffery Johnson (Ward 10) to review the Longfellow School for its suitability for redevelopment. The CMSD had scheduled the school for demolition. CRS immediately assembled a blue-ribbon task force of design, construction, finance, real estate and development professionals to lead an advocacy effort for the threatened school.

In order to get a first-hand look at the existing conditions of the school, task force members donned hazmat suits and certified respirators and signed waiver agreements to enter the long-shuttered building. Once inside, it was obvious that the structure was in generally good condition and retained many of its architectural features. However, the removal of copper roof ventilators for scrap salvage allowed water to penetrate portions of the interior. The team also observed friable asbestos pipe wrap and insulation along with mountains of debris that littered the interior spaces.

The tour of the building confirmed that the school is a true architectural gem. Designed by renowned Cleveland school architect Walter McCornack and completed in 1924, Longfellow is one of the few CMSD schools designed in the Dutch Baroque Revival Style. This grand two-story brick and stone edifice is highlighted by projecting parapets, a dramatic stepped gable and vigorous chimney. The exterior of Longfellow is also distinguished by its copper-clad cupolas and oriel window. Stone-carved owls, guarding the ornate entrances, are the school’s signature architectural feature.

The virtually intact interior of the 50,000 square foot building maintains many of its historic characteristics, including the quarry-tiled corridors, grand staircases and handsome woodwork. Glass-block floors on the second floor allow daylight to penetrate from roof monitors down to the ground floor corridor. The classrooms, illuminated with an abundance of natural light, retain their hardwood floors, built-in cabinets, chalk boards and historic fixtures. A proscenium-arched auditorium, detailed in buff brick, and a second floor gymnasium with maple floors and exposed steel trusses, serve as the school’s
primary assembly spaces.

Over the course of the summer, the CRS task force, guided by the inspired leadership of Councilmen Polensek and Johnson, met regularly to develop a plan to save the building. An excellent working relationship with Patrick Zohn, Chief Operating Officer of the CMSD, has been established, resulting in a postponement of the proposed demolition. This will provide the task force a more reasonable opportunity to further the adaptive use and rehabilitation of the building.

The CRS advocacy effort also initiated a determination from the Ohio Facilities Construction Commission that a portion of the State funds originally budgeted for the demolition of the building may now be used to conduct hazardous material abatement. This will make the future redevelopment of the building much more attractive to prospective developers. In addition, the CMSD has completed temporary roof repairs to prevent further deterioration of the interior.

Throughout the United States, historic school buildings are being converted into a wide range of new uses including housing, live/work space, and creative office environments. Once the hazardous materials are removed from Longfellow School, the Cleveland Restoration Society, along with our partner, Northeast Shores Development Corporation, will issue a Request for Qualifications and Proposals for the redevelopment of the school building and its adjacent three-acre parcel. It is our hope that, through these efforts, Longfellow shall tomorrow find its place.

Photo courtesy of Cleveland Restoration Society
The Cleveland Restoration Society has taken the lead in the fight to preserve the 1898 home of Levi Scofield (originally Schofield), a notable Cleveland architect. Mr. Scofield was the architect for a number of significant structures including the Soldiers and Sailors Monument on Cleveland’s Public Square and the Schofield Building at East Ninth Street and Euclid Avenue. The 6,000 square foot mansion is located on a bluff just south of the Fairmount Reservoir (Baldwin Waterworks) and has a commanding view of Cleveland’s east side and downtown.

The mansion is now vacant and has been vandalized but is still structurally sound. CRS has assembled a blue ribbon task force of people and organizations dedicated to saving the mansion and finding a viable use for the building. Included on the task force are CRS Trustees Steve Coon and Doug Hoffman; Jim McCue and Zack Via of Coon Restoration & Sealants, Inc.; Tony DiGeronimo and Joe DiGeronimo of Precision Environmental Co.; Justin Fleming of Cleveland Neighborhood Progress; Jay Westbrook of Thriving Communities Institute; Kim Fields of the St. Luke’s Foundation; and Ron O’Leary, Ayonna Donald, Mike McBride, and Marka Fields of the City of Cleveland.

