

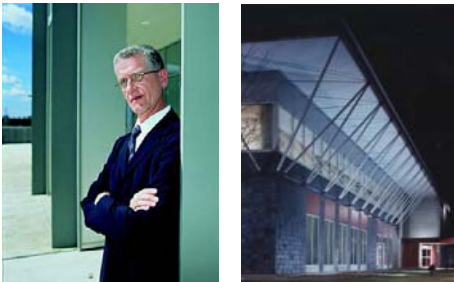
NEWSLETTER

Vol. 4, No. 1, Spring 2024

Video Interviews Update

CAF and the Cleveland Public Library are working together to edit video interviews with Norm Perttula FAIA and Bill Blunden FAIA. These are lengthy interviews and each are anticipated to be released in two 50 - 60-minute segments.

Our next subject will be Ron Reed, FAIA. Reed won the Cleveland Arts Prize in 2001.



Above Left: Ronald A. Reed, FAIA
Above Right: Reed's Invacare HQ
Below: Reed's Parker Hannifan European HQ; Luxembourg, Switzerland

Completed interviews are online at the Oral History portion of the Cleveland Public Library for:

- Richard Fleischman, FAIA
- Piet van Dijk, FAIA
- Paul Westlake, FAIA



CAF LAUNCHES 2024 - 2025 LECTURE SERIES

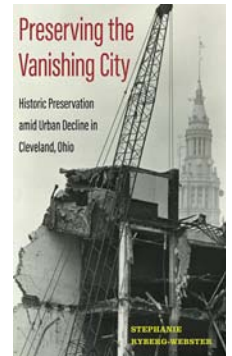
The CAF is sponsoring a 2024 – 2025 Lecture Series with outstanding and important speakers. The series will provide HSW CEU's for attendees and involves live presentations at the Sky Lounge atop One University Circle at University Circle, 10730 Euclid Avenue. Tickets are \$20 and include the speaker presentation, parking, beverages and light hors d'oeuvres. Formal announcements are appearing in the AIA Cleveland weekly Newsletters.

The first program on May 2, 2024 will feature Mark Souther whose presentation will reprise his recent exceptional book, *Believing in Cleveland: Managing Decline in the Best Location in the Nation.* A history professor at Cleveland State University, Mark's book highlights post WWII in Cleveland and its efforts to implement urban renewal. Souther's book deals with the depth of issues, the roles of the parties involved and their responsibilities for failures and success.

Souther's book explores Cleveland's downtown revitalization efforts, its neighborhood renewal and restoration projects, and its fight against deindustrialization. He shows how the city reshaped its image when it was bolstered by sports team victories.

But Souther also acknowledges that Cleveland was and is not always on the upswing. Souther places the city's history in the postwar context when the city and metropolitan area were divided by uneven growth. In the 1970's, the city-suburb division was wider than ever.

Believing in Cleveland recounts the long, difficult history of our city that entered the postwar period as America's sixth largest, and then lost ground during a period of robust national growth. But rather than tell only a tale of decline, Souther provides a fascinating story of resilience for what some people called "The Best Location in the Nation."



Above Left: Mark Souther's "Believing in Cleveland" book cover
Above Right: Stephanie Ryberg-Webster's "Preserving the Vanishing City" book cover
Below Left: Mark Souther
Below Right: Stephanie Ryberg-Webster



CAF's second program on May 16 will feature Stephanie Ryberg-Webster, Professor at the Maxine Goodman Levine School of Urban Affairs at Cleveland State University. She will summarize her new book, *Preserving the Vanishing City: Historic Preservation amid Urban Decline in Cleveland, Ohio.*

Her book chronicles Cleveland's struggles with its preservation initiative, which began in the Warehouse District in the 1970's at a time when building codes did not support the renovation and preservation of wood frame structures.

CAF LECTURES, contd.

Preserving the Vanishing City chronicles the rise of the historic preservation profession in Cleveland and provides six case studies about targeted projects and neighborhood efforts, including industrial heritage, housing preservation and restoration, commercial district revitalization, securing local historic district designations, as well as grassroots organizing, coalition building, and partnerships. Ryberg-Webster also addresses the complexities of historic preservation within the context of rapid racial change in Cleveland's neighborhoods.

The third and fourth lectures in the series will feature one of NEOH's most important architects, William Blunden FAIA, whose career has produced elegant award-winning projects throughout the region. After graduating from Ohio State University and obtaining his master's degree in architecture at Cornell University, Blunden spent four years with Edward Durell Stone before moving to Cleveland to head up design at Dalton Dalton/ URS/ now AECOM.

After six months, Bill went to work as a design principal with Don Hisaka FAIA where the two collaborated on numerous award-winning projects. Blunden then teamed with Bob Barclay FAIA in producing a stunning portfolio of impressive modern architecture for residential, institutional and hospitality occupancies. Blunden & Barclay were awarded the Cleveland Arts Prize in 1985.



Above: William Blunden, FAIA
Below: Macedonia City Hall; Blunden & Barclay Architects



Blunden's fall 2024 CAF presentation will feature "Small Projects" and illustrate examples of design excellence at the highest level. His Spring 2025 presentation will present his role on projects as campus architect for the Cleveland Clinic and will illustrate his approach and accomplishments with a focus on "Large Projects."

Spotlight: The Garfield/ New England Buildings

The Garfield Building at the corner of East Sixth Street and Euclid Avenue was the first steel framed high-rise in Cleveland when completed in 1893, which was then followed by the New England Building in 1898.

The building was designed by Henry Ives Cobb of Chicago and built by Harry Augustus Garfield and James Rudolph Garfield, sons of President James A. Garfield. Cobb is best remembered for his design of the heralded Chicago Athletic Club.

The Garfield Building's lower level was designed to function as a bank with vaults, meeting rooms and banking parlors. The level was unoccupied until the Cleveland Trust Company occupied the space in 1895.

The upper floors of the 10-story structure were accessed via four elevators or a large marble staircase, with marble wainscoting from Italy in common areas. Jeweler Cowell & Hubbard initially occupied the entire first floor. In 1898, the Cleveland Trust Bank moved a portion of its bank to the first floor by building club rooms for male patrons and a ladies parlor and tea room for its female customers.

In 1900, National City Bank leased the majority of the building's second floor for its executive offices and trust department. In 1903, National City absorbed the Western Reserve Trust Company, and the executive offices and banking functions for men were moved to Cleveland's Public Square, while banking for women was continued at the Garfield Building.

National City Bank's parent company acquired the building in 1918 and converted the entire first floor into the grand marble banking hall at the hands of the distinguished architects Graham Anderson Probst & White. When the renovation was completed in 1921, the property was renamed the National City Bank Building. Cowell & Hubbard moved to a new building at East 13th Street and Euclid Avenue.

When the construction of National City Center at the corner of East 9th St. and Euclid by Pittsburgh's Oliver Tyrone Corp. was completed in 1980, the 35-story tower was connected to the former Garfield Building with a four-story annex and the bank occupied the buildings until 2008 when National City suffered heavy losses due to its sub-prime mortgage lending.

When National City Bank collapsed in 2008, it was snapped up by PNC Financial Services Group Inc. PNC gradually shifted workers out of the Garfield Building and other leased spaces and into the bank's office tower at East Ninth Street and Euclid.

When PNC's lease at the Garfield Building ended, the expiration prompted Westcore Properties of California to unload the building to Millennia Properties in 2016 for \$2 million less than the company paid in 2008. The Garfield

Building then sat vacant since 2009 and was acquired by Millennia to convert upper floors to apartments. In April 2015, a 40-foot-long section of the building's parapet on the East Sixth Street elevation tumbled ten stories, crushing a parked Toyota minivan whose occupants had exited the vehicle thirty minutes earlier.

The event prompted the city to implement a periodic façade inspection obligation as Pittsburgh, Chicago, New York and Columbus had done. The ordinance now requires property owners to engage qualified design professionals every five years to conduct an inspection and author a report, documenting the condition of the facades on any building over thirty years of age and three stories or more in height.

Chicago was the first U.S. city to consider a facade ordinance in the 1970's after a woman was killed by falling masonry. New York implemented its inspection requirement in 1980, after debris from a building killed a college student. In 1984, a concrete cornice toppled off a downtown Columbus building and injured several people, including a city councilman whose right leg was severed below the knee. Columbus created its exterior-inspection program the following year.



Above: Garfield Building; Henry Ives Cobb; 1893

The adjacent New England Building, also known as the Guardian Building and the National City Bank Building, was built in 1896 on the property that had formerly held a mansion owned by Henry Chrisholm. The structure was initially called the New England Building after the company constructing it. Still, the plan was for the building to be officially named the Ohio Building. However, this name did not seem to catch on as the building continued to be commonly referred to as the New England Building until about 1916.

At the time of the New England Building's completion, it became the tallest building in Cleveland, and one of the tallest in the country, with fifteen floors. However, it lost its distinction as the city's tallest building in 1905 when the Rockefeller Building was built.

Boston's Shepley, Rutan and Coolidge's design

SPOTLIGHT: Garfield/ New England Buildings, cont'd

was a “sandstone-faced structure” that was “designed with restrained Renaissance detail.” Because of its status as the tallest building in the 1890’s and its impressive architecture, many businesses and architects moved their offices to the new skyscraper. Many members of the Cleveland Architectural Club, like Charles F. Schweinfurth, relocated to the building. For twenty years, the New England Building stood with its original design, with the majority of the floors occupied by business offices.

In 1915, the New England Building was bought by the Guardian Savings and Trust Company for \$2,000,000. The Guardian Savings and Trust Company was a widely successful and expanding



Above: Walker & Weeks Rendering of the Redesign of the New England Building Facade and Entry
Below: New England Building; 1896



banking business during the early 1910’s. When the leases held by other companies in the New England Building expired, the Guardian Savings and Trust Company hired architects Walker and Weeks, at that time, a relatively new firm, to design rooms for a bank.

Walker and Weeks designed an addition to the back and a new design for the front of the building, adding the distinctive Corinthian columns to the front of the bank, standing out from the original design also on the top of the building. After the redesign of the New England Building, Walker and Weeks went on to design more than sixty banks across Ohio.

The New England Building stayed in the hands of the Guardian S&T for close to thirty years which included “investment and real estate firms.” However, in March 1933, the Guardian Savings and Trust Company was forced to liquidate. It was discovered that the company mismanaged its customers’ money by giving insider loans to members of the company.

National City Bank leased the banking part of the New England Building after the Guardian Savings and Trust Company vacated it, and officially bought the building from the Guardian liquidator for \$300,000 on March 28, 1944. From 1944 to 1948, as tenants vacated the New England Building, National City Bank took up many of the floors for their departments and the banking lobby on the first floor. In 1949, National City Bank formally renamed the building as the National City Bank Building. In 1980, National City Bank moved its executives and departments to the new SOM-designed headquarters next door.

In the late twentieth century, the New England Building, like many historic buildings

Below: Walker & Weeks Rendering of the Redesign of the New England Building First Floor Banking Hall



downtown, was not being fully used. In an effort to revitalize the building in the late 1990’s, a bid was put in to turn the building into a hotel.

In 1997, Richard Maron bid to convert two-thirds of the New England Building into the Holiday Inn Express. To this day, the New England Building is occupied by the Holiday Inn Express.

National City’s failures during the sub-prime mortgage crisis of 2008 caused National City Bank to be absorbed into the PNC Bank in 2008, ending National City Bank’s occupancy in the New England Building.

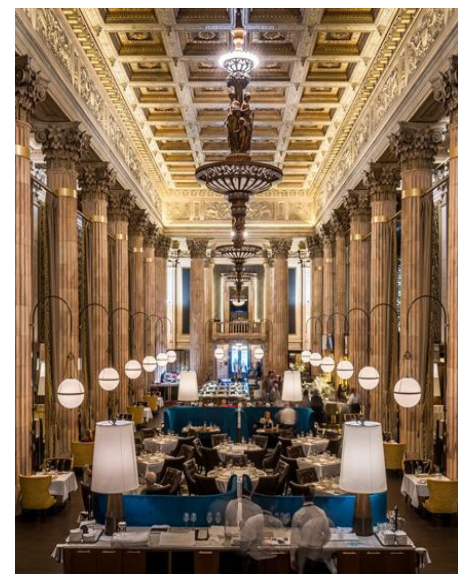
The bank lobby was empty for many years until the Marble Room converted the old banking rooms into an upscale restaurant and bar.

In the 100 years since it was constructed, the New England Building has been able to support a transformation via adaptive reuse. While the New England Building was an important and record-breaking building at the time of its construction, it is now an historic building that continuously has been revitalized to address the current trends of downtown life.

The Garfield Apartments’ 125 rental units opened in late 2017 as did the former first floor banking hall’s conversion to an upscale restaurant, the Marble Room.

Lower-level bank vaults were converted into banquet rooms and private dining areas. Despite a six-foot plenum area above the coffered ornate ceiling of the first-floor banking hall, the developer hung new sprinkler piping below the existing ornamental ceiling. The architects for the exterior renovation were Sandvick Architects with Structural Engineering by Barber & Hoffman.

Below: The Marble Room restaurant in Walker & Weeks’ former New England Building First Floor Banking Hall



TRANSITIONS: TRW HQ Gone

In October 2023, the Cleveland Clinic initiated demolition of the spectacular TRW Corporate Headquarters building on the campus TRW had developed in Lyndhurst. The Cleveland Clinic Foundation was gifted the campus from Northrup Grumman when NG acquired TRW in 2002. The Clinic then populated the site with its Wellness Institute and administrative offices but ultimately consolidated its activities and those 400 employees to the former MBNA headquarters at Beachwood's Science Park.

The Clinic had made the property available in 2019 but did not formally list it for sale with an asking price. During COVID-19, real estate buyers declined to shoot themselves with their own gun by proposing a sale price.

Lyndhurst Mayor Patrick Ward was unhappy to learn that the Clinic would proceed to demolish the HQ. Ward, Lyndhurst mayor for eight years and a member of City Council for 22 years previously noted, "It was shocking to confirm that. It would have been nice for a community partner to communicate that to you first and would reach out to consider all of the alternatives before making a decision. It's disappointing. They (the Clinic) also put the (property) listing on the internet a day before they told us about it."

Ward reported that the Clinic had immediately received a lot of buyer interest on its Lyndhurst Campus. He said the Clinic had narrowed down the number of interested proposals to eight by January 2020. The pandemic hit the USA in March. By May, he said the Clinic informed him that they were going to "pull back" on marketing the property.

"The pandemic certainly didn't help the process and the post-COVID period brought a lot of moving parts," Ward added. "I understand it's a challenging building and very hard to subdivide. But they never listed it for sale. They put it up for proposals. I never heard a price tag. Everything was left to the imagination. And everything they've asked from this community, we've responded to in short order. I hope they (the Clinic) will enter into this (demolition) process with an idea and a plan for tearing it down."

When they did not, Ward refused to approve a demolition permit for months. He demanded that the tens of thousands

of cubic yards of fill material brought to the site when the HQ was constructed be removed as a condition of permit approval for demolition.

The building and grounds were developed by Fortune 500 automotive and aerospace manufacturer TRW which was formed by the 1958 merger of Thompson Products Inc. and Ramo-Wooldridge Corp. which dates back to 1901.

TRW built its 476,030-square-foot Lyndhurst headquarters in 1985 atop a 500-space underground parking garage on the 110-acre Franchester Farm. The Bolton estate residence, known as Franchester, remains on 12 acres with the Clinic obligated to maintain it. Previously used as a guest residence for Clinic visitors, the

Below: TRW Headquarters before Demolition



property has deteriorated. A representative of the property manager for the Clinic told CAF that deferred maintenance improvements are now budgeted for 2024.

The demolition of the TRW HQ removes a unique example of late 20th century modern architecture in Cleveland from a company that began as a small enterprise to become a Fortune 500 company and worldwide leader that made Cleveland its home from 1901 to 2002. Originally the company was a manufacturer of connectors and fittings for the automotive industry.

As Cleveland Cap Screw Company, it was an innovative leader in the automobile industry by 1904 with its automotive valves. After joining CCSC in 1901, Charles Edwin Thompson became general manager of the company in 1905 when it became Electric Welding Products Company and added the welding of auto chassis and bicycle parts to its products before merging with two Detroit companies and becoming Steel

Products Company. When Thompson created a high-resistance automotive valve from chromium, nickel, and silicon alloy, the company changed its name again to Thompson Products.

Frederick C. Crawford is credited with growing the company into an industrial world leader. Crawford started with Steel Products company as a scrap collector after graduating from Harvard. He learned about the automotive industry and instinctively related to workers on the manufacturing plant floor.

Below: TRW original Atrium, original Facade



Crawford quickly rose through the company ranks, becoming president of Thompson Products in 1933. He continued to work closely with plant employees and met with them regularly to hear their suggestions for improvement. Crawford is also credited with expanding the company into the aviation industry, aerospace and government

TRW HQ, continued

contracts.

Originally from Massachusetts, Crawford made Cleveland his home while at Thompson Products and TRW. He was a trustee of Case Institute of Technology, and in 1965 he started the Crawford Auto-Aviation Museum to house his collection of cars. By 1920, almost all American cars used Thompson valves, and by 1927, Thompson Products was the world's largest producer of engine valves with a proven record in the automotive and aviation parts industry.

In the 1930's and 1940's, Thompson Products expanded its aerospace business to make jet engine parts, opening a production facility in Euclid, and entering the electronics and ballistic-missile market by investing in California-based Ramo-Wooldridge Corp. in 1953.

In 1958, the companies merged to become Thompson Ramo Wooldridge, better known as TRW. The company continued to grow and adapt to new technologies, working with the U.S. space program, producing one-third of the satellites in space, and building the descent engine for the Apollo Lunar Lander.

By the late 1960's, the global company entered even more markets, including computers and credit reporting. As the company continued to grow, in 1985 TRW looked to find a home to develop an appropriate campus, having outgrown its industrial masonry buildings in Euclid. They were attracted to Lyndhurst and the 110-acre Franchester estate, upon which sat the 1917 home of Chester and Frances Payne Bolton.

The company hired Chicago-based Fujikawa Conterato Lohan & Associates to design the 476,000-square-foot main building with a 325,350-square-foot, 500-space underground garage, and a 1,300-square-foot maintenance garage.

The project architect, Dirk Lohan, studied architecture with his grandfather, Ludwig Mies van der Rohe, and worked with him on the New National Gallery in Berlin and the Chicago IBM office buildings. Lohan's own work includes the rebuilding of Soldier Field, Pace University Law School, McDonald's Corporate HQ, Adler Planetarium Expansion, University of

Chicago's Gleacher Center and the Shed Oceanarium Expansion.

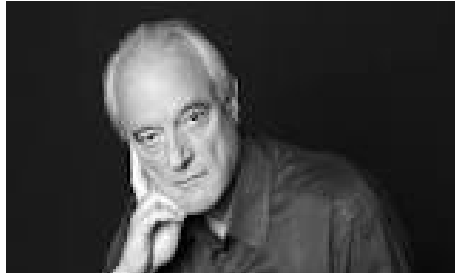
Lohan designed the building to attract and retain employees from around the world, with the focal point being an 8,000-square-foot four-story glass atrium, with plenty of foliage and a water feature.

The space was intended to promote community and provide a lush, bright respite from Cleveland's grey winters. TRW hired a landscape architect and a psychologist to provide advice on how to create an inviting space in the atrium—with seating areas for socializing, meandering paths, and a calming atmosphere. The atrium was flanked by four two- and three-story wings for offices and the building also had exhibition, dining, and auditorium spaces. The exposed stair towers were clad

in green marble.

Locally sourced sandstone was used for the building base, with steel covered in bronze anodized aluminum for the rest of the structure. Sculptures were placed throughout the site and the grounds. By 1995, TRW ranked 126th in the Fortune 500 and employed 1,800 people in its new Lyndhurst headquarters.

By 2001 TRW was the eighth-largest military contractor in America, and in 2002 Northrop Grumman Corporation bought TRW for \$7.8 billion in stock and closed the Lyndhurst offices. Northrop Grumman is headquartered in Falls Church, VA. Cleveland Clinic intends to sell the cleared and regraded property to a developer who is anticipated to populate the property with a residential development.



Above: TRW HQ Architect Dirk Lohan
Below: Apollo Lunar Lander with its descent engine designed and built by TRW
Bottom: Franchester Bolton Residence



Above & Below: TRW HQ Demolition as of March 2023



TRANSITIONS: WOLSTEIN CENTER DOOMED:

Cleveland State University announced in 2021 that it planned to demolish the Wolstein Center since its design does not now meet the university's needs and the college claims it needs space for its proposed \$650 million master plan prepared by Sasaki Associates of Boston.



Above: Cleveland State University's Wolstein Center designed by Norm Perttula FAIA of Dalton Dalton Little & Newport, 1991.

CSU's Board approved the proposed master plan in November 2022 which called for the multi-purpose convocation and conference center to be replaced with an undefined "Partnership District" which will allegedly "enable collaboration between the university, private developers, the city and county governments."

The Wolstein Center was designed by prominent Cleveland architect Norm Perttula FAIA of Dalton Dalton Little & Newport and opened in 1991 as the CSU Convocation Center with a 13,000-seat arena. The facility's size was never sensible, particularly as immediately after its announcement, Gateway's Gund Arena was completed with 20,500 seats in 1994. Now called Rocket Mortgage Fieldhouse, that facility now seats 19,432.

CSU, with an endowment of only \$89 million appears to be biting off quite a mouthful with a \$650 million master plan proposal. Based on academic performance, CSU ranks #320 out of 439 public universities nationally – the bottom quartile. CSU's published enrollment is 17,260.

The Ohio State University's endowment is \$7.4 billion – 84 times that of CSU - with a published enrollment of 66,44 students and a national ranking of #43. Even Kent State University's endowment is \$301.4 million with a published enrollment of 40,782 and a national ranking of #227. Ohio University reports 29,217 students and endowment of \$747 million and a national ranking of #178.

CSU's public statements have been ambiguous about the program, size, cost and anticipated benefits of its "Partnership District" which would conceivably not require a significant facility which would unnecessarily duplicate existing meeting and conference facilities throughout the existing campus and downtown.

CSU's Senior Vice President of Business Affairs and Chief Financial Officer David Jewell stated,

"The possible collaborations and benefits to the university and the community are only limited by our imagination." Translation: We have no program for it. The nature of the planned collaboration and anticipated benefits must be defined, and made public with a strategic action plan to achieve defined and attainable results, particularly as this Partnership District is offered as the justification to demolish the 31-year-old convocation center. CSU alleges that Wolstein Center currently loses \$1 million annually.

CSU now proposes to construct instead a 6,000-seat arena on the north side of Chester Ave. for its sports and concert needs. Ideastream Public Media commentator Terry Pluto said, "I actually even suggested 4,000 and make it smaller and intimate. And they're talking about being in partnership with somebody else. Try to partner with the Cavaliers and Rocket Mortgage so they could go and bid on almost any type of event ... And in the meantime, it's just a more practical thing for the basketball situation there." Pluto said CSU averages about 2,500 fans each game.



Above: Proposed CSU \$650 million Master Plan by Sasaki of Boston

In 2008, CSU demolished Don Hisaka FAIA's award-winning student center because it "was the most expensive building on campus to heat and cool." While added insulation to the roof and insulating glass on the six-story glass atrium that provided a wonderful year-round hearth for the campus would have cost much less than \$2 million, CSU spent far more than that to demolish Hisaka's gem and replace it with a \$55 million pastiche of Charles Gwathmey's forms on a new student center with a painted drywall interior that will be costly to maintain on its own.

CSU issued an RFP to developers to submit proposals to develop the new arena, parking garage and mixed-use district of housing and shops along Payne Avenue per Sasaki's master plan.



Reporters and experts have rightly questioned the estimate of \$650 million from CSU/ Sasaki, observing that it is off by 100% - 150%. The new arena alone will likely cost \$150 million. Ken Prendergast in *NEOTrans* pointed out that Arizona State's new 5000-seat arena cost \$136 million and Baylor's new 7000-seat Foster Pavilion cost \$185 million. Baylor's enrollment - 14,000 - is similar to CSU's and their new arena replaced a 14,000-seat arena that was too big for them. And it cost \$12 million in 2020 to demolish the 20,000-seat Joe Louis Arena in Detroit.

The fact is that CSU has no concrete concept or need for repurposing Wolstein Arena's land area that has been under-utilized for decades. There are already 11 acres of surface parking lots adjacent to Wolstein's 10 acres. CSU's proposed "Partnership District" is an embarrassment: Nearly 800,000 square feet of mixed use development "designed to drive economic development in the area and connect partners to the university." Show us the needs analysis.



CSU has never been an economic development engine. The tiny Euclid Avenue retail directly across from the campus has always been under-performing. A demand analysis would indicate that there is zero demand for such mixed use development of ANY scale, let alone 800,000 square feet of it at a time when downtown real estate is on life support and owners are handing back their buildings to the banks. Mixed use development at that location has no support elements near it, let alone a critical mass of like occupancies for synergy. This kind of unvetted thinking got us an \$850 million albatross on the Mall for a Medical Mart and convention center that has been the community's most spectacular and expensive failure in the last 125 years.

CSU believes that it needs more student housing after acquiring the Langston Apartments and The Edge, adding 1,164 beds. Despite its lack of star programs and flat enrollment, it now believes it needs to attract international students. Now CSU wants to convert the floors above the five-story academic uses of Rhodes Tower - pictured above - to dorms for 400 more beds. And it wants to redo the exterior envelope for a new brand identity under the guise that it will replace the 54-year old uninsulated wall. That \$50M expense will not be amortized in 100 years.

TRANSITIONS: Saved:

Trinity Lutheran Church of Lakewood

Lakewood's Trinity Lutheran Church, designed by noted architect John William Cresswell Corbusier, had been threatened with demolition as a site for a drive-through. Completed in 1922, the congregation held its last service in the facility in 2018.

But Lakewood residents stepped in and compelled the city to buy the complex in 2018 for \$625k and market it for development.

Scalish Construction was selected through an RFP process with its proposal to occupy the church for its own offices and host retail tenants in the former school portion of the property.

Frank Scalish said the Trinity Church project will follow the IWBI WELL certification path. The WELL Building Standard guides the creation of spaces that have a positive impact on occupant health and wellness.



To achieve this certification, the project will feature a design that connects exterior and interior environments, utilize circadian lighting to promote sleep at night and energy during the day, and mechanical systems geared to provide superior indoor air quality.

Scalish also said the project would include a small solar array, an educational community garden with rainwater recycling, bicycle parking for tenants and guests, electric car charging stations and a green roof.

Above: Trinity Lutheran Church, 16400 Detroit Rd., Lakewood
Below: Scalish Construction Rendering of Proposed Redevelopment



TRANSITIONS: Doomed:

Trinity United Church of Christ

At the southbound I-71 exit ramp at West 25th Street sits Trinity United Church of Christ which Metro General Hospital acquired and plans to demolish for additional park space.

Metro already has a very large lawn area north of Trinity which has no real landscape plan, focus or activity elements.



Trinity Evangelical Church was established on the west side of Cleveland, in 1911 after the Home Mission Board of the Ohio District of the Evangelical Church felt compelled to institute an English-speaking congregation because the children of German immigrants no longer understood German and disassociated themselves from German-speaking churches.

Located at West 25th Street and Scranton Avenue, the church and its membership

expanded rapidly in the decades that followed. The Evangelical and Congregational churches merged in 1957 and Trinity's name changed to Trinity United Church of Christ in 1963.

Construction of the I-71 freeway physically divided the neighborhood in the 1960's, and the country's suburban expansion after WWII saw families move out of the city, causing a slow but steady erosion of members in inner city churches, particularly as parents sought better schools for their children in the suburbs.

Trinity fared better than most with its pastoral leadership which helped form the city's first community development organization, the Upper West 25th Street Improvement Corporation in 1971. Its ministers sat on the Board of Directors of Deaconess Hospital and chaired the Cleveland School Board.

In 1974, the UCC Synod's offices were moved to Trinity which evidenced the church's strong role in the community. In 1989, the 1.7 million member denomination voted to relocate its national headquarters from New York City to Cleveland. As third- and fourth generation parishioners continued to move out of the city, Trinity UCC closed in 2008 and its members joined the nearby Brooklyn Heights United Church of Christ on Schaaf Road.

CAF attempted to photograph the church's neo-gothic sanctuary before demolition to document the unusual freestanding Gothic torchere lighting, but conditions were too deteriorated.

WHO WE ARE:

CAF Board:

William Eberhard AIA, IIDA; President
David Ellison AIA; Treasurer & Secretary
John Roush AIA; Chairman, CAF Archives Initiative
Jim Streff AIA; Chairman, Lecture Series & Events
Zack Miller Assoc. AIA; Chairman, Social Media Position Open; Director of Development

Advisors:

- Dennis Dooley; Author, Senior Consultant, Kirste Carlson Group, Inc.
- Mark Mathias; Vice President, S. E. Blueprint Co.
- Chatham Ewing, Digital Library Strategist, Cleveland Public Library
- William Barrow, Head of Special Collections, Michael Schwartz Library, Cleveland State University, Retired

Below, Clockwise: David Ellison AIA; William Eberhard AIA, John Roush AIA, Jim Streff AIA



TRANSITIONS: GREYHOUND BUS TERMINAL AT RISK?

Playhouse Square Steps Up to Buy Greyhound Terminal: Service Location Still Uncertain

When Cleveland's Greyhound Bus Terminal opened on Chester Avenue in 1948, the *Cleveland News* screamed, "Greatest Bus Terminal in World." And they were close.

Streamline Moderne, the successor style to Art Deco, had become the new thing, and was showing up in radios, clocks, bicycles, cars, furniture, telephones and even trains themselves. J. Milton Dyer's Cleveland Coast Guard Station which debuted in 1940 had already delivered a precedent for Clevelanders.

At that time, anything connected with transportation HAD to look like it was moving when at rest. Architect William Strudwick Arrasmith (1898 – 1965) designed over 60 Greyhound stations across the country at the time. His first was in Louisville, which opened in 1937. During World War II, Arrasmith commanded forces in Europe and served with the Army Corps of Engineers. After the war, he and his family moved to Cleveland where he began work on the Chester Avenue terminal.

Greyhound continues to operate out of the Chester Avenue building at present, but the danger signs have appeared. Although many things have changed, the basic interior is still intact. Originally, the west end of the terminal had a Post House restaurant with 17 booths and three U-shaped counters.

A drug store in the east wing had a 45-foot soda fountain. A ticket counter used to be where the rest rooms are now located. The facility also had an on site barber shop. The second floor continues to house sleeping rooms for Greyhound drivers. The gold and tan terrazzo floor remains unchanged and two large columns still frame the entrance.

The opening in 1948 drew Ohio Governor Thomas Herbert and Cleveland Mayor Thomas Burke with an interested public and press. The opening ceremony also unveiled a sleek new Greyhound bus model: the Highway Traveler. But today, bus travel is no longer considered a dashing way to travel.

The station was added to the National Register of Historic Places in 1999. But in 2023, the terminal was sold to a Connecticut investment firm who has indicated it was viewing the facility as a lobby for a new commercial development behind it. The development team said they intend to preserve and redevelop the bus station as a jazz club and/or education space with a residential building and parking next door.

The soft answer to the question regarding where bus passengers will have to go to find their ride is 'maybe Puritas on the west side,' which was proposed by GCRTA. It was immediately pointed



Top: Greyhound Bus Terminal; W. S. Arrasmith; 1940
Second: Greyhound Bus Terminal Interior
Third: Stephanie Tubbs Jones Multi-Modal Transit Center
Fourth: Atlanta, GA new Greyhound Terminal



out that the Puritas station is utterly lacking in space or public rest rooms to accommodate hundreds of intercity bus passengers.

The other location mentioned is the Stephanie Tubbs Transit Center at East 22nd and Carnegie south of Cleveland State University. But that facility now only has two buses – the No. 55 from the West Side, stopping there. It does have the advantage of an attached parking garage.

One reasonable question is why not utilize the city's existing central multi-modal transit hub - Terminal Tower - on Public Square? The cost to address at-grade boarding with nearby public rest

rooms and waiting/ticketing areas, while tricky, would be far less costly than a new lakefront facility. The design would obviously need to respect the historically significant context.

This all began in 2021 when Greyhound's owner FirstGroup of Scotland sold the company which separated the real estate from the bus service. The bus service is currently owned by FlixBus of Germany. Twenty Lake Holdings from Connecticut purchased the Cleveland station in early 2023 for \$1.72 million.

The station, one block north of Playhouse Square, has attracted interest from the PS folks. Cindi Szymanski, director of brand marketing and communications for the nonprofit organization initially said the organization was not in the process of acquiring the building – "but we do have an interest in making sure it ends up in good hands. That could be ours." But on April 5, 2024, PS announced it had purchased the station for \$3.3 million to position it for renovation and redevelopment in a respectful manner.

In Cincinnati, the Greyhound station moved from downtown to suburban Arlington Heights off I-75 where a trailer is all that is provided, delivering a tiny waiting area and two rest rooms. In Columbus last year, the downtown Greyhound station moved to a former gas station in West Columbus. The city is currently in litigation to permanently close the station due to crime.

FlixBus does not have a business or operations model to provide, support or operate stations. "That's why they didn't buy the stations when they bought Greyhound," observed Joseph Schwieterman, director of the Chaddick Institute for Metropolitan Development and a professor at Chicago's DePaul University.

Two decades ago, Cleveland's Greyhound station handled 200 daily departures. Now it's down to 15. Of the 62 million people that travel by intercity bus nationally, Greyhound handles 25% of those and is the nation's largest operator.

In Cleveland, long-term plans call for the development of a transportation hub on Cleveland's lakefront, which could include Greyhound, Amtrak and RTA service, according to city officials. No one is holding their breath.

Some communities communicate and collaborate to work it out. In Atlanta, Greyhound opened a new terminal in 2023 with funding from the state and federal governments. The station is used by other bus operators and is near public transit, Schwieterman said.

The resolution of Cleveland's issues are unclear which is not atypical.

TRANSITIONS: GONE: Cleveland Clinic P Building:

The Cleveland Clinic Foundation's demolition binge continued in October 2023 with the removal of the P Building, the hospital's Surgery Center.

Designed and built 52 years ago by Piet van Dijk when his firm was known as Dalton van Dijk Johnson & Partners. Those projects by van Dijk gave the Clinic a new brand identity as a modern well-designed institution.



Above: Cleveland Clinic P Building; Piet van Dijk
Below: Cleveland Clinic Neurology Institute; Hopkins Architects & Stantec.



The campus became a welcoming setting with warm brick buildings with modern compositional gestures of recesses and punched openings. The P Building featured horizontal ribbon windows above a series of large punched openings below.

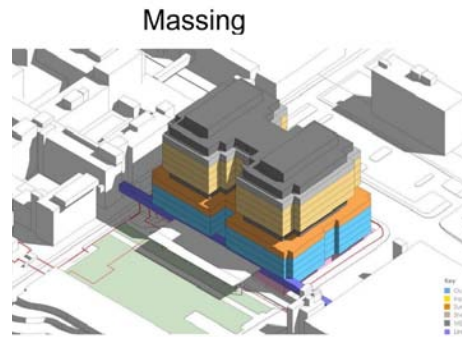
From the late 1970's, Clinic CEO Frank Lordeman began to entrust its large newer projects to Cesar Pelli after discussing their pending workload with van Dijk who recommended Pelli, who he had previously worked with at Eero Saarinen's office. After Pelli's initial Crile Building stepped back mass, Pelli's Clinic efforts got more spirited with increasingly involved window and wall framing with the Lerner Research Institute and Cole Eye Center buildings.

Pelli upgraded the Clinic's vocabulary to pink granite exteriors with articulated aluminum fenestration framing and more organic forms where appropriate.

When Toby Cosgrove took over in 2004, the cast of architects widened and the budgets increased. Near the completion of the Glickman

Tower and Miller Institute, Cosgrove brought in William Blunden FAIA as campus architect, which brought a purposely clean and calming vernacular with orthogonal massing to refine the Clinic's identity and tie together the hospital's increasing number of facilities.

The P Building was demolished to make room for the Clinic's new \$1.1 billion one million square foot Neurology beast that continues the Clinic's



Above: Cleveland Clinic Neurology Institute Site Massing Study
Below: Cleveland Clinic Neurology Institute Building Section



trend of turning its back on its neighbors. Originally projected to cost \$600 million, the building design fails to continue Blunden's sensitive massing and articulations with a 14-story 245 feet high mass by Hopkins Architects and Stantec Architecture of Alberta, Canada.

The Neurology building has features that make it rather self-contained, as is common with many of Cleveland Clinic's buildings, sheltering staff and patients from the rest of the campus and the city. It will be connected by a new enclosed walkway called the Link Bridge above East 89th to the existing, 4,000-space parking garage to the west and above East 90th to the existing Children's Hospital to the east. Neither the renderings nor press releases indicate the exterior material of the building.

The Neuro Building will have a multi-story, glass-enclosed winter garden rising up from the second floor on its south side, facing Carnegie and the fleeting sun during the cold-weather months. Patient lounges on each floor above the ground floor will overlook the winter garden.

POSITION OPEN:

Director of Development:

Our original Chairperson of our Fundraising Initiative has sadly been lost to cancer.

CAF is in need of a mature individual with the ability to donate 4-8 hours per week on CAF's development, grantmaking and fundraising tasks.

If you are interested, please contact us for a copy of the position description which we will gladly email to you.

Thank you.

Info@ClevelandArchitectureFoundation.org

CAF Adds New Director:

Zack Miller, Assoc. AIA Joins CAF:



After five years, CAF has elected to expand its Board again. Zachary D. Miller, Associate AIA is an architectural designer at HSB Architects + Engineers in Cleveland and is actively pursuing licensure.

He received both his Bachelor of Science in Architecture and his Master of Architecture degrees from Kent State University - and completed his graduate degree while studying at the Cleveland Urban Design Collaborative. His academic experiences wielded his passion about architecture, architectural history, development, urbanism, and especially architectural research.

Zack looks to engage the rich architectural history of Cleveland and the greater Rust Belt/upper Midwest region by thinking about unique ways to celebrate, reuse, and document it. He hopes to instill civic excitement about the region's deep architectural and urban built environments - particularly through the use of social media and digital engagement.

Zack has been published in *Cleveland Magazine* and *Northeast Ohio Properties Magazine* for articles regarding adaptive reuse strategies in Cleveland and has been honored with multiple recognitions and awards for his academic projects. As he embarks on his professional career in architecture, Zack is delighted to be a part of the Cleveland Architecture Foundation.

TRANSITIONS: THREATENED: The Painter Mansion

Cleveland Heights' Last Mansion Threatened with Demolition by Beaumont School:

In early 2019, Beaumont School came before the Cleveland Heights Planning Commission, requesting a permit to demolish the Painter Mansion on the western edge of its 21-acre campus to construct a running track. The Planning Commission unanimously denied the request because of its historic designation.

Cleveland Heights city planner Kara Hamley O'Donnell observed, "The Landmark Commission unanimously denied the demolition, citing the significant historical importance of this intact estate. The commission noted that there are no architectural or engineering plans, detailed explanation, or cost estimates for the demolition or a new use on the site of the estate. They also stated that no information was provided about selective demolition."

Beaumont President Wendy Yoke alleged that the mansion was in a deteriorated condition structurally in referring to an assessment reportedly prepared by Van Aukin Akins Architects LLC (VAA). A subsequent tour of the property afforded to representatives of the Historic Resources Committee of the Cleveland Chapter of the AIA revealed that VAA's claims were exaggerated and inaccurate.

Beaumont has since concentrated its attention on the eastern portion of its campus. The CAF has requested permission to photograph the interior of the mansion in 2022 which Beaumont has not yet granted.

Officially located at 3301 North Park Boulevard, the residence was developed by John Vickers Painter, a wealthy banker, railroad man and associate of John D. Rockefeller. Designed by Cleveland architect Frank Skeel, the 65-room, 21,000 square foot Jacobean Tudor Revival mansion includes a number of outbuildings, including a carriage house, a zoo, aviary and two trophy rooms.

Begun in 1903, Painter died unexpectedly at age 68 shortly after work had begun and his funeral was held in his home at 704 Euclid Avenue. Son Kenyon Painter and Painter's wife continued with the project which was completed in 1905. After functioning as a summer refuge for a decade, the estate became the family home in 1915 as Kenyon Painter followed his father's successful banking career at the Union Trust Company.

An automobile enthusiast, Kenyon Painter received one of the city's first speeding tickets for going 20 mph along Rockefeller Parkway, twice the legal limit. President Theodore Roosevelt shared safari resources with Kenyon Painter on his frequent African safari hunting trips.

Kenyon married Mary Chisholm in 1889. Their daughter died in 1894 and Mary passed away in 1901. Painter then married Leila Maud Wyeth.



Top: John Vickers Painter (L); Kenyon Painter (R)
Second: Wendy Hoke (L); Right: Kenyon (Center) & Maud Painter (R) on a three-month honeymoon safari in 1911
Third: Painter Mansion
Fourth: Painter Mansion Dining Room with trophies



They had four children but suffered the loss of one daughter in an auto accident in 1921. Painter had 31 extended hunting trips between 1907 and the 1930's.

During these trips, Painter initiated investments near Arusha, Tanganyika, where he developed an 11,000-acre coffee plantation and constructed Arusha's first post office, church, hospital, hotel and research facility for coffee with an investment of \$11 million - over \$191 million

today.

In 1928, Painter hired architects Eckel and Aldrich and had a garage, stable, zoo, two aviaries, playhouse and a house for his secretary added to the Cleveland Heights estate. Painter's aviaries were filled with specimens he personally secured when visiting foreign countries. The New York Zoological Society documented Painter's bird collection in a 1913 publication, deeming the collection "excellent." Painter subsequently donated the birds to the Cleveland Museum of Natural History and Cleveland's Brookside Zoo in support of their ornithology collections.

In 1935, Painter's world collapsed. As a director and the major stockholder of the Union Trust Bank, he had borrowed \$3 million and was unable to pay it back, which caused the bank to fail. He was sued, convicted, and sentenced to prison in Columbus. He fell ill and was hospitalized. Governor Davey pardoned Painter and he returned to the estate and lived there quietly until his death in 1940.

His wife Maud donated 500 birds to the Cleveland Zoo when she sold the estate to the Ursuline Sisters for use as an educational facility on February 21, 1942 for \$50,000. It was reported that at the time of the sale, the Painters owed \$40k in back taxes.

The Ursuline nuns discovered that first floor wood paneling had been stripped, there was no electricity, no faucets or hardware remained and every fireplace had been removed. During the spring and summer of 1942, the sisters renovated and replaced details and materials "considered harmonious with the original interior."

The sisters modified the residence for classrooms and a library, created sleeping quarters for the nuns on the upper floors and they used the auxiliary buildings for related school uses, making the trophy house into a gymnasium.

When the sisters built the new school east of the mansion in 1964 to include a new gym, dining room, chapel and administrative offices, the mansion was then used for administrative offices and school events.

The Painter Estate was declared a Cleveland Heights landmark in 1979.

The sisters sold the estate to Beaumont School in July 2009 when it then housed Beaumont administrative offices. Beaumont's President office, the Advancement and Finances offices were located on the mansion's second floor. Beaumont updated the carriage house to house the school's Fine Arts program.

President Hoke arrived in 2017. In 2018, the school moved staff out for safety and maintenance

Painter Mansion, cont'd:

concerns due to peeling paint, asbestos, code violations and accessibility concerns and adopted a plan to demolish the mansion to use the land for athletic uses. And monies budgeted for repairs and routine capital maintenance - including basement waterproofing - were withheld.

Beaumont President Hoke has stated that the cost to bring the mansion up to code will cost \$8 million and \$500k to abate asbestos and demolish it. Those costs have not been verified.

The Cleveland Restoration Society issued an advocacy alert in 2019. Then-director of preservation services Michael Fleenor stated, "There is almost always a way to find a creative solution. CRS is only weighing in on this because we believe the Painter Mansion to be an architectural, historic and economic asset to Beaumont, Cleveland Heights and the larger region. The potential loss for this community asset is something we should all strive to avoid."

Hoke stated, "The building has been a school, a convent and business offices. We don't have a use for any of those things. We do, however, have a need for the land." However Beaumont DOES have needs for school and office facilities.

And when Beaumont came before the CH Planning Commission requesting a demolition permit, they had not even contacted the many adjacent schools - Cleveland Heights (9 schools), Shaker Heights (8 schools), Laurel School (2 schools), John Hay High School, Hathaway Brown School, Beachwood (4 schools), University School (2 schools), Hawken, Gilmour, Benedictine, Fuch Mizrahi Schools, Mandel Jewish Day School, Ursuline College, John Carroll University, or the Hannah Perkins School - to discuss a sharing of athletic facilities to successfully reconcile Beaumont's perceived needs that, in their eyes, justify their thinking that the Painter Mansion is expendable.

Most all of these other nearby schools have relocated their upper schools further east to meet their athletic facility needs in a cost-effective manner.

Below: Beaumont School, 1964



TRANSITIONS: Park Synagogue Redevelopment Update:

Sustainable Community Associates (SCA) has acquired the landmark Park Synagogue campus in Cleveland Heights, designed by famed German architect Eric Mendelsohn.

In 2023, SCA received \$10 million in Ohio Historic Tax Credits, the highest award in the most recent round of funding.

Park Synagogue occupied its Cleveland Heights campus as the congregation's main home until 2005 and listed the 28-acre property up for sale in 2021. The congregation now utilizes its Pepper Pike buildings for its operations which were designed by Centerbrook Architects and Planners. The Cleveland Heights campus features a domed copper roof and opened in 1950.



Above: Park Synagogue by Eric Mendelsohn; 1950

The State of Ohio also awarded the property a one million dollar grant to address the structural integrity and waterproofing of Mendelsohn's historic dome; modernization of the heating, ventilation and air conditioning system, electrical and plumbing systems; and for improving the thermal efficiency of the historic structure. SCA was also awarded \$500k in county pandemic recovery funds.

While reporting a specific anticipated cost of \$143,669,643 for its development, SCA has yet to make public a site plan or designs for the proposed residential development.

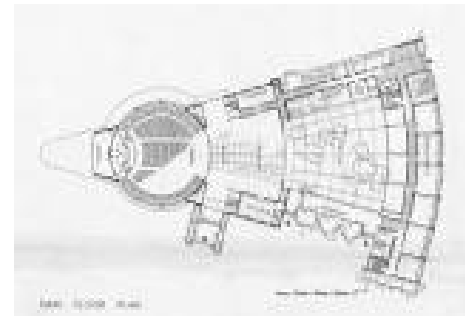
SCA intends to utilize the 1960 classroom wing for 26 units and build a whopping 304 units on the land between the Mendelsohn building and Mayfield Road which may eliminate most of the densely wooded section that currently obscures the synagogue from passersby on Mayfield.

The ritual bath mikvah and Kangesser Hall 2000 seat auditorium added in 1969 will remain "but may transition to new roles." The sanctuary main building will be rehabilitated with arts, wellness and preschool spaces according to the state.

SCA's other projects in the region include the Lincoln, the Tappan, Mueller Lofts, Wagner Awning and Fairmount Creamery, all in Cleveland, and a building on East College Street in Oberlin.



Above: Park Synagogue Sanctuary
Below: Park Synagogue Floor Plan

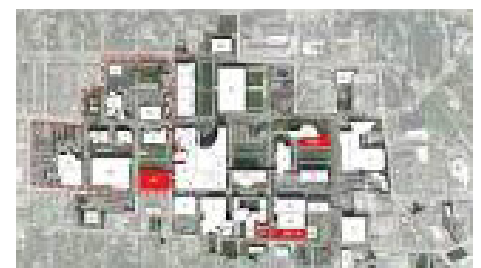


SPOTLIGHT:



In the Fall of 2023, the Cleveland Clinic Foundation demolished Philip Johnson's Cleveland Playhouse and the attached Sears Warehouse..

Below: CCF Master Plan, showing an additional parking garage and small buildings with no defined program or purpose.



TRANSITIONS: DOOMED: Carmelite Monastery



Above: Carmelite Monastery; Cleveland Heights

The Carmelite Monastery at the corner of Lee Rd. and Fairmount Boulevard in Cleveland Heights is slated for demolition in favor of 30 residences from the Dalad Group.

Thirty townhomes with 22 single-family townhouses are planned at the site's perimeter with eight duplexes at the center of the site. Dalad acquired the 6.5 acre property in February 2020 for \$2 million - one month before the pandemic hit - from the Carmel of the Holy Family. The adjacent 6,832 square foot mansion on 2.3 acres at the southwest corner of the block was acquired by Dalad in 2021 for \$800,000.

The existing serpentine brick wall along Lee Road and North Park Boulevard may be partially saved. Dalad currently proposes to retain the existing mansion at 3145 North Park Boulevard which will be renovated. It's existing garage will be replaced with a garage that is more appropriate to the vernacular of the new development which Dalad has labeled Wellington Mews, the name of the street at the development's western edge.



Above: 3145 North Park Boulevard, Cleveland Heights

Locals asked about retaining the 25,000 square foot existing monastery and its small sanctuary, but Dalad and other development officials observed fairly that the existing building did not lend itself to an effective adaptive use.

Dalad has claimed, "The design of the (new) homes is largely influenced by and compatible with the architectural styles of surrounding homes mixed with modern details."

The market for such upscale high density development in the immediate area is unproven. However, the College Club townhomes at 2348 Overlook Road were constructed in 2018 and are bringing \$670k - \$1M+ according to public records. The College Club townhomes are attached townhomes in a more densely developed area of the city. The Wellington Mews residence as currently configured are in a quieter

and more heavily wooded area north of the Shaker Lakes.



Above: Wellington Mews Conceptual Site Plan
Below: Wellington Mews Conceptual Elevations



In its May 2022 preliminary presentation to the Cleveland Heights Architectural Review Board, Dalad's representative stated that they plan to market the residences in the \$700k range. He also stated that they will try to retain portions of the existing serpentine wall and tree canopy. Once Dalad finalizes its plans for the Carmelite site, they will request a conditional use permit to construct the Planned Residential Development on land zoned for single-family uses.



Above: 2541 Arlington Rd., Cleveland Heights

The Monastery had occupied the property since 1962 but left in 2019 for a new location nearby on Arlington Road, the William R. Jeavons House, constructed in 1910. Designed by prominent Cleveland architect Harlen E. Shimmin, the imposing beige brick home sits on a two-acre corner lot at the confluence of Arlington and Monmouth roads in the Shaker Farm Historic District.

Originally the core of the Van Sweringen brothers' Shaker Village development, before the majority of it took shape in the city of Shaker Heights to the south, Fairmount Boulevard and the winding streets to either side, including Arlington, features some of the most opulent homes in the emerging suburbs - so much so that Fairmount Boulevard was even called the Euclid Avenue of the Heights.

William R. Jeavons was the founder of the Perfection Stove Company, and his house incorporated many of his company's innovations. The Tudor Revival-style house—which originally occupied 4.5-acres of grounds, until Jeavons and his wife, Grace, split off two new lots in 1919 to build homes for their son and daughter - features many wonderful period details, including leaded and stained glass, decorative brackets, and its original clay-tile roof. Its Tudor Revival cross timbering pairs with Arts and Crafts features—a common assemblage at the time.

The house's interior was featured in the January 1913 issue of *Ohio Architect and Builder*, in an article about the interiors of Shimmin-designed houses, with extensive commentary on how it and other Shimmin houses reflected the emerging incorporation ("even in climates as severe as northern Ohio") of sunporches, and innovations in tungsten lamps and vapor heating, as well as the elimination of ceiling lights, bedroom fireplaces and claw-foot tubs.

Jeavons' son, William Norman Jeavons, was an architect who was also a consultant to the Van Sweringens on their Shaker Heights master plan. Jeavons, who also founded the Hermit Club, designed many homes in Shaker Heights as well as his own house at 2505 Arlington Road, next door to his parents' home.

TRANSITION: HEROLD THREATENED

The owners of the Herold Building at 310 Prospect Avenue have been trying to demolish their building for a number of years but the city of Cleveland wants them to renovate or restore it. It has been vacant for years along with its historic neighbors. In March 2024, the Cleveland Planning Commission refused a request for a demolition permit for the four-story structure.



Above: Harold Building (Left, black glass facade); Record Rendezvous Building (Middle, brick facade)

The denial followed the inability of the owner – L&R Group of Companies – to provide the Commission with answers to questions regarding whether the building could be restored OR what they would do with the property if the building was demolished.

HEROLD, cont'd:

The structure, constructed in 1906, has been vacant for over ten years. L&R bought the property in 2008 and has been at war with the city ever since. The vote denying the demolition request was a product of the Commission's concern that if they tabled the request again, they feared that in doing so for 30-45 days, it might be interpreted as a tacit approval of the demolition request.

L&R can appeal the CPC rejection to the city since they asserted that the current condition is an "emergency situation." If this is true, the Planning Commission cannot prohibit the demolition. The Bowen architectural firm has produced renderings of one-, two- and six-story buildings on the site with huge electronic billboards, including the adjacent parking lot. Residents, neighboring property owners and city boards have strongly criticized all schemes.

The Planning Commission was irritated at the March meeting because L&R provided little information or plans for the property. In January, L&R was given a March 15 deadline to begin rehabilitation or demolish the building by Cleveland Housing Court Judge Raymond Pianka, whose order came in a summary judgment decision on litigation between the city and L&R. Cleveland officials have said the building is historically significant as a part of the block where the term "rock 'n' roll" originated.

The building to the immediate west of the Herold building is the former Record Rendezvous location, formed in 1938 by Leo Mintz, who encouraged rock-and-roll and actually coined the term, which has often been incorrectly attributed to disc jockey Alan Freed. Mintz moved his store to 300 Prospect in 1945. The Mintz building was acquired by Bobby George and Weston Inc. who have been attempting to redevelop the block – without success. George stated, "It's tough when you have three different owners."

"Record Rendezvous has been closed for so many years that most people have forgotten all about it," says Terry Stewart, former CEO of the Rock and Roll Hall of Fame and Museum. "But there would be no Rock Hall in Cleveland without it."

"Three of the four buildings are on the National Register of Historic Places which qualifies them for historic tax credits," says Tom Yablonsky, executive director of Historic Gateway District, a Community Development Corporation that has played a vital role in the development of the area. "You can get on that list for different reasons and it can be architectural - but in this case it's the social history that took place at Record Rendezvous."

Below: Bowen's Rendering of proposed replacement building



SPOTLIGHT: Chesterland Community Church

Chesterland Community Church on Caves Rd. was originally founded as a Presbyterian "frontier" church in 1819. In 1884, the church changed its affiliation to The Congregational Church, and in 1920, the church merged with the Disciples of Christ Church in Chesterland, forming the Federated Church of Chesterland while continuing its joint affiliation with both denominations.

In 1930, the church welcomed its first female minister and officially incorporated itself as the Community Church of Chesterland at the intersection of Routes 306 and 322. On the verge of closure in 1944, a new female minister was called and the church experienced a tremendous growth surge.



Above: Chesterland Community Church; Visnapuu & Gaede Inc., Architects and Planners; 1962

In the early 1950's the church experienced an era of elevated social justice consciousness and racial equality. In the mid-1950's minister Townley's commitment to social justice and racial equality divided the church with some members finding the values too political.

Townley was affirmed with a congregational vote of confidence, but one third of the church's 100 families left the congregation and in 1957, the church becomes affiliated with the United Church of Christ when the Congregational and Evangelical and Reformed Churches in the US merged.

Herk Visnapuu of Visnapuu & Gaede Inc. Architects and Planners designed a new church facility which was completed in 1962 at a cost of \$160,000. Visnapuu, an Estonian who escaped the Germans and Soviets in WWII under a tarp in a fishing boat to Sweden, emigrated to the US and to Oberlin College.

In the firm, Gaede typically was the design principal for the church projects. But at the time the firm was awarded the Chesterland church, Visnapuu stepped up to contribute. Herk was himself pleased with the project's outcome and the acclaim it received that he designed his own vacation home in Bracebridge, Ontario with a similar vernacular.

Visnapuu designed the sanctuary with what is often referred to as a Bermuda roof that

was a common roof form in his native Baltic vernacular architecture. The firm was very active in ecclesiastical design, completing over 100 churches throughout the region in their run from 1956 - 1974 when the two principals parted.

The church's large brass bell from the original church is hung on a freestanding bell set piece at the church's entry. The church remained at the forefront of the fight for social justice in the 1960's and 1970's with members marching in the Civil Rights March in Washington, marching with Cesar Chavez and the Farm Workers Movement and developing a hotline to support youth with drug and/or depression challenges.



Above and Below: Chesterland Community Church by Visnapuu & Gaede Inc., Architects and Planners



In 1986, Rev. Bath O'Malley lead the congregation through the discernment process to elect to formally become an open and affirming church. In 2019, in celebration of the church's 200th anniversary, CCC began its Community Meals Ministry.

The church design features exposed concrete block and cedar siding with a cedar shake roof and manages its sloping site to allow entry at grade on the upper level for the sanctuary to the south and a walk-out from the educational wing below to the north.



An Inner City Historic Church is Repurposed:

German families began moving into Tremont during the 1860s—one of the first ethnic groups - along with the Irish - to settle in Tremont. Some Germans relocated from older communities on the city's near west side, particularly Ohio City. Others came directly from overseas—driven out by political oppression, religious persecution, economic depression and crop failures.

Germans remained the largest group arriving in Cleveland on an annual basis until the mid-1890's. One German congregation—Zion Evangelical Lutheran Church—is credited with introducing the Christmas tree to Cleveland.

Zion United Church of Christ (UCC) traces its history to 1867, when 40 German families living in - known as Lincoln Heights at the time - received permission from the pastor of Ohio City's West Side Church to form a new neighborhood congregation.

That same year, The United German Evangelical Protestant Church dedicated a new structure at College Avenue and Tremont Street. In 1872, a new facility—a frame building seating 600 people—was erected at Branch and Jennings Avenues. Oil lamps adorned the sidewalls and a small hand pump organ was installed in the balcony.

In 1885, the church's current home with a 175-foot steeple was completed on the same site. The church was made of pinkish sandstone, the same stone used to build Cleveland's first skyscraper, the 1890 Society for Savings Building. Services were held exclusively in German until 1916 when one weekly English service was added.

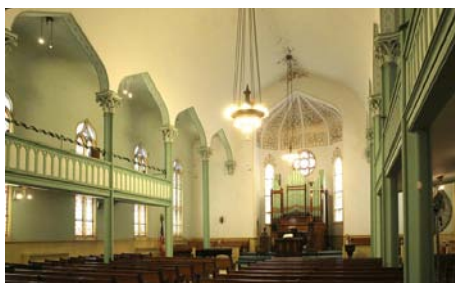
The new church included seating for more than 1,500 worshippers. Pointed arches over window and door openings are Gothic inspired, as are the open belfry and an octagonal spire atop the squared-off bell tower. The church's 175-foot steeple is visible for miles—a holy beacon for a neighborhood steeped in ethnic and religious history.

Zion UCC is not the only church in Tremont founded by German immigrants. Emmanuel Evangelical United Brethren Church built a wooden facility in 1865 and replaced it with a Gothic-themed facility in 1908. That building (2536 West 14th Street) is now Iglesia Pentecostal El Calvario Church. Germans also built Immanuel Evangelical Lutheran Church (2928 Scranton Road) in 1880 and St. Michael the Archangel (3114 Scranton Road) in 1881.

After WWI, in 1927, the church dropped "German" from its name, adding instead "Zion." Zion UCC celebrated its 90th anniversary on May 15, 1957, with almost 600 people attending a special service and a capacity crowd of 400



Top: Zion United Church of Christ, now San Sofia apartments
Second: Zion UCC original sanctuary
Third: San Sofia "Schule", Zion's former school, now its church



participating in the anniversary dinner.

This may well have been Zion's apotheosis as a house of worship. The 1970's saw an increase in neighborhood crime and vandalism. Residents fled to the suburbs. Church attendance dwindled. The parsonage was torn down and a parking lot was created. In December 2000, a windstorm severely damaged the steeple and blew tiles off the roof. Insurance funds covered only repairs to

the roof and temporarily patches for the steeple.

By the 2010's, the congregation numbered only a few dozen people. The high cost of maintaining its large historic building led the congregation to consider selling it for redevelopment. After a plan for turning the sanctuary into a rock-climbing gym fell through, Zion sold its buildings to developers Dan Siegel and Andrew Brickman for conversion into the San Sofia Apartments' 25 units which opened in 2020.

Although it sold the historic pews for scrap and shipped the church bronze bells to Vietnam for reuse in a new Catholic church there, the Zion redevelopment conserved some of the property's historic character in the absence of historic preservation tax credits.

Unlike most conversions which tend to follow the move or dissolution of a struggling congregation, Zion UCC continues to hold services in its adjacent former school building which it leases from the new owners.

On Sunday mornings, members now assemble on the first floor of the attached school building, where the words "Zion's Schule" hang over the red-painted front doors that open up onto West 14th Street. Money from the sale of the property and other assets - including the bronze church bells - paid for renovations to the church's space that has allowed them to remain on their historic site.

"There's still a portion of you that says, 'Man, oh man, it's hard to lose that,'" Keith Konet, the church council president, said of giving up control over the buildings and preparing for new neighbors. "But it's better to see that happen than just walk away and close the doors."

An 1898 map of Cleveland's Tremont neighborhood shows Zion, then labeled as the 'United Evangelical Church,' in the lower lefthand corner. The congregation has changed its name several times over 150 years. South of Lincoln Park and steps away from small shops and restaurants, the church sits silent most days. Fiberglass panels conceal the stained-glass windows. Plywood orbs fill spaces where oculi - round windows - once provided another pop of color against the grimy brick.

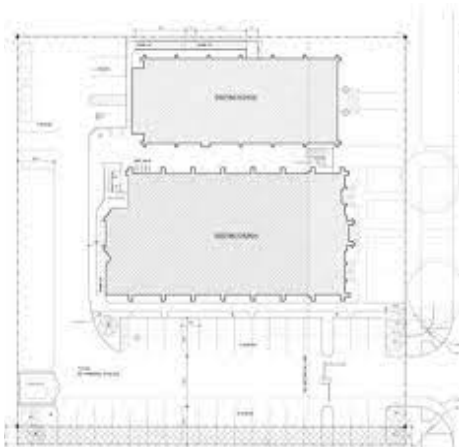
Konet, a 73-year-old lifelong member of the church, grew up within walking distance on Branch Avenue. During the 1960's, when freeways cut up the neighborhood and sliced through other parts of Cleveland, his family lost its house to road construction.

Interstate 71 runs just west of Zion, making the church a bit of an island on the edge of Tremont's historic district. The highway-building boom was

ZION U.C.C. Saved, continued:

the start of Zion's decline. A church that once attracted nearly 600 parishioners withered thanks to suburbanization, outmigration and crime.

That story is a familiar one in Cleveland, where churches of all stripes have fallen vacant due to demographic shifts and changing fortunes. Some buildings get demolished. Others find new life as offices, galleries or community space. But the Zion plan is a rarity, blending housing with a bit of homage in one of the city's most in-demand neighborhoods.



Above: Zion/ San Sofia Site Plan
Below: San Sofia Courtyard



"There are going to be some unique challenges," said Rev. Scott Rosenstein, the interim pastor at Zion and a community organizer at Tremont West Development Corp., a neighborhood nonprofit. "I don't think this is a common pattern, to have the congregation remain."

Siegel, who owns roughly 6,000 apartment units across the region, and Brickman divided the sanctuary, entrance and bell tower at the church into 13 apartments. They kept the central aisle open from floor to apex.

A site plan shows the proposed layout of the Zion property as an apartment complex, with a

reconfigured parking lot behind the buildings. The conversion planned to remove the stained glass and incorporating it into the units inside. But the Cleveland Landmarks Commission pushed back, asking the developers to consider keeping some of the stained glass in place and vetoing the idea of vinyl windows.

The commission, which has oversight of projects in historic districts, also refused Brickman's request to put large lettering referencing his company, Brickhaus Partners, on the church's



Above: Zion/ San Sofia stained glass windows
Below: San Sofia original sanctuary features



roof or running down the steeple. "I was actually crying, what he proposed to me was so funny," said Freddy Collier, the city's planning director at the time, who otherwise expressed enthusiastic support for the redevelopment.

The school building houses a dozen apartments between the basement, which sits partially above ground and is lined with light wells, and the second floor, where lofts will stretch into the attic. The apartments range from a 400-square-foot efficiency to two-bedroom units of 1,200 to 1,300 square feet. Tenants park in a secured lot behind the buildings.

To make complicated preservation projects work,

many developers in Cleveland pursue historic tax credits through national and state programs. Siegel and Brickman knew that their project would not be eligible for such credits, since they were making such dramatic changes to the interior of the church. Tax-credit financing would have put more constraints on the design and would extend the project timeline.

Siegel waited for two years to acquire the property by starting a discussion by talking to the congregation through Tremont West, which helped the church quietly gauge the market without officially putting the property up for sale.

The church originally was disposed to accept an alternative redevelopment proposal for a rock-climbing gym that would have left the sanctuary open. When the rock-climbing concept crumbled, the church reconsidered the apartment plan. Siegel then partnered with Brickman, who had converted a Cleveland Heights church into condominiums a decade ago.

Robert "Roby" Simons, a Cleveland State University professor and a co-author of a new book on conversions of derelict churches and schools, said residential use makes sense at Zion. But he, also, noted that developers rarely make much money repurposing churches.

As for keeping the congregation in place, Simons observed that such an arrangement is rare - if not unheard of - but seems like a good move for both the developers and the neighborhood. "It's a socially responsible way to go," Simons said. "It's sensitive."

The church's three bronze bells weighing between 1000 and 2000 pounds were lowered and shipped to overseas for reuse. "It's pretty amazing, isn't it? It shocked me," said Jeff Crook, president of Chime Master, a Lancaster company that makes, sells, restores and installs church bells. He brokered the sale of the bells for Zion UCC. A two-lane bowling alley in the basement had to go to make room for apartments. The organ was disassembled and partially reinstalled in the congregation's new space.

There are many aspects of the insertion of the apartments into the sanctuary that would disappoint and even appall preservationists. The net gains are the envelope and forms, the latter of which are now experienced in fragments, some rather unexpected.

Zion UCC has a long-term, essentially rent-free lease that lets the congregation occupy and fix up the school's first floor. The lease was factored into the sale price for the property, a price which no one involved in the transaction has been willing to disclose.

SHERWIN-WILLIAMS' STRIKE TWO ON ITS NEW HQ:

S-W Has Already Outgrown its New HQ - By a Lot!

Sherwin Williams' "Strike One" on its new headquarters project is the building's design. The HQ fails the compatibility test in its materiality and positioning on Public Square.

Unlike the sturdy high-quality stone façades of Public Square's other signature tall buildings, SW came forth with a much weaker commitment, giving us glass, the cheapest of all exterior materials. It is a curious choice for a manufacturer of coatings for construction that their envelope makes no use of or reference to in any way.

But the bigger disappointment is the massing of their complex. Instead of placing their tower on Public Square, they pulled it back to the west and placed an underscaled flat two-story tongue out to the Square to appear to greet visitors. Except there is no public access permitted. At least the BP/ Huntington Tower to the east delivers a five-story atrium with a monumental glass wall facing the Square as a welcoming gesture that also respects the height of the US Courthouse to the north and May Co. building to the south by entering into a respectful architectural dialogue.

Additionally, when SW presented their design to the Design Review Committee and the Planning Commission, the lack of public access to the pavilion building was also objectionable to the city. Members of the DRC objected to both the low height of the pavilion and its lack of access for the public. They wanted the pavilion to be higher than the proposed two stories.

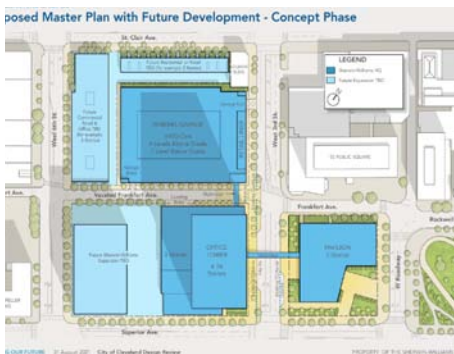
Alan O'Connell, planner, urban designer and president of the Downtown Cleveland Residents Association spoke for the committee, saying the design of the property adjacent to Public Square, where the pavilion is slated to go, should be given the most emphasis; "We won't get another shot at it in our lifetimes to make sure we do it right," he said. "The model really kind of hurts, you know, this thing that there's no visual unification around Public Square, and we miss the opportunity forever. It's [Public Square] the most important property as it was pointed out, possibly in the United States. To fill in a missing tooth is incredibly important. And I'm very disappointed that it's a two-story, semi-public, mostly not, pavilion — a paint museum."

And when the city's Downtown Design Review Committee pointed out these legitimate design flaws and requested SW revise its plans, SW snubbed their noses at the city and its DRC because they knew that they could — because the DRC is only an advisory group.

And the Cleveland Planning Commission under former mayor Frank Jackson was spineless and rubber-stamped everything that came before them. This is an appropriate time for Cleveland



Above: S-W HQ Rendering
Below: S-W HQ2 Massing, July 2021
Row Three: S-W Site Master Plan
Row Four: S-W HQ2 Two-Story Entry "Pavilion"



Below: S-W HQ model shows a much smaller Phase II tower than will now be required



to make the DRC's input more binding to protect the community from bad design, as it is intended and occasionally attempts to do.

Sherwin Williams' "Strike Two" is the swing and a miss they have made on correctly projecting even their short-term space needs to design and build a facility that meets those needs.

Ken Prendergast at *NEOtrans* and *Cleveland Magazine* reported in January 2024 that "rumblings" "from the SW C-Suite... are continuing to emerge" that the rumors about the second phase of SW's HQ will need to immediately follow completion of the initial phase. And SW also missed the boat on properly sizing its parking facilities.

Prendergast has been reporting since November 2023 that the second tower, labeled HQ2 which is planned to the west of the phase one tower is already needed which SW executives are acknowledging in meetings. However, the company has made no statements on the subject and there are yet no public reports of any architectural or construction services contracts to begin HQ2's planning and design.

But Prendergast reports that those executives "admit they probably should have built the phase one tower taller and provided more on-site parking than the 920-space garage that's now under construction." The two adjacent surface lots that provide 314 spaces will have to be sacrificed for HQ2.

SW's new five-story garage was not designed to be added on to vertically. Foul Tip. And the new tower was designed anticipating a growth rate of eight percent, while SW has been experiencing significantly more. The rumors indicate that a second tower will likely be between 21 and 28 stories high. Probably more.

In 2021, when SW's real estate and design team presented their HQ plans to the Cleveland Planning Commission, they showed a phase two tower of 20 stories or 300 feet in height. But that building was not intended for SW's occupancy. It was proposed as an accommodation for SW's suppliers to choose to be adjacent to a major account.

In July 2021, Sherwin-Williams' Director of Corporate Real Estate Timothy Muckley said they already had tenants in mind for the HQ2 building which was shown in the conceptual massing study. "We work with a lot businesses and we'll urge them to locate next door," Muckley said.

He added that it could also accommodate more Sherwin-Williams offices. "We've made this mistake with manufacturing plants of not

S-W STRIKE TWO, continued:

planning for the future. We want this to be our headquarters site for a long time. It's important to be able to have that for growth." It appears that they have also made precisely that very same mistake in planning for their offices.

NEOTrans estimated that HQ2 with a lobby, ten levels of parking and 20 floors of offices would be "nearly 500 feet tall." Key Tower is 947 feet tall; Terminal Tower tapers to a height of 708 feet and the Huntington Bank tower is 658 feet high. SW's phase one tower will be 616 feet high.

Prendergast reports that SW's office employment in Greater Cleveland has already grown by 20%, well above the 8% programmed. Prendergast reports that SW hired Vocon Partners in 2020 for five years for "programming and spatial/massing work." Prendergast's employment data from SW indicates that the company already has 1500 employees who cannot fit in the new HQ, which has been designed for a staff of 3100.

SW already leased 128,000 square feet of flex space on Hinkley Industrial Parkway in Old Brooklyn in 2017 after the company acquired rival coatings manufacturer Valspar for \$11 billion. That space houses 325 employees, including Valspar transplants from Minneapolis.

SW has 485 people working in the Higbee Building in 212,000 square feet of leased space. The majority of the 700 Valspar corporate and research staff are still housed in Minneapolis. *Finance and Commerce Magazine* reports that approximately 400 research staff are at the Valspar Applied Science and Technology Center near downtown Minneapolis. SW has told the Minneapolis community that it considers Minneapolis its "second headquarters."

However, SW reported in December 2023 that they are planning to move Valspar's 300 office workers to their Cleveland downtown HQ and 400 researchers to the new 600,000 square foot technology center in Brecksville when it is completed at the end of 2024. That facility will accommodate 900 employees, 300 of which will be relocated from the Breen Technology Center in downtown Cleveland along with 300 employees from the Automotive Finishes Technology Center in Warrensville Heights.

The SW official stated that Valspar's research and development activities might remain in Minneapolis. SW currently leases 900,000 square feet in the Landmark Office Towers, 100,000 square feet in the Skylight Office Tower, 151,830 square feet at Hinkley Industrial Parkway and 212,000 square feet in the Higbee Building, for a total of 1.364 million square feet. The new HQ is reported to provide one million square feet.

Sources report that SW has "been soliciting

interest since early 2022 in the HQ2 site" on the 1.3 acre site at West 6th Street and St. Clair from its supplier community.

The 'strategic development site' was platted Nov. 9, 2022, just before Sherwin-Williams sold a 90-percent, \$210 million stake in its HQ site to Florida-based Benderson Realty Development Co. That sale included the 36-story, 1,070,144-square-foot HQ tower; the two-story, 51,747-square-foot pavilion on Public Square; and its five-level parking garage, Cuyahoga County records show. Sherwin-Williams is leasing back its HQ for 30 years starting March 31, 2025, with options to extend the lease for ten additional periods of five years each.

SW could not sell a 100% stake in the property to Benderson because SW has a 20-year ground lease with the Cleveland - Cuyahoga County Port Authority so it could offer sales tax exemption on construction materials purchased for the new HQ. The port authority also provided \$50 million in taxable lease revenue bonds to SW for its HQ project.

We should all hope that SW fares better with the rest of its at-bat.



Above: S-W HQ Skyline Rendering



Above: S-W Brecksville Site Plan
Below: S-W Brecksville Rendering



CAF NEEDS YOUR HELP

CAF is a volunteer 501c3 organization and relies on donations to fund its endeavors. While we have applied to the usual suspects for grants, we have yet to be honored in this manner.

We need volunteers to help with our archive initiative to scan documents to ALA standards, write metadata to attach to digital images, format images in Photoshop and write narrative for our contribution to the Encyclopedia of Cleveland History.

Checks may be mailed to Secretary/ Treasurer David Ellison AIA at 2002 W. 41st St., Cleveland, OH 44113. You may contact us to volunteer at info@clevelandarchitecturefoundation.org.

CAF Archive Update:



John Roush AIA chairs CAF's Archive Initiative. Roush has been quietly busy digitizing important drawings from a variety of sources. In the past six months, a partial list of John's efforts includes:

- Residence for Amasa Mather; Abram Garfield
- Hanna Hall, Kenyon College; Charles Schweinfurth
- Cleveland Farm Colony; J. Milton Dyer
- Mather Woman's Dormitory, CWRU; Abram Garfield
- Park Synagogue; Eric Mendelsohn
- Anshe Chesed Temple; Lehman & Schmitt
- Temple Tifereth Israel; Charles Greco
- Mt. Pleasant Synagogue; M. Alshuld
- Mather Mansion; Charles Schweinfurth
- Union Club; Charles Schweinfurth
- Trinity Evangelical Church; Albert Skeel
- St. Paul's Episcopal Church; 2003 HABS Survey
- Guardian Building; Walker & Weeks 1015
- James Garfield Lawn Field Residence; Abram Garfield
- Hiram College Chapel & Gym; J. W. Everhard
- Gordon Park Bathhouse; Herman Kregelus
- Epworth Euclid Methodist Church; Bertram Goodhue & Walker & Weeks
- Westminster Presbyterian Church; J. Milton Dyer
- First Methodist Church; J. Milton Dyer
- Cleveland Grays Armory; Fenimore Bate
- Central Ave. Bathhouse; Frederick Betz
- Long Street Armory; Coburn & Barnum

This is only a partial list of the most recent 1551 drawings that are now digitized and in need of metadata sheets to render them searchable in our growing database. Volunteer today!

SPOTLIGHT: IS CLEVELAND'S MULTIFAMILY HOUSING BUBBLE ABOUT TO BURST?

Signs of a Leak Have Appeared...

Are we finally seeing supply exceed demand?

Cleveland's media began asking in January 2024 if the city's housing bubble was starting to burst. Occupancy is on the decline in all neighborhoods – down 7% in the Detroit-Shoreway neighborhood, with downtown occupancy down to 91%.

In the March 2, 2024 *Crain's Cleveland Business*, K+D Principal Doug Price stated that in 2023, they experienced more move-outs than move-ins. K+D owns 45 apartment communities and has almost 10,000 units in the area. Its recent endeavors involve 293 apartments inserted in to the historic Terminal Tower and converting 55 Public Square into 202 apartments.

The slowdown has compelled K+D to slam on the brakes on its planned conversion of the former United Church of Christ HQ at 700 Prospect Ave. to 115 small apartments. The project was touted by K+D's VP Doug Price IV as the company's response to "people shifting into smaller units and more affordable" space so "they can spend less on the apartment and more out on the city."

Michael Deemer, CEO of Downtown Cleveland Inc. attributes the slowdown to safety concerns, referring to the July 9, 2023 shooting of nine people on West 9th Street in the Warehouse District. Others point to new competition from new development in the suburbs, which provide larger units at lower rents.

Local cheerleaders have for years been celebrating the conversion of downtown multi-tenant office buildings into multifamily apartments, ignoring the fact that those very office buildings had become vacant as over 15,000 jobs – and over one billion dollars in annual wages – were lost, making them available to be repurposed.

With Cleveland coming in dead last in job growth in the *Forbes magazine* survey of 71 US cities and being labeled the nation's Most Miserable City, it is only a matter of time before the number and demographic of people here willing to live in the relative quality of apartments in a given area begins to fall short of an expanding number of units available.

With few exceptions, contrary to developer claims, the multifamily market in Cleveland has not been providing much in the way of luxury units. The size of units here is increasingly shrinking as developers try to nudge their rents ever higher. Units that were offered at \$2/sf/month ten years ago are now above \$3/sf/month, which is where most new product is being positioned. And in general, the units are short of ample – let alone generous – living/ dining areas.



Top: United Church of Christ HQ: 120 units
Second: Bedrock River Master Plan: 200 units
Third: The Dexter: 116 units
Fourth: University Square: 206 units
Fifth: West Shoreway Tower: 112 units
Sixth: Village 55: 180-220 units



Kitchens are building standard with medium quality production cabinets, appliances and requisite granite countertops. And until now, the market's millennials have been content to take the quality of units provided, even those with poor or no views.

On March 16, 2023, *NEOTrans'* Ken Prendergast reported that Cleveland had the smallest number of new apartment units under construction in the country in the fourth quarter of 2022.

According to March 2024 data from Institutional Property Advisors (IPA), a division of real estate/ brokerage firm Marcus & Millichap, US apartment construction is concentrated in a small number of metropolitan areas. Only ten metro areas of the US accounted for 42% of all units under construction in the last quarter of 2022. But those ten metro areas account for 35% of the country's housing stock.

IPA has previously included the 34 most populous metro areas in its surveys. Surprisingly, Cleveland is far behind in adding new apartments at a time when Cleveland is planning to scale back its multifamily development incentives. IPA reports that in 2021 and 2022, national apartment construction was at near-record levels exceeding 400,000 starts each year. Higher interest rates kept many out of the home buying market to explain a good part of that volume which rivals record levels of the early 1970's.

While some Cleveland neighborhoods have shown strong sustained development, NEOH is far below the annual national average growth rate of 5% of the area's inventory. And IPA reports that Cleveland is adding half as many units as our peer cities of Detroit, St. Louis, Baltimore, Milwaukee and Cincinnati.

With the rise of remote work and Cleveland's rents, which are below national averages, it would appear that Cleveland is missing the opportunity to grow the metropolitan population, which has been flat to decreasing, despite false claims from community leaders.

Cleveland has been experiencing migration in from Los Angeles, Washington, San Francisco and New York – all cities with the highest cost of living in the country. One-third of all of Cleveland's renter inquiries are from outside the city's metro areas. This mirrors home sales as well as 30% of primary residence home sales are also to out-of-town buyers. The Lumen at Playhouse Square states that half of their residents come from outside Greater Cleveland.

But reports from developers in the *Crain's* March 6 article from Stan Bullard reveal that

CLEVELAND HOUSING BUBBLE, continued:

Cleveland is beginning to experience the vacancy and slowed rent growth that the growth markets of Dallas, Phoenix and Charlotte have been experiencing. Yet Charlie Gagliano of Marcus & Millichap believes that coastal investors are likely to view NEOH as a comparatively more stable market due to our so-called "lack of inventory."

Cleveland Mayor Justin Bibb's administration is planning to end a loan program that has attracted private investments in vacant buildings and shorten tax-increment financing agreements, or TIFs, from their current 30-year timelines.

At the end of 2024, property tax abatements in the city's four top neighborhoods – downtown, Ohio City, Tremont and University Circle – will be reduced. Intended to direct private housing and employment to other city neighborhoods with more need, critics argue that the move will simply push development to the suburbs.

Nathan Kelly, president and marketing director of CRESCO Real Estate's Greater Cleveland office observes, "The incentive pullback timing is terrible. Cleveland and other cities' downtowns have to recalibrate the reason to work downtown and collect income tax from more than residents. Combined with companies' flight to quality, cities need to speed investment to address this risk. The suburbs see it and are competing for occupiers. For most employers, the decision is between downtown and the 'burbs, not downtown versus other Cleveland neighborhoods."

Over 8,200 NEOH multi-family projects have previously been announced for implementation which include:

- 8400 Lake Ave.: 50-100 units
- Arcadia: 141 units
- The Park: 107 units
- Franklin Park: 40 units
- Bailey Bridge: 58 units
- 48 West: 151-250 units
- Erievue Tower: 227 units
- Left Bank Apartments: 70 units
- United Church of Christ HQ: 120 units
- City Club Apartments: 304 units
- Rockefeller Building: 436 apartments
- 629 Euclid: 14 condos
- Ten60 Bolivar: 184 units
- 45 Erievue: 367 units
- Kenect CLE / Flats East Bank 3B: 229-309 units
- The Viaduct: 165-173 units
- The Apollo: 70 units
- Natutica Waterfront: 664 units
- Stokes West: 261 units
- Infinium: 165 units
- University Inn Apartments: 56 units
- The Marquee at Cedar-Lee: 204 units
- Euclid Midtown Townhomes: 30 units
- 45 West Apartments: 101 units
- Ten69: 184 units
- Westinghouse Bend Redevelopment: 30 units
- Kalina House: 19 units
- Lutheran Lofts: TBD
- Franklin Station: 389 units

- Bridgeworks: 145 units
- Clinton House: 200 units
- The Centennial: 590 units
- The Vibe: TBD
- Library Lofts: 207 units
- Bedrock's Riverfront: 2000 units

Higher interest rates and certain material supply shortages have stalled some projects and cancelled others.

One of the community's largest developers, Millennia Companies was recently sanctioned by HUD and barred from involvement in any Federal contracts for five years due to poor property management. Millennia responded by stating it will exit the federally funded low-income market altogether.

Millennia manages over 275 multifamily communities in 26 states. Millennia's properties have been cited for poor living conditions, high crime rates, gas leaks and a deadly explosion. HUD copied *The Plain Dealer* and *Cleveland.com* with its statement that it is debarring Millennia and CEO Frank T. Sinito from any federal business for five years.

HUD accused Millennia of financial mismanagement of tenant security deposit accounts and taxpayer funds that provide housing assistance as well as failing to maintain property conditions.

"We are committed to ensuring that people living in HUD-assisted housing have safe, decent homes and that our property owners manage assets responsibly in accordance with our rules," Ethan Handelman, deputy assistant secretary for multifamily housing programs, Office of Housing said in a statement. "As a result, HUD is holding them accountable by demanding repayment of misappropriated funds and seeking to impose civil money penalties on those responsible." HUD added that it will continue to monitor Millennia to make sure that it addresses the areas of noncompliance and noted that current residents would not be affected.

In September 2023, tenants of Millennia's Shorter College Garden Apartments in North Little Rock, Arkansas, filed a class action lawsuit seeking a minimum of \$860 million in damages and \$4.3 million in punitive damages.

The suit came after a 2022 explosion killed three people that was tied to a gas leak that rocked the apartment complex, which led tenants to seek \$860 million in damages (\$10,000 for every one of Millennia's 86,000 residents nationwide), along with \$4.3 million in punitive damages.

Millennia Housing Management is one part of Millennia Companies, which was founded in 1995 by Sinito. Millennia also owns Millennia Commercial Group, which manages Key Center Complex and Oatey World Headquarters near Fairview Park. It previously managed Eaton's U.S.



Above: Shorter College Garden Apartments Explosion
Below: The Centennial: Originally 868 units; now 590 units



headquarters in Beachwood until 2021.

In 2021, Millennia announced it was going to spend \$450 million to renovate and repurpose the 1924 Union Trust Building, later known as the Huntington Building, which Millennia has now renamed The Centennial.

In August 2021, Millennia received Cleveland Planning Commission approval for the initial exterior renovation of the building, which the developer acquired in 2018 for \$40 million. Millennia planned to convert the multi-tenant office building to 868 apartments, 95,000 square feet of office space, 20,000 square feet of retail/restaurant space and 35,000 square feet of exposition/club space.

The 1.3 million square foot building was originally designed in the neoclassical style by the Chicago-based architecture firm of Graham, Anderson, Probst, and White (GAPW), and renovated in 1991 by Piet van Dijk of Van Dijk, Pace, Westlake & Partners Architects, now known as the DLR Group.

GAPW evolved from the Burnham & Root firm, which was formed after the Chicago fire of 1871. Their success exploded after their work coordinating the World's Columbian Exposition in 1893. John Welborn Root was the architect for the Society for Savings building on Public Square. Root died of pneumonia at age 41 in 1891 before the Columbian Exposition was completed.

GAPW formed in 1912 after the death of Burnham. GAPW's Graham designed the Hotel Cleveland on Public Square in 1918, while his Union Trust Bank Building took three years

CLEVELAND HOUSING BUBBLE, continued:

to complete before opening in 1924. The Van Swearingen brothers hired GAPW to undertake the design of the Terminal Tower complex, which took ten years to realize. At the time, GAPW was the largest architectural firm in the US.

In March 2022, Millennia received a \$40 million Transformational Mixed-Use Development tax credit award from the Ohio Tax Credit Authority for the historic rehabilitation and adaptive reuse of the property.

In 2023, Millennia released an intended retooling of the project. Originally announced with a \$270 million price tag, Millennia proposed the site as a possible location for the Cuyahoga County Justice Center and a \$476 million price tag. Mark Oprea in a March 27, 2024 article in *The Scene*, referred to the project as the city's "white whale" by those in downtown real estate, referring to its size and its extending period of vacancy.

The grand ground floor atrium – the largest bank lobbies in the world when constructed, is planned to become a high-end dinner club as well as a display of vehicles from the Western Reserve Historical Society's Crawford Auto-Aviation Museum.

In late 2021, the city of Cleveland approved a tax-increment financing deal valued at \$15 million and a \$15 million loan from the U.S. Department of Housing and Urban Development, which Millennia is now barred from receiving.

Before leaving Millennia in late 2023, VP Tom Mignogna stated in April 2023 that Millennia was ready to proceed with 177 market-rate apartments, 413 "workforce" apartments, a 170-room Hilton Curio Hotel and another upscale restaurant in the basement vault. Market-rate apartments are for tenants making between 50 percent and 80 percent of the local median income, or an annual salary of \$38,000 to \$60,800 for a family of four.

Previously, the project was projected to provide 864 apartments aimed at moderate and low income residents – yet Millennia has continued to call it "luxury" living – a 61-room boutique hotel, a high-end restaurant, offices, storefronts and event space.

Oprea reasoned that the HUD blacklist puts Millennia's Centennial project in limbo. In November, Millennia laid off 30 employees – its largest ever just as renovation was scheduled to start.

The balance of 2024 will be the litmus test to determine how many of the proposed NEOH multifamily projects actually move forward. The Bridgeworks project at Detroit and Superior has been scaled back and horribly redesigned by Geis Company's in-house studio to a dark shadow of its original attempt, just as the retreat and eventual abandonment of the nuCLEas



Top: Flats East Bank, Phase 3; 229 - 309 units
Second: INTRO Apartments; 297 units
Third: Church & State; 158 units
Fourth: Redesigned Bridgeworks; 145 units
Fifth: Library Lofts; 207 units
Sixth: Westinghouse Village; TBD



project by Stark Enterprises north of the Rocket Mortgage Fieldhouse is gone.

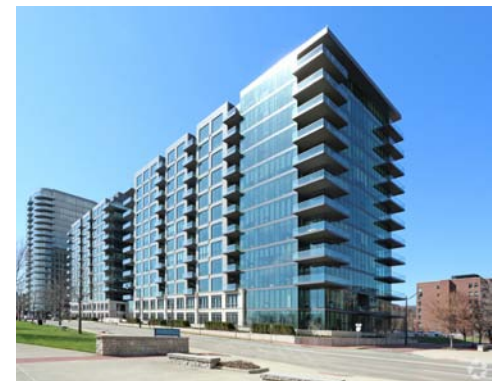
Unfortunately, the design quality of Cleveland's multifamily development is rarely deserving of praise or note. With few exceptions, it can be characterized by gratuitous material changes and shallow exterior envelope offsets to present a form that attempts to disguise the repetitive planning behind the unit arrangements.

Cleveland multifamily developers routinely fail to follow US Department of Interior guidelines for development in historic neighborhoods which require compatibility of new construction with the existing vernacular. And the Cleveland Landmarks and Planning Commissions have been AWOL in enforcing those standards. A drive down Franklin Boulevard in Ohio City provides too many unfortunate examples for verification.

Columbus and Cincinnati, while conservative communities, have seen higher quality multifamily developments throughout their communities in the last decade. Columbus' Arena District, which was kicked off by Nationwide Realty Advisors around their downtown HQ, was begun in 1998. The \$1.2 billion development began when Columbus had no downtown arena or a major league sports team.



Above: Columbus Nationwide Arena District
Below: Parks Edge East; Columbus, OH

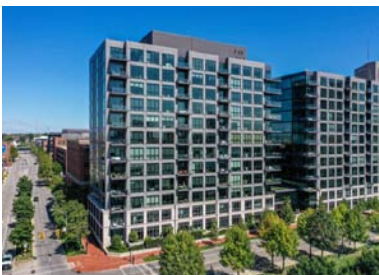


The privately funded arena is configurable for events from 2500 to 20,000, is constructed with a brick exterior and anchors the Arena District that generates \$68 million in annual taxes. The 684,000 square foot arena is surrounded by multi-story multifamily housing – also brick – with restaurants and bars at grade with landscape pedestrian

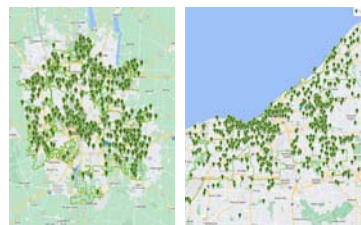
CLEVELAND HOUSING BUBBLE, continued:



Top: Flats on Vine; Columbus, OH
 Second: Grandview Village; Grandview Heights, OH
 Third: Hudson 29; Upper Arlington, OH
 Fourth: Parks Edge West; Columbus, OH
 Fifth: The Hub at Clifton Heights; Cincinnati, OH
 Sixth: The Nicholas; Columbus, OH



courtyards. Parking garages are tastefully tucked into mid-block settings. The arena has an attached practice facility for the city's hockey franchise. The development's success has compelled Nationwide and Columbus to currently begin planning a \$1 billion next phase.



Top: North Market Apartments; Columbus, OH
 Second: Columbus Available Apartment Map (L);
 Cleveland Available Apartments Map (R)
 Third: The Reach on Goodale; Columbus, OH



Columbus multifamily development is not solely clustered around The Ohio State University and the city's hospitals. The relative shortage of single-family homes in Columbus has seen SFH prices average 66% - 150% higher than comparable product in Cleveland.

Yet Columbus apartment rents are comparable to Cleveland's. There are currently 12,700 rentals available in Columbus. There are currently 5,171 rentals available in Cleveland. Columbus is now the fastest growing city in the US. Cleveland is not growing.

Unlike NEOH, most multifamily developments in Columbus and Cincinnati are constructed with masonry exteriors, which is more expensive than cement fiber and other sheet products appearing in a high percentage of Cleveland developments.

With over 8200 units proposed as reflected on the previous list, in a market with negative absorption in 2023, the degree of risk in proceeding has grown significantly. It is too early to tell if Cleveland's multifamily balloon is simply losing a little air while remaining aloft or if a more substantial collapse is in the offing.

Historic Church Lost:

Miles Park Landmark Gone

On March 28, Cleveland Firefighters battled a substantial fire at the Pentecostal Determine Church of God on Cleveland's east side. While no one was injured, many in the neighborhood are sad to see the building go.

Cleveland Fire believes the fire broke out around 7 a.m. in the condemned vacant church in the 9100 block of Miles Park. When fire officials arrived, flames were coming through the roof.



Above: Pentecostal Determine Church of God lost to fire on March 28, 2024 at 9105 Miles Park Ave.

The structure had been condemned and had lost a portion of its roof prior to the fire. "There were already some structural damages to this building previously, and we were aware of that, so we've been fighting this fire defensively," said Mike Norman, Public information officer for the Cleveland Division of Fire. After the flames were put out all that was left of the old church was a collapsed roof, debris everywhere and walls with gaping holes.

The church was built in 1872 with a fire happening in 1925. Over the decades it has held many congregations before sitting vacant. Resident John Wright attended when the church was a Methodist congregation.

"My sister got married there, we had seen a lot of good Easter services there," John continued. "It was beautiful inside it had a second level and the altar area, everything was beautiful, the paintings and stained glass window."

The severity of the fire damage necessitates the demolition of what remains. Though it's clear that the building should be torn down, John Wright is still sad to see his old church go. "It would take a lot of work to fix that backup, and I don't think they're going to have a reason for it," John continued, "They don't they don't make them like that anymore, right? So that's a classic right there. Look at the beauty of the church."

No injuries have been reported. The fire department says they are still investigating the cause of the fire. Miles Park Ave. fronts a common green area which also has two other churches and a Carnegie Library that once made a formidable urban grouping for the neighborhood.

CAF + SOCIAL MEDIA:

"The Cleveland Architecture Foundation intends to 4expandf our social media presence and public outreach by means of multiple social media accounts across many platforms, such as Instagram and Facebook.

The invaluable knowledge of our region's architectural and urban complexities are valued by many, and the CAF understands that social media can be harnessed as a tool to easily educate and engage our neighbors and colleagues.

A number of existing accounts and pages have great followings by Cleveland architecture enthusiasts, and the CAF will supplement these pages with new information on Cleveland's architectural legacy, present and future: the professionals, patrons, and organizations that help to create the built environment we live and dwell in.

The CAF eventually plans to make frequent postings highlighting key individuals, buildings, historic drawings/ graphics and development plans pertaining to Cleveland's architectural scene."

Zachary D. Miller
CAF Social Media Director

SPOTLIGHT

Below: Sanctuary of the Trinity United Church of Christ, 3525 West 25th Street owned by Metro General Hospital, shown in March 2024 with half of the pews removed, Gothic torcheres being removed.



BP TOWER SOLD AT HUGE LOSS:

Tower's Bargain Sale Illustrates Downtown's Real Estate Woes:

It has been announced that the BP Tower - 200 Public Square - has been sold to the Namdar Realty Group of New York for \$54 million. The property was listed for sale in September 2023. A November report of a sale with different math was premature as the attached parking garage was subsequently separated and sold to a third party.

The 1.27 million square foot multi-tenant office building was previously sold to DRA Advisors of New York in 2018 for \$187 million which included the tower and attached parking garage. DRA is the current iteration of the Dreyfuss Fund and bank who had acquired the property along with the late Scott Wolstein. The BP property became one of DRA's 200 office buildings with 50 million square feet of space that in 2018 had an asset value in excess of \$10 billion.

In February 2024, DRA sold the 757-space parking garage to InterPark Holdings Co. of Chicago for \$31.25 million.

The latest sale price of \$54M for the tower translates to a measly \$45/sf - only about twice the annual rent tenants currently pay for their occupancy in the building.

The pink granite tower was completed in 1985 for the Standard Oil of Ohio. The 45-story tower was designed by Gyo Obata of HOK, previously known as Helmut Obata + Kassabaum as the corporate headquarters for SOHIO. When British Petroleum purchased the last 45% of stock in 1987, the building housed the North American HQ for the company and the building was renamed BP America Tower.

With operations in Chicago and Cleveland, BP began to consolidate its offices in Chicago and the building became an attractive Class A multi-tenant location. BP completed its consolidated of its headquarters to Chicago in 1998 and then sold the building for \$144 million.

Public records show that Namdar Realty Group of New York is now the new owner of 200 Public Square. The company is best known as a buyer of distressed shopping malls. Namdar has owned the struggling Severance Center in Cleveland Heights since 2016. The company owned much of Midway Mall in Elyria from 2017 until last year, when the Lorain County Port Authority bought the property in hopes of seeing it redeveloped.

A downtown Class A skyscraper is an unusual purchase for Namdar, but it was apparently a bargain too good to pass up. "They are not the pedigree that you would expect of an institutional office buyer of properties across the U.S., which also reflects on where the market is now," observed Newmark vice chairman Terry Coyne.

Namdar has not previously had an office



portfolio of consequence. They are a privately held commercial real estate investment and management firm that owns 74.6 million square feet among 370 properties in 36 states. Of that, 177 are retail properties totaling 58.2 million square feet and 134 multi-family/mixed-use properties totaling 9.6 million square feet. Prior to acquiring 200 Public Square, Namdar owned 17 office properties with a total of 2.8 million square feet.

In commenting on the significance of the cheap price paid for the trophy high-rise, Coyne observed, "You won't see the effects today. You will see them over the next couple of years, and it won't be good. This is not good news for Cleveland."

The skyscraper is currently on the Cuyahoga County tax rolls at \$137.7 million. Its value will now be slashed by \$83 million, a reduction driven by the pandemic, the rise of remote work and the hemorrhaging downtown Cleveland office market. The building has also lost a number of major tenants and is currently 66% leased.

The low sale price will also have an impact on local schools. "There's a direct loss of revenue to local governments," said David Seed, a local attorney who represents school districts in battles over property values. "And then there's an overall loss of value ... increasing the burden on other taxpayers."

The depth of the discount paid also gives other owners ample incentive to petition for lower valuations of their properties - much lower.

SPOTLIGHT: Lake View Cemetery:

Lake View Cemetery was founded in 1869 and along with Cincinnati's Spring Grove Cemetery, represents a secure place among the finest garden cemeteries in the US. As the favored resting place by the community's wealthy families during the Gilded Age, the cemetery is known for its rolling topography and outstanding monuments and mausoleums.

The cemetery's early monument building contributed to the development of the adjacent Little Italy neighborhood. Two specific sites within the cemetery are listed on the National Register of Historic Places. The James A. Garfield Memorial was erected in 1890 as the tomb for the assassinated President. Wade Memorial Chapel designed by Walker & Weeks and donated by his grandson was constructed between 1898 and 1901 in memory of Jephtha Wade, one of Cleveland's most important civic philanthropists and co-founder of the cemetery.

Wade and businessman Henry B. Payne began discussing in 1868 the small size of the city's pre-eminent burial location, Woodland Cemetery, which they viewed as overcrowded, poorly maintained and not sufficiently scenic. The two invited 40 of the city's most prominent businessmen to join them for a meeting in May 1869 to discuss organizing for a new cemetery.

Thirty showed up and formed the non-profit Lake View Cemetery Foundation on July 28, 1869, naming Wade as president and Liberty Holden, *Plain Dealer* publisher, as association clerk. The group was determined to create a garden cemetery in the style of the Mount Auburn