BOARD OF TRUSTEES MEETING  
18520 Winslow Road  
Tuesday, May 14, 2019  
5:00 – 6:30 pm  
AGENDA

1. Chair’s Report, Anthony Hiti  
   A. Tour of Winslow Road house immediately following the Board meeting; reminder no restroom facilities  
   B. Approval of the Minutes of the March 19th Meeting (pg. 3-5)  
   B. Racial Equity & Inclusion Training (pg. 7-9)  
      1) 7 out of 12 CRS staff have/are scheduled to attend  
      2) 2 Trustees have/are schedule to attend

2. Finance Committee Report, Mike Cummins, Acting Chair & Treasurer & Tom Jorgensen, Chief Operating Officer  
   A. 2018 Results (pg. 11)  
   B. First Quarter 2019 Results (pg. 11)  
   C. Recommended Changes to CRS’s 403(b) Plan (pg. 13)  
      1) Amendment to provide that participants in the Plan can withdraw from their accounts at any time after the attainment of age 59-1/2. Approved by the Executive Committee.  
      2) Amendment to provide a new matching contribution formula approved by the Compensation Sub-Committee and the Finance Committee.  
   D. 2018 Audit -- Conference Call to be scheduled in June

3. President’s Report, Kathleen Crowther  
   A. Preservation Services, with Michael Fleenor, Director of Preservation Services  
      1) Roundwood Manor at Daisy Hill Farm
a. Roundwood entered into the National Register of Historic Places on March 22 (pg. 15-21)
b. Michael Fleenor – Expert Witness (pg. 23-24)
c. Letter to Daisy Hill residents, elected officials (pg. 25-30)

B. Publications, with Margaret Lann, Manager of Development & Publications
   1) Lee-Seville and Lee-Harvard Publication
      a. Three Chapters, 16,000 words
      b. 60+ illustrations
      c. 19 memories from Oral Histories
   2) Façade Magazine (# 102) (pg. 31)
   3) Black Builders brochure, underwritten by Ohio History Fund

C. Celebration of Preservation event – Wednesday, May 22nd, Ohio Theatre, Playhouse Square, 5:30 PM, $5, sponsored by AIA Cleveland & CRS (pg. 33)
   1) 26 projects reviewed; 13 selected
   2) Fun event to bring friends & colleagues; tickets selling quickly!

4. Historic Properties Work, with Scott Holbrook & Anthony Hiti
A. Dall Mays Houses – Progress since November, 2018 (pg. 35)
   a. 4 Task Force meetings
   b. Roofs tarped in December
   c. Vacant Lots behind “on hold”
   d. Informal structural evaluation
   e. Commitment from Cleveland B&H for surgical porch removal, other
   f. Wonderful relationship with Mr. Mays’ nephews
   g. Draft floor plans for 1 house
   h. Preliminary Title work completed
   i. Breakthrough meeting with Guardian; agreement to clean-out
   j. Recruitment of Court Community Services to assist with clean-out

2) Luther Moses House (pg. 37)
   a. 2 planning meetings
   b. Roof tarped, December 2018
   c. Opened discussion with County Land Bank
   d. Site Plan underway

5. Old And/or New Business

Next Board of Trustees Meeting
Annual Meeting, July 18, 2019, Volunteer’s Garden at the Sarah Benedict House, 8:30 – 10:00 am

Upcoming Events
Wednesday, May 22nd, Celebration of Preservation, Ohio Theatre, Playhouse Square, 5:30 pm
Honorary Life Trustees Luncheon, (by invitation) Friday, June 21, 2019, Sarah Benedict House, 12:30 – 2:30 pm
Annual Meeting, July 18, 2019, Volunteer’s Garden at the Sarah Benedict House, 8:30 – 10:00 am
Saturday, September 21, Annual Benefit Dinner, Harcourt Manor in Cleveland Heights, a private home
I. Chair’s Report – Anthony Hiti.

A. Anthony Hiti welcomed the Board of Trustees and thanked Wayne Mortensen and Cleveland Neighborhood Progress (CNP) for hosting our meeting. Linda Warren, Senior Vice President of CNP, welcomed the Trustees to the St. Luke’s facility and their offices.

B. Anthony Hiti acknowledged the presence of Bracy Lewis at the Board meeting. Bracy is an Honorary Life Trustee and was recently awarded the Robert C. Gaede FAIA Lifetime Achievement Award.

C. Anthony asked for approval of the minutes of the Board of Trustees meeting on January 5th, 2019. A motion was made and seconded; the minutes were approved unanimously.

D. Rob Weeks, Chair of the Nominating and Trustees Committee, and Anthony Hiti reminded the Board that terms for a portion of the Board are now concluding. It is time to refresh the composition of the Board with new candidates. Guidelines for Trustee engagement were reviewed in the Trustee Engagement Policy. Brian Stark asked if recommendations for new Trustees should be sent to the Nominating committee first, or engaged by the recruiting trustee. It was determined that sending recommendations to CRS committee first is best practice.

E. Tony reviewed the Advocacy and Public Policy 2019 “Resolutions”. This work plan was created to help guide the discussion of the committee over the course of the year. It will assist the committee in being more proactive rather than reactive. Advocacy efforts for the MertroHealth campus plan
were shared as well as the plan to assist with monitoring properties located in historic districts and listed on the demolition pipeline. Tony invited any interested board member to join the committee, stating they meet the second Tuesday of each month at noon. The May meeting will feature a presentation on Form Based Zoning.

F. The new Board Strategic Planning idea was shared and Anthony solicited board members to join the steering committee. It was stated this idea is in the research phase.

G. Anthony stated the audit is forthcoming. He inquired as to the goal for completion and suggested the May Finance Committee meeting. Kathleen stated that it was in process.

II. President’s Report with Kathleen Crowther

A. Kathleen shared a recap of Community Luncheon. Arne Goldman stated it was an “elegant event” and several other members chimed in with compliments. It was agreed that ending on time and starting exactly at noon was a huge success. Many also enjoyed the addition of the musicians. Kathleen offered a copy of Maurice Cox’s presentation to those that are interested if Maurice will finally send it to CRS.

B. Kathleen briefed members for the next event, Celebration of Preservation. The list of jury members was shared, and Mike Cummins was thanked for signing on as jury chair. Kathleen encouraged other members to consider participating on the jury and explained that 3 years is an ideal term before rotation. The sponsorship packet for the event was shared and sponsorships encouraged.

C. Updates on the property at 18520 Winslow Road were given. Kathleen reminded the board about the acquisition and history of the project. Margaret Lann updated members on the work and shared the current budget. Kathleen answered questions as to recent property sales and comparable values. Arne Goldman expressed his approval of the calm and considered approach being taken with the rehab and most board members agreed.

D. Kathleen Crowther and Jonathan Sandvick shared their recent experience participating in Advocacy Day in Washington, D.C. Kathleen explained how the Ohio Historic Preservation Office organizes volunteers, the groups spend one day in preparation, and the second meeting with State Representatives. Jonathan Sandvick added that Ohio is the best represented state. He also noted the benefit of getting a national perspective on advocacy.

The discussion then turned to the need to advocate for historic buildings to be better supported by OHFA and LIHTC. It was stated that over the next three months, OHFA will be working to update its QAP and advocating now is essential. It was suggested that perhaps Heritage Ohio should be engaged in this effort. Elizabeth Murphy, Arne Goldman, Tony Hiti and Jonathan Sandvick have extensive knowledge and may be best to assist with advocacy efforts.

Wayne Mortensen shared that May 28th is Statehood Day for AIA.

E. Kathleen reminded trustees that the third floor of the Sarah Benedict House is for rent and shared pricing and marketing information.

III. There was no old or new business.

IV. Members were invited to tour St. Luke Manor after the meeting was adjourned, led by Wayne Mortensen.

Next Board of Trustees Meeting is May 14, 2019 at 18520 Winslow Road, Shaker Heights
Adjourned.

Minutes respectfully submitted by Margaret Lann and Kathleen Crowther.
GROWING RACIAL EQUITY IN NORTHEAST OHIO: CONTINUED AWARENESS & ACTION

Groundwater and Phase 1 Workshops presented by the Racial Equity Institute

Cleveland Neighborhood Progress is thrilled to partner with ThirdSpace Action Lab to offer a third year of awareness and action. Throughout the Year of Awareness Building, more than 3,000 concerned citizens from across the region have participated in either the half-day Groundwater Training, or the two-day Phase I Workshop presented by the Racial Equity Institute. These intensive introductions to historical, institutional and systemic racism challenge deeply-held assumptions, and reveal—with sobering clarity—the devastating impacts of persistent racial inequality on our nation’s most marginalized populations.

Feedback from participants has been overwhelmingly positive; and all indications suggest that this paradigm shift has begun to gain traction. However, the Year of Awareness Building was simply a starting point for our continued efforts to embed Racial Equity & Inclusion as a central organizing principle of a holistic approach to community development. To truly accomplish our vision for Cleveland’s neighborhoods, we must ensure that all residents—especially historically disadvantaged members of the community—feel connected to the fabric of their neighborhoods; have equal access to opportunities; and are meaningfully engaged in the decision-making processes that affect their lives.

Yet there are no quick fixes for racial inequity. Changing the course of history will take time, persistence, creativity, and courage. Furthermore, we understand that this work must be pursued on multiple levels at once—both personally and professionally; institutionally and system-wide. As we uncover and/or create new opportunities to turn Awareness into Action, we will leverage the momentum achieved in 2017, to broaden and strengthen our coalition. Therefore, we are pleased to announce that the Racial Equity Institute will once again facilitate monthly Groundwater Training and Racial Equity Phase I Workshop sessions in 2019.

Through our continued efforts to deepen our understanding of our history, the outcomes of unequal systems, and the language needed to describe with specificity how systemic racism impacts every facet of American life (including our work), we move one step closer to creating a more equitable society. For more information or questions, please email REI@3rdspaceactionlab.co.

Remaining Schedule for 2019:
June 12 + 13 Phase One Workshop
June 14 Groundwater Workshop
July 29 + 30 Phase One Workshop
August 28 + 29 Phase One Workshop
August 30 Groundwater Workshop
September 18 + 19 Phase One Workshop
October 23 + 24 Phase One Workshop
October 25 Groundwater Workshop
November 18 + 19 Phase One Workshop
December 16 Groundwater Workshop
December 17 + 18 Phase One Workshop
Year of Deeper Awareness and Action
2018 Racial Equity and Inclusion Report

REI Trainings by the Numbers
Cumulative, 2016-2018

3159 Attendees
from
709 Organizations
see the full list here

Attendees, by race

Attendees, by sector

Awareness in Action

UNDESIGN THE REDLINE (UDTR)
Since September 2018, more than 1500+ people and 100+ organizations have visited the exhibit. UDTR is an interactive exhibit that explores the history of race, class, and U.S. housing policy, and how this legacy of inequity and exclusion shapes our communities.

Click here for more information on Undesign the Redline

NEIGHBORHOOD SOLUTIONS AWARDS 2017
5 grantees concluded their work in advancing racial equity and inclusion in the following areas: real estate development, housing rehabilitation, urban planning, arts and cultural empowerment, youth engagement, and organizational assessments.

Click here to see the 2017 NSA Presentations

FIX216: CRIMINAL JUSTICE TRANSFORMATION
In our efforts towards an inclusive digital economy, Hack Cleveland, a digital economy initiative of Neighborhood Progress, hosted 100+ people to convene and “scope out” digital solutions to combat inequities in our criminal justice system.

Click here for more information on Fix216

LATINX CHALLENGES
In 2018, a new segment of the REI trainings were brought to Cleveland. These trainings provide a critical analysis of how racism disempowers Latinx communities.

Click here for more information on the Latinx Challenges

CREATIVE FUSION
5 Local Cleveland artists and 3 International artists completed a 3-month residency dissecting art, data visualization, environmental justice, and health to illuminate local and social issues in Cleveland.

Click here for more information on Creative Fusion

Click here to learn more about the 2018 Year of Deeper Awareness

Race of Attendees

- White/Caucasian, 58.1%
- Black/African American, 27.7%
- Hispanic or Latinx, 4.5%
- Asian/Pacific Islander, 1.6%
- Middle Eastern or North African, 0.1%
- Native/First Nation, 0.1%
- More than one race, 3.5%
- Mixed race, 1.5%
- Other, 3.2%
- Other race not specified, 2.4%

Sector of Attendees

- Nonprofits, 46.9%
- Public, 17.2%
- Philanthropy, 5.2%
- Academic, 14.3%
- Private, 6.5%
- CDC, 3.7%
- CNP, 0.9%
- Religious, 1.3%
- Other, 3.2%

Cumulative, 2016-2018
8
8
In 2018, Neighborhood Progress engaged a team from Case Western Reserve University - the Community Innovation Network and the National Initiative on Mixed-Income Communities - to help support the advancement, evaluation, and continuous improvement of REI efforts. This work seeks to measure how Neighborhood Progress and other community organizations are shifting operating culture and reducing disparities.

Through a Kresge Foundation grant awarded in August 2018, Neighborhood Progress engaged Frontline Solutions, a black-owned national consulting firm, to conduct an equity assessment with staff. The process will conclude in a staff retreat in March 2019 and will outline next steps for internalizing REI in Neighborhood Progress operations.

2019: Continued Awareness & Action

GROUP RATES & SCHOLARSHIPS
See the conditions here

NEW TRAINING SESSIONS
See the full schedule here

FREQUENTLY ASKED QUESTIONS
See the REI FAQ page

Click here to learn more about the 2018 Year of Deeper Awareness
Cleveland Restoration Society

Financial Performance Overview 2018

<table>
<thead>
<tr>
<th>Actual vs. Budget 2018</th>
<th>Actual Jan - Dec 2018</th>
<th>2018 Budget</th>
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<tr>
<td><strong>Income</strong></td>
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<tr>
<td>See Note 1</td>
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<tr>
<td>Service Fees &amp; Public Grants</td>
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<td>Private Grants</td>
<td>195,143</td>
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<td>Operating Revenue</td>
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<td><strong>Expenses</strong></td>
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<td>Direct Costs</td>
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<td>Staffing Expense</td>
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<td>Add Back Depreciation</td>
<td>88,220</td>
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<td><strong>Adjusted Net Income</strong></td>
<td>392</td>
<td>10,394</td>
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Note 1  Received $50,000 Grant from the 1772 Foundation that was not budgeted.

Note 2  Endowment Income less than budgeted.

2018 stock market performance worst in 10 years. December saw a 9% drop.

Note 3  Direct Costs in several categories less than budgeted. Publications, office technology and equipment costs a little higher than budgeted.

Financial Performance Overview 1st Quarter 2019

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<th>Actual vs. Budget 2019</th>
<th>Actual Jan - Mar 2019</th>
<th>2019 Budget</th>
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<td>Private Grants</td>
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<td>Operating Revenue</td>
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<td>Other Income</td>
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<td><strong>Total Income</strong></td>
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<td>Property Related Expense</td>
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<td>292,530</td>
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<td><strong>Net Income</strong></td>
<td>13,238</td>
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<td>34,738</td>
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CHANGES IN CRS 403(B) PLAN

CHANGE IN FORMULA FOR MATCHING CONTRIBUTIONS

- On December 26, 2018, the Compensation Committee approved an increase in the employer matching contributions to the CRS 403(b) Plan as follows:
  - The previous matching contribution formula was 100% of the first 3% of compensation contributed by the employee and 50% of the next 3% of compensation for a maximum match of 4.5% of compensation.
    - The cost to CRS for 2019 under the previous contribution formula was projected to be $22,500
  - The new matching contribution formula is 100% of the first 6% of compensation contributed by the employee for a maximum match of 6.0% of compensation.
    - The cost to CRS for 2019 under the new contribution formula is projected to be $30,000 – an increase of $7,500.

- On January 2, 2019, CRS announced and implemented the new formula.

- On May 8, 2019 the Finance Committee approved the change effective January 1, 2019.

- CRS would now like Board of Trustees approval of the change.

CHANGE IN DISTRIBUTION PROVISIONS

- On April 15, 2019, the Executive Committee approved an amendment to the CRS 403(b) to allow participants to take distributions from the Plan at any time after attaining age 59-1/2 in accordance with IRS rules.

- Previously, the Plan did not allow distributions unless the participant terminated employment.

- CRS would now like Board of Trustees ratification of the change.
7. Description

Architectural Classification
(Enter categories from instructions.)
LATE 19th & 20th CENTURY REVIVALS/Colonial Revival

Materials: (enter categories from instructions.)
Principal exterior materials of the property: BRICK, WOOD, SLATE

Narrative Description
(Describe the historic and current physical appearance and condition of the property. Describe contributing and noncontributing resources if applicable. Begin with a summary paragraph that briefly describes the general characteristics of the property, such as its location, type, style, method of construction, setting, size, and significant features. Indicate whether the property has historic integrity.)

Summary Paragraph

Roundwood Manor at Daisy Hill Farm is located in the affluent Village of Hunting Valley, fifteen miles east of downtown Cleveland. The house was built between 1923 and 1927 by Oris Paxton and Mantis James Van Sweringen as the centerpiece of a 660-acre country estate and business retreat. The Van Sweringens were prominent Cleveland area developers responsible for developing the planned City of Shaker Heights, Shaker Square Shopping Center (the second oldest planned shopping center in the country), and the Union Terminal Group on Cleveland’s Public Square. In 1946, the estate was subdivided and the house and seven acres sold to restaurateur Gordon Stouffer, who reduced the house in size from 90,000 to 55,000 square feet. By reducing the size of three wings (containing the ship room, dining room and guest wing), the 1946 remodel created a more livable—albeit large—single family home from what had been more like a country inn. The Stouffers had one daughter living at home and the enormous guest suites—intended by the Van Sweringens to impress potential investors—were impractical. Moreover, the large hotel-style kitchen and entire floor of servants’ bedrooms were no longer needed in a post-Depression world. Prominent Ohio architect, Philip Small was a favored architect of the Van Sweringen’s—he originally designed Roundwood Manor for the brothers and also undertook the redesign for Stouffer in the 1940s. During the renovation for Stouffer, the chestnut paneling was stained a lighter hue and large windows were added to the dining room and ship room, brightening the dark home. Assorted billiard and card rooms where bankers and railroad executives had passed the time, became a pub room and dining alcove—more intimate family spaces. However, the Colonial Revival country estate aesthetic and much of the historic material and design associated with the Van Sweringens remains.

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1 Cleveland News, July 25, 1940. "Famed Van Sweringen Estate Parceled for Public Sale."
Roundwood Manor at Daisy Hill Farm Cuyahoga/OH

The drive curves around the front lawn and makes a turn to the west, in front of Roundwood Manor. The lawn is mounded and planted with a row of trees about twenty feet in front of the entry drive, creating the screening mentioned above (Photo #2). The long expanse of the residence comes into view as one enters the cobbled court (Photo #3). Large perennial beds run between the house and the cobbled court. A long, brick retaining wall to the east obscures the fact that the basement story of the house extends east and north beyond the first floor. To the east, the lawn dips gradually down to the full basement level (Photo #4). To the west, off the entry drive, a staircase leads down from the three-bay garage to another driveway and two additional garage bays. This driveway is part of a courtyard that is surrounded by a six-foot tall brick wall on three sides and also contains a service entry and the entrance to a caretaker’s apartment (Photo #5).

A long wing containing the Olympic-sized indoor pool juts north from the center of the main block of the house. The pool is an original feature from 1927. The west side of this wing contains a large tennis court, surrounded by a fence (Photo #6). The tennis court—a contributing resource—is to the north of the service entry and was added in the 1946 remodel. There is a meadow and forested area to the west and north of the tennis courts. To the north of the swimming pool wing is a perennial garden with a white gazebo in the center (Photo #7). The gazebo was added in the 1970s. This area is screened from the road by forest and by a long, chain-link fence with burning bushes planted beside it. During the Van Sweringen’s time, this was an open bowling lawn, but in 1946 was landscaped to provide privacy for the smaller lot. To the south of this fence and the east of the swimming pool wing there is more open lawn with large trees at the perimeter. There is a small landscaped courtyard between the east wing of the house and a basement level in-laws’ apartment and another hidden courtyard to the west of the west wing between the house and the garage block (Photo #8). Back at the cobbled entry court, the drive intersects another perpendicular drive that leads back out to the entry to the south or to the private drive to the service court to the north. Directly west of the entry drive and garage bay is another drive that dips down to a picturesque group of Colonial Revival style cottages (Figure #1). This is the original garage group for Roundwood Manor that was turned into a separate residence in 1946. It is not within the current parcel nor the proposed National Register boundary.

Exterior:

The rambling Colonial Revival-style manor house is in the shape of a “T”, with the top of the “T” at the entry court. A mixture of Flemish bond brick, clapboard and slate building materials, recessed porticoes and third-floor dormers help break down what is otherwise a massive house. The main block is three stories and five bays wide. A tall portico with slender columns covers the first two stories. The portico is topped by a Chinese Chippendale balustrade topped by urn finials (Photo #9) (Figure 26). On the first floor of this block, a twelve-paneled door with a transom of six bullseye glass panes is flanked by simple pilasters and topped with an entablature and crowned by a broken or swan’s neck pediment (Photo #10) (Figure 25). On each side of the door there are two windows with 8 over 12 lights and a paneled skirt. Each window has black, louvered shutters. The second floor of this brick block has five windows with 8 lights over 8 lights. Each of these windows also has black, louvered shutters. The third floor has a steep, slate roof and three dormers sided in white clapboard. These windows have six lights over six lights.
by a courtyard terrace that runs south to the gallery that joins the main house and garage block. The western side of the main block is brick and ends in large chimneys joined by a brick parapet. The attic level of this façade features a fanlight, beneath which are three double-hung windows with an eight over eight configuration. The first floor of the west façade of the main block has two large box bays with flared copper roofs. The bays provide views from the dining room to the courtyard, which flows into a dining terrace that wraps to the east around the dining room, by another large picture window, and ends at the entrance to the enclosed sun room. The northern façade of the first floor is clapboard sided, now covered in vinyl. The sun room is “L” shaped and each section is three and a half bays wide. It is sided in a composite material and there are paneled spandrels underneath each of the twenty paned casement windows. One window is at the juncture of the “L,” and has a casement facing north and one facing west. The sun room is topped by a Chinese Chippendale balustrade. A French door opens from the northern end of the sun room onto a winding brick staircase with wrought iron railing that leads to the ground.

The third floor features four dormers with eight over eight windows on the west end of the block. Three grouped windows facing west in the master bedroom and a door flanked by two windows in the hallway sitting room, somewhat mimic the sun room below. These sections are sided in vinyl. (Photo #13)

The sun room terminates into the brick silo, which is now a stair hall. There is a double hung window on the first floor of the tower and another off-set on the second. On the third floor, the brick ends and the tower has a crown of paired casement windows separated by pilasters. The cone-shaped roof is slate. From the tower, the brick basement level extends north seven bays. Seven multi-paned vinyl windows are flanked by black louvered shutters. These windows were originally French doors. On the first floor, the bay closest to the tower is part of a section of the house that has a gabled roof and extends to the second floor. The next five bays going north are part of the one-story guest wing built in 1946 to replace a larger guest wing that was removed (Figure #7). This wing has a flat roof. The next four bays of the swimming pool wing are topped by a balustrade like the others on the rear facades of the house (Photo #14). The northern façade of the pool wing has three bays, with French doors on two sides and a replacement multi-paned window in the center (Photo #15). The east side of the brick swimming pool wing mirrors the west: there are seven bays. French doors have been replaced with multi-pane replacements in vinyl. There are six bays to the first floor guest wing. This level is sided in white vinyl and terminates in the second brick silo/tower. This tower has two windows on the first floor and one on the second and between the second and third (Photo #16). The rest of the second level adjoining the main block is stucco and has a large picture window facing east.

The north side of the west wing is brick at the basement level and eight bays wide. The five windows to the west are fanlights. The three openings to the east have had double-hung windows inserted with stucco filling the remainder of the openings. This has also been done to the four of the five openings on the eastern façade. This change occurred as part of the 1946 remodel. There is also a terrace on the east wing, with French doors that open into the library and the Ship Room. A winding staircase with wrought iron railing winds around the stair tower down to ground level.
Roundwood Manor at Daisy Hill Farm

Next to the ship room is a paneled room known as the Dickens’ Library, so named because Philip Small, the architect, purchased for the room a collection of Dickens’s first or limited editions and a chair that he had used in his office when he was editor of the *London Daily News* (Figures 4 & 5). The library is paneled in chestnut and has a coffered ceiling. French doors lead to the terrace and into the large recreation room (Photo #23). Across the hall, there is a “guests’ retiring room” with a beamed ceiling and simple mantelpiece with delft tile in the surround (Photo 24). There is a large walk-in cedar coat closet, and a short hall leads to a bathroom with original Tennessee marble wainscoting and double stalls. In the original plans for the house, this room is labeled “Ladies Retiring Room,” and a similar room for gentlemen was located across the hall, in what is now a breakfast room.

In the center of the house, opposite the entry vestibule is a large recreation room/den positioned around an inglenook and hearth (Photo #25 and Figure #6). The recreation room has a slate floor, like the foyer, now partially covered in wall-to-wall carpet. The ceiling has heavy wooden beams that make it feel rather low. Large windows look out onto the east terrace and the enclosed dining porch to the west. Around this room are several sconces with eagles on them. Similar to the eagle knocker on the front door, these sconces date to the Van Sweringen era and were originally in the ship room. Flanking the inglenook are the two round towers.

Through an arched doorway, the left tower leads up to a single “observatory” room or down to a wine cellar, the pool/saunas, and the basement. The observatory room is open and has paired casement windows all around, affording great views of the acreage around the house and the rest of the Daisy Hill Colony.

Another arched doorway leads into the right tower—the card room, now used as an office. The room has built-in benches on one side of the room facing an elaborately carved fireplace. Between the benches, a French door leads to the terrace (Photo #26).

Other rounded arched doorways flanking the large opening to the foyer lead into the Dickens’ Library and the cocktail lounge. To the south of the den, down a hallway, is a large paneled gallery and guest entrance. The gallery has a built-in safe and a number of built-in bookcases. Originally, this hallway was a lobby to the guest wing and contained a staircase to second floor servants’ bedrooms that were demolished in 1946. Down the hallway running north from the gallery are three guest rooms with ensuite bathrooms and a three-season room. This area was completely rebuilt in 1946 and replaced a wing containing three large guests rooms, three smaller guest rooms, and five bathrooms (Figure #7).

Back at the large entrance foyer, the wing to the west features a breakfast room, long eat-in kitchen, and servants dining room. The breakfast room is paneled and has a paneled fireplace (Photo #27). It has a large closet and a beamed ceiling much like the sitting room across the vestibule. As mentioned earlier, this breakfast room had been the “Gentlemens’ Retiring Room” and a large bathroom had been reconfigured in 1946 for the kitchen. The kitchen is divided into

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4 Cleveland Plain Dealer, October 16, 1938. "If You Love Beautiful Old Furniture, Visit Daisy Hill Farm: Originals of Three Centuries in Van Sweringen Home."
Roundwood Manor at Daisy Hill Farm
Name of Property

Figure 17: Shaker Square, 1929. Cleveland State University, Michael Schwartz Library.

Figure 18: Cleveland Interurban Railroad, 1920. The Shaker Heights Rapid Transit (Glendale, CA: InterUrban Press/Cleveland Landmark Press, 1990)
Roundwood Manor at Daisy Hill Farm

Name of Property: Figures #21 and #22: Mr. & Mrs. Benjamen L. Jenks. *Cleveland Plain Dealer*, June 2, 1929. "Some Portraits of Clevelanders Painted Here by Belgian Artist."

Figure #23: Concrete and tile dairy barn that the Van Sweringens had built in the late teens. In order to speed up the time it took to build their estate, they had the barn incorporated into the construction of Roundwood Manor. From the collection of Ms. Sylvia Korey.
Roundwood Manor at Daisy Hill Farm

Name of Property

**Figure #25**: Front door of Roundwood Manor, as photographed in 1928 by Clifford Norton. From collection of Ms. Sylvia Korey.
May 6, 2019

Bruce G. Rinker, Esq.
Mansour Gavin LPA
North Point Tower
1001 Lakeside Avenue, #1400
Cleveland, Ohio 44114

RE: Historic Preservation of Roundwood Manor in Hunting Valley, Ohio

Dear Mr. Rinker:

As the Director of Preservation Programs & Services for the Cleveland Restoration Society, I had the opportunity to prepare the formal application to list Roundwood Manor in the National Register of Historic Places. On March 22, 2019 Roundwood Manor at Daisy Hill Farm was entered into the National Register, the first property in Hunting Valley to be so listed.

The National Register of Historic Places is the official list of the nation's historic places worthy of preservation. Authorized by the National Historic Preservation Act of 1966 and managed by the National Park Service, the National Register of Historic Places recognizes outstanding historic and archeological resources. It is the foundation of the National Preservation program.

Entry into the Register is rigorous, requiring a high degree of physical integrity and historic significance in the history of the United States. Nominations can take years to develop. In Ohio, nominations are scrutinized by experts at the Ohio Historic Preservation office, reviewed for approval by the Ohio Historic Site Preservation Advisory Board and thereafter forwarded to the keeper of the National Register for its final review and acceptance.

As part of this written report, I attach the following:

1. my resume;
2. the application;
3. February 15, 2017 letter of acceptance of the application in the Ohio State Historic Preservation Office;
4. PowerPoint presentation I presented to the Hunting Valley Planning and Zoning Commission on August 15, 2017; and,
5. letter of October 7, 2016 from the National Trust for the Historic Preservation to Hunting Valley officials.

As these materials illustrate, I directly coordinated the process of assembling historic documentation and supporting materials integral to the National Park Service’s listing of Roundwood Manor in the National Register. Accordingly, based upon my education, experience, prior testimony to the Hunting Valley Planning and Zoning Commission, and my knowledge of the facts and circumstances regarding Sylvia Korey’s proposed adaptation of Roundwood Manor to luxury residential suites, it is my opinion that such adaptation is wholly in keeping with the criteria and goals of historic preservation as advanced by the National Register of Historic Places.

Very truly yours,

Michael Fleenor

Enclosures
May 8, 2019

Dear «Joint_Salutation»,

It is our pleasure to announce that Roundwood Manor in Daisy Hill was recently entered into the National Register of Historic Places. Roundwood Manor, 3450 Roundwood Road, is the first property in Hunting Valley to receive this illustrious recognition.

The Society’s Director of Preservation Services, Michael Fleenor, authored the nomination. He is one of the few people in our area with the requisite expertise to be successful in this endeavor. The nomination is a 59-page document which lays out the historic significance of Roundwood Manor as the “Big House” in the landscape of Daisy Hill Farm, a landscape designed to evoke a European village. Today’s Daisy Hill derives its identity and historic significance from its centerpiece property, Roundwood Manor. Daisy Hill without Roundwood Manor would be bereft.

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Roundwood Manor was the country estate and business center of Oris and Mantis Van Sweringen. Subsequent owners were also influential business executives who helped shape Cleveland. The Van Sweringen brothers were visionaries during Cleveland’s greatest period of economic expansion. The “Vans,” as they were known, developed Shaker Heights as a “garden suburb” of Cleveland. They created the Shaker Square shopping area as an elegant gateway to
Shaker Heights. Perhaps their greatest achievement was the development of the Terminal Tower complex on Cleveland’s Public Square and the acquisition of several railroads as investments that also supported their property developments.

The Vans’ favorite architect was Philip Small, a graduate of Massachusetts Institute of Technology’s prestigious architectural school. Small was tasked with numerous important commissions, including Shaker Heights demonstration homes, Shaker Square and Moreland Courts. Small was the architect of Roundwood Manor. He designed Roundwood Manor in the Colonial Revival architectural style of which he was considered a master.

Landscape architect A. D. Taylor was retained to create a gentleman’s estate out of the 660 acres of Daisy Hill Farm. A. D. Taylor was a leading figure in landscape architecture in the early 20th century with large commissions for public parks (Cleveland Heights, East Cleveland and Cincinnati) and at the Pentagon in Washington, D.C. Taylor also taught at Cornell and Ohio State universities.

Daisy Hill Farm was designed to give the feeling of a medieval European village with the “Big House” as its crown jewel. The “Big House” -- Roundwood Manor -- was originally huge at 90,000 square feet and 54 rooms. The village atmosphere was created through landscape features such as meadows, landscaped knolls, and hand-building of the stone bridge and a round tower. Ancillary structures that supported the “Big House” and exist today include a gatehouse, horse stables and paddocks, the chef’s cottage and the elegant garage group.

Roundwood Manor retains much of its original architectural character. The exterior is of Flemish bond brick, punctuated by true divided light windows with operable wooden shutters. Also original is the front door and its surround of bullseye glass panes. The interior is now downsized to 55,000 square feet with 14 bedrooms, 16 bathrooms, a medieval-style keeping room, the grand living room called the Ship Room, an indoor Olympic-sized swimming pool with male and female locker rooms and other remarkable features. Finishes include chestnut paneling, pink Tennessee marble, hand-hewn beamed ceilings and casings, intricately-carved mantle-pieces, original brass locksets and iron work, including light fixtures.
Since 1988, Roundwood Manor has been owned by Sylvia Korey. A civil engineer by training, Korey has been an excellent steward of this complex property. Korey has updated the manor throughout, uncovering original slate floors and reinstalling light fixtures from the Van Sweringen era previously removed. She re-roofed the structure in Buckingham slate, a superlative quality product not typically installed in residential construction because of its cost.

It is our position and that of the National Trust for Historic Preservation that Roundwood Manor can be converted to condominiums without sacrificing its historic integrity. Indeed, adaptive use of “white elephant” properties such as Roundwood offer solutions to their long-term economic viability. With approvals for flexibility in local zoning and minimal acreage requirements, all within the purview of Hunting Valley Village, Roundwood Manor can continue to be the “Big House” of Daisy Hill Farms. Since Daisy Hill Farms derives its cultural heritage significance from the development of Roundwood Manor, the enclave would be bereft without it. Should the tangible association of Roundwood Manor to Daisy Hill be lost through its demise, the cultural value of Daisy Hill would be sorely diminished, along with property values in our estimation.

We hope that by nominating Roundwood Manor to the National Register of Historic Places, residents of Daisy Hill and Hunting Valley will deepen their appreciation for the value of this unique heritage. We urge all parties to support a reasonable conversion of the crown jewel of Daisy Hill to enable future generations to experience it and understand our community’s history. Otherwise, our community is at the precipice of a permanent loss.

Sincerely,

Kathleen H. Crowther
President
Roundwood Manor in Daisy Hill listed in the National Register of Historic Places
Above: front entrance with flagstone floor

Below: the grand living room known as the Ship Room
Above: Breakfast Room, originally the men’s receiving room

Below: the Dickens Library
Black Builder-Entrepreneurs Fulfill the Dream – South of Miles

PAGE 4
Ohio Theatre at Playhouse Square
Wednesday, May 22, 2019
5:30 – 8:30 PM

26 Nominations
13 Winners

1. 4201 Clinton
   Neighborhood Enhancement Award

2. The Madison
   Preservation Partnership Award

3. 4014 Fulton Court
   Heritage Home Program Award

4. Harcourt Manor
   AIA Craftsman Award

5. Hessler
   Neighborhood Preservation Award

6. Wayne Agency
   Main Street Rehabilitation Award

7. Mueller Lofts
   Outstanding Adaptive Use Award

8. Highland Park Mausoleum
   Distinguished Restoration Award

9. Empire Improvement
   Innovative Industrial Rehabilitation Award

10. South Branch CPL
    Preservation of a Community Landmark Award

11. The Agora
    Restoration of a Cultural Landmark Award

12. Cleveland Heights HS
    Community Impact Award

13. The Leader
    Excellence in Restoration and Rehabilitation Award

Individual Tickets Purchased:  181
Total Tickets Purchased:       224

Tickets available for purchase at
  clevelandrestoration.org

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Total = $3,500

*Denotes new sponsor
Dall-Mays Houses
2225 and 2229 E. 46th Street

- Andrew Dall Sr. emigrated to America from Scotland with his young sons, James and Andrew, Jr. The Dalls worked together as master masons, constructing St. Paul’s Episcopal Church, Adelbert College, and many of the most notable Euclid Avenue mansions. The brothers constructed homes side by side, completing Andrew’s Italianate home in 1877 and James’ Eastlake style home in 1881.
- Rare examples of brick homes built in the Italianate and Stick styles (note: the porches are a later addition).
- The homes are individually listed on the National Register of Historic Places, and landmarked by the City of Cleveland.

Activities of the Cleveland Restoration Society:
- CRS has had many meetings with the nephews of the elderly James Mays, now in a nursing home;
- Video-taped Mr. Mays’ memories of the home as he toured CRS throughout it. This was likely his last visit to his home of 40 + years;
- Secured the cooperation of Cleveland’s Building & Housing Department to postpone the demolition of the homes which are condemned;
- Produced floor plans for one of the homes;
- Interacted with Burton, Bell, Carr Development Inc., the local community development organization, on the potential of the properties to fulfill a need in the neighborhood;
- Secured the assistance of a respected antique dealer to consult on the matter of house contents;
- Arranged for the inspection and professional tarping of the rooves of the structures which are in severe disrepair;
- Established a CRS task force to work on the property.
Luther Moses House

- 1220 Lexington Street (since 1876), originally 640 Willson Street
- Built ca. 1854 and is a rare example of a pre-civil war brick structure on the east side
- Built by Shipbuilder, Luther Moses (Born 1811, Euclid--or West Farmington--OH; died 12-24-1895 San Diego, CA)
- Luther was the son of C. Elihu Moses, a captain under Perry in the War of 1812.
- Remained a single family home until about 1910
- Designated Cleveland Landmark

- CRS has assembled a task force and accomplished the following:
  - Temporarily tarped the roof to prevent further water infiltration
  - Engaged the local Councilman and Land Bank to assist with redevelopment