The task force is currently working with the City of Cleveland Housing Court, Cleveland Neighborhood Progress, and the Cuyahoga County Land Bank to gain control of the mansion in order to stabilize and weatherproof the structure.
Levi Scofield House

The Historic Home of one of Cleveland’s Finest Architects
Slowly Crumbles

By Jim Dubelko

You can’t walk through downtown Cleveland today without noticing and marveling at the restoration of the beautiful Scofield building, constructed in 1902 on the southwest corner of Euclid Avenue and East Ninth Street. And who hasn’t visited Public Square without noticing the imposing 125-foot tall Soldiers and Sailors Monument there, dedicated in 1894 to Cleveland’s Civil War heroes. But the magnificent mansion of the man who designed these two iconic Cleveland landmarks? Sitting for the last 117 years at 2438 Maplewood Avenue, as well as the mansion on Mapleside Road, was a third-generation Cleveland resident. The three-story, stone-facade Victorian style house with over 6,000 square feet of living space was completed in 1898. Scofield resided there until his death in 1917.

After the death of Levi Scofield, his family remained in the house until 1925, when it was sold to the Cleveland Catholic Diocese. For the next thirty years, the Scofield mansion served as a chapel, a mission headquarters, and as a convent for the Sisters of the Most Holy Trinity. In 1955, the Sisters sold the property, and the mansion became a nursing home—first Mapleside Nursing and then Baldwin Manor, until approximately 1990, when it closed. Since that time, the mansion has been vacant and has experienced neglect and disrepair. Now nearly 120 years old, the Levi Scofield mansion is on the brink of demolition. There has been much talk in recent years about the Opportunity Corridor and what that new roadway might bring to the Buckeye-Woodhill neighborhood on Cleveland’s southeast side, where this mansion still stands. Whether the new corridor will be built in time to bring new opportunity to the historic Levi Scofield Mansion, though, is anyone’s guess.

Note: This history was provided by Cleveland Historical, the free mobile app developed by the Center for Public History + Digital Humanities at Cleveland State University. Cleveland Historical allows users to easily explore the people, places, and moments that have shaped the city of Cleveland’s history.
The Cleveland Restoration Society is grateful to Trustee Greg Frost for his expertise in building restoration, especially with Northeast Ohio’s religious structures. As a young man, Greg helped his father with his steeple jack business. As an adult, Greg has grown that family business into Frost Building Maintenance, Inc. and Frost Architectural Preservation, Inc. With these years of experience, he has built a deep knowledge of sacred landmarks in the region. Greg has not only given technical assistance on masonry and structural issues, he has been able to develop comprehensive assessments detailing how these complex structures developed over time and how time and previous interventions have impacted the structure.

Greg has put in countless hours as a volunteer for the Sacred Landmarks Support Initiative. He has done exterior envelope assessments for St. John Episcopal, East Mount Zion Baptist, Liberty Hill Baptist, St. Philomena, East Cleveland—part of the Communion of Saints Parish, and St. James Catholic in Lakewood. St. John’s, the oldest religious structure in Cleveland (completed in 1836), has had a fascinating history, having suffered a fire in the nineteenth century and a tornado in the twentieth. Greg also has a real gift for taking this very complicated structural and engineering information and breaking it down and explaining it in clear, simple terms for congregation members. Thank you, Greg!

Why do you volunteer for the Cleveland Restoration Society?
I’ve spent much of my life repairing and restoring all kinds of structures in the Cleveland area. CRS allows me to explore the concept of restoration, not only as it applies to a specific repair project of limited scope, but also to the structure as a whole, a particular historic district, and even Northeast Ohio in its entirety. Volunteering at CRS enables me to share my understanding from years of fieldwork, while interacting with and learning from other restoration professionals, to affect change on a much larger scale.

What do you most enjoy about your association with CRS?
I like interacting with other professionals who are dedicated to preserving the area’s historic character. I especially enjoy meeting people outside of the construction/contracting field, who understand that our community benefits from the preservation of existing buildings. I’ve met bankers, lawyers, developers, and real estate professionals who care about preservation issues as much as I do, and who know that preservation can be a catalyst for economic development and job creation. As a member of the Sacred Landmark Support Initiative, I’ve had the opportunity to meet with local churches to help them understand the historical value of their liturgical structures, their current condition, and the work needed to maintain them.

Do you volunteer with other groups in the community and, if so, are their missions similar in purpose to CRS?
I belong to multiple preservation associations: the Association for Preservation Technology, the National Trust for Historic Preservation and the International Council on Monuments and Sites, but I use these groups mostly for technical purposes. In 2014, I was approached by Cleveland State University to lecture on Conservation Techniques for Historic Preservation as part of its newly formed Graduate Certificate in Historic Preservation. Although it’s a paid position, I consider it a labor of love, and an opportunity to share preservation concepts with students who will be working in the area in the near future. I also volunteer on the Arts and Environ-
I’ve watched CRS advocate for the preservation of Cleveland’s iconic structures by bringing attention to the destruction of buildings and churches throughout the city.

Do you have a favorite historic preservation project in Northeast Ohio?

My favorite preservation project always seems to be the one most recently finished. Our company, Frost Architectural Preservation, Inc., just finished the restoration of the clocktower on the Cleveland Heights High School. Although it was only a small part of a very large project, the clocktower is iconic in Cleveland Heights, and I’m proud that our company was given the opportunity to restore it.

What’s your favorite Cleveland memory?

Actually, my favorite Cleveland memory is going to a Browns game in the mid-1970s with my dad. We took a bus from Shoregate in Willowick and we had seats in the upper deck of the old stadium in the back of the horseshoe. The stadium was packed with fans and it was cold, starting to snow. This is probably why my mom gave up her seat for that game. I remember sitting behind one of the large columns that blocked part of my view of the field, so I had time to simply look around and take in the crowd. I’d never been surrounded by so many people and when the Browns scored, the entire stadium came to its feet. The place shook. It was really kind of overwhelming, and I thought it was cool to be a part of something where everyone was “in it together.” I think that day was the first day I felt like I was a part of Cleveland.

What do you think will be the greatest challenges and opportunities that CRS faces in the next five years?

I see Cleveland rebounding economically, and that’s a good thing, but I worry that the development which comes with economic recovery may not respect the value of existing structures in our area. Cleveland is fully built-out, and to develop, existing buildings must either be torn down or restored. Demolition can be less expensive than renovation. Not every building can or should be saved, but I think we need to make the consideration of the preservation of existing structures a part of every developer’s program. Another challenge is to continue education efforts to help residents learn about the historic homes and neighborhoods of Cleveland. By engaging developers and residents both, in an ongoing conversation concerning the value of repurposing older structures amid newer developments, we can create a vibrant city, which maintains its architectural character.
The Cleveland Restoration Society welcomes three new trustees to its board for the 2016 – 2017 year:

**Joseph F. Denk Jr., PE, LEED AP** is Principal of Denk Associates. Founded in 1967, Denk Associates provides mechanical, electrical and plumbing engineering services to architects, developers, and building owners. The company has vast experience with medical research buildings, hospitals, hotels, multi-family residential, and university laboratory buildings as well as smaller projects. From historic renovations to the latest in sustainable design, their projects have received awards and certifications, including multiple LEED Platinum certification. Joe holds a BS in Mechanical Engineering from Case Western Reserve University and an MBA from John Carroll University. He is a member of the Ohio Board of Building Standards and ASHRAE and a Professional Affiliate AIA.

**Geoffrey S. Goss** is a Partner at Walter Haverfield LLP, Attorneys at Law with a practice that focuses on real estate and financing. He is a frequent speaker on both Historic and New Market Tax Credit financing and has assisted numerous clients in structuring effective tax credit transactions. Geoff also represents commercial lenders in negotiating, documenting and structuring traditional commercial real estate mortgages, and additional financing. He offers counsel to many local and regional commercial developers on acquisition, development, leasing and disposition matters, as well as corporate organizational issues. Geoff received his J.D. from The Ohio State University College of Law and his BA from Washington and Jefferson College.

**Roland L. Osborn, III** has spent the last twenty-one years financing affordable and historic housing throughout the US. Most recently, Roland was Vice President of Fund Management and Development at Ohio Capital Corporation for Housing. He managed nineteen of the multi-investor housing tax credit equity funds totaling more than $2.4 billion in private investments, and all proprietary investor housing tax credit equity funds. He also provided underwriting and residual analysis, development assistance, and financial structuring for tax credit projects for not-for-profit and for profit developers. He holds a BS in Finance from The Ohio State University, a MA in Economics from Cleveland State University and an Executive Certificate in Strategic Management for Charter School Leaders from Harvard University. Currently he is the Board Chair for three performing charter schools in the Metro Columbus area.
Two hundred seventy participants gathered at the McGregor Memorial Conference Center at Wayne State University September 13 – 16, 2016 for the nation’s second conference examining historic preservation in legacy cities. The title of this year’s conference, Neighborhoods in America’s Legacy Cities: A Dialogue in Detroit, was sponsored by the Michigan State Housing Development Authority (MSHDA) and Wayne State University, with the support of the Legacy Cities Partnership and the Preservation Rightsizing Network, and organized by the SHPO and a team of committed experts (http://dialogueindetroit.org/).

Legacy cities are America’s former industrial powerhouses that have witnessed steady population loss, infrastructure decline, and economic disinvestment over the past half century. Major cities like Detroit, Cleveland, Pittsburgh and Buffalo come to mind, as well as smaller cities like Flint and Saginaw, Michigan or Youngstown, Ohio.

There are many challenges facing these cities. An important part of this conversation is the role of preserving the built environment—the buildings and structures that give cities their unique character and inform communities of their collective past. While blight removal has long been the answer when addressing challenges related to population loss and disinvestment, there has been relatively little investment in rehabilitation efforts, or consideration of how historic preservation can play a role in revitalizing these cities and in creating strategies for redevelopment. Detroit, a true legacy city poised to rebuild from years of disinvestment, provided the perfect setting and context in which to have this dialogue.

Following the successful Historic Preservation in America’s Legacy Cities conference in Cleveland in 2014, the Detroit conference focused specifically on neighborhoods in legacy cities, where the issues are multi-layered but where there is great opportunity to identify solutions. Participants came from all over the U.S. to attend more than thirty sessions and four panel discussions by noted experts, philanthropists, community leaders and government officials. The approach was interdisciplinary. Presentations were given by preservationists as well as profession-
als from the fields of public health, economic development, urban planning, and community advocacy. The conference opened with an excellent and thought-provoking keynote discussion between Detroit Planning Director Maurice Cox and Alan Mallach of the Center for Community Progress, moderated by MSHDA’s own Burney Johnson. A keynote address was offered by Don Carter, director of the Remaking Cities Institute at Carnegie Mellon. Carter spoke about his new book, Remaking Post-Industrial Cities: Lessons from North America and Europe. Participants also enjoyed a number of tours planned throughout the city, showcasing Detroit’s many neighborhoods.

Response to the event has been overwhelmingly positive. Many noted that there is a real hunger, and yet few opportunities, for cross-collaboration and discussion of issues like the future of our cities in the context of the built environment. We hope that this conference has launched a more integrated approach to planning for the future of legacy cities, bringing historic preservation into urban policymaking and crafting a twenty-first-century preservation profession that is responsive to the needs and conditions of legacy cities. We are very excited that a team in Buffalo is already planning a third conference in 2018 – so stay tuned!

For more information on historic preservation legacy cities and the work of the Preservation Rightsizing Network, go to http://rightsizeplace.org/action-agenda/.

Martha L. MacFarlane-Faes is the Deputy State Historic Preservation Officer for the State of Michigan.

Mollie Olinyk is Southeast Michigan Outreach Coordinator in the Michigan State Historic Preservation Office, Michigan State Housing Development Authority.
Cleveland Restoration Society staff members Margaret Lann and Colin Compton present information about CRS’s Heritage Home ProgramSM during the conference.

Paul Brophy has been involved with the challenges facing legacy cities since 1970. His recent book, On the Edge: America’s Middle Neighborhoods, makes the case for the need to stabilize seemingly solid middle class neighborhood which are, in reality, susceptible to decline.

Above: Mandy Metcalf, Director of Cleveland’s Affordable Green Housing Center

Left: Maurice Cox, the City of Detroit’s Director of Planning & Development
Northeast Ohio’s preservation community came together on May 24, 2016 to laud the best of the region’s historic preservation work from the last year at the annual Celebration of Preservation awards program. Fourteen projects received recognition and Pat Eldredge was honored with the Robert C. Gaede Lifetime Achievement Award. The Celebration of Preservation is held in collaboration with AIA Cleveland. This year’s event was supported by platinum sponsors Sandvick Architects, Inc. and the Sherwin-Williams Company; gold sponsors PCS and Playhouse Square; and silver sponsors Cleveland Construction Inc., CRM Companies, Denk Associates, global X, Krill Company, Turner Construction, and Westlake Reed Leskosky. Nominations are now being accepted for the 2017 awards. Go to www.clevelandrestoration.org for more information.
The seventh annual **Beer and Brats @ the Benedict** benefit was held on Friday, June 24, 2016 in the beautiful Sarah Benedict House Volunteers’ Garden. Continuing the celebratory atmosphere of the Cavaliers’ NBA Championship, over one hundred Clevelanders gathered to rejoice, network and relax that evening. Our appreciation goes to sponsors CRS chair Mike Cummins, past chair Joe Marinucci, vice chair Gordon Premier, and trustee Hannah Belsito for hosting this fun event, and to our co-sponsor, Market Garden Brewery.
Over twenty-eight Cleveland Restoration Society members came together on Saturday, July 9, 2016 for a SNOOP! of 925 Euclid Avenue. The tour viewed the building in its current condition, before restoration work commences. Members caught clear views of Cleveland from the 13th floor dining and ballroom area. The L-shaped bank lobby, previously the world’s largest, was breathtaking and mesmerizing as its grand columns and high ceilings have stood the test of time.
Our Shining a Spotlight on Ward 1 lecture series kicked off with the Myrtle-Highview Historic District Picnic on Saturday, July 9, 2016. Residents and neighbors from the Myrtle-Highview neighborhood gathered for a block party and enjoyed a summer lunch while listening to Dr. Todd Michney reveal the value of the neighborhood and importance of designation as a historic district.
The Volunteers’ Garden of the Sarah Benedict House was a lovely setting for the 2016 Annual Membership Meeting of the Cleveland Restoration Society, held on Tuesday August 9, 2016. The assembled group of members, trustees and staff received a brief update, voted in the new board and slate of officers (see page 18 for Details), and enjoyed refreshments. Michael Cummins was recognized for his service as board chair since 2012 and we welcomed in our new board chair Anthony Hiti. Following the meeting, all present had the chance to meet each other, talk to staff and board members, and enjoy refreshments.

CRS President Kathleen Crowther gives a report on the highlights of staff’s current work during the annual membership meeting.
Cleveland Restoration Society presented the history of Cleveland’s Lee-Harvard neighborhood in the *Shining a Spotlight on Ward 1* series of two lectures by Dr. Todd Michney. The first lecture, held on August 17, 2016 at the Harvard Community Services Center, focused on the neighborhood during 1925-1975. The second event convened on October 6, 2016 in collaboration with the Maxine Goodman Levin College of Urban Affairs at Cleveland State University, shared the story of neighborhood from 1975 until present day.
CRS staff, trustees, members, and friends were all able to get a taste of Slovenian culture during our benefit, Celebrating Cleveland’s Heritage: Slovenia! held on September 24, 2016 in the Slovenian National Home. Cocktails were served while the polka band carried us to another time and place. Attendees had the opportunity to visit the Slovenian museum and view artwork in the Diemer mansion. After dinner was served as a modern twist on Slovenian dishes, we recognized the achievements and ongoing progress of three visionaries, Michael Fleming, Rick Semersky and Richard Clark, who are making the St. Clair Superior neighborhood a better place. The night closed down with lively dancing to polkas from the band.
Cleveland is the largest population of Slovenians outside of the mother country, and the Slovenian National Home is the heart of the community. The auditorium of the National Home was the perfect setting for dinner and dancing during CRS’s benefit.

Right: Musicians performed in front of the famous Gaspari curtain depicting “Mother Slovenia”.

Left to right: CRS staff members Kerri Broome, Trudy Andrzejewski, Ann Bish, Michael Fleenor, Kathleen Crowther, Dean Pavlik, Job Christiansen, Margaret Lann, and Colin Compton
On Saturday, October 15, 2016, twenty-five CRS members gathered for a SNOOP! of the Maltz Performing Arts Center. Attendees were treated to a tour and review of the amazing project that transformed the Temple–Tifereth Israel into a state-of-the-art performing arts space.
Preserving Cleveland’s landmarks for future generations.
Sherwin-Williams is proud to support the Cleveland Restoration Society’s 2016 Celebration of Preservation.

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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Historic Preservation at Ursuline College prepares tomorrow’s leaders to make sustainable and unique contributions to their world by preserving cultural memory and its lessons.

LEARN MORE about our program online at ursuline.edu/HP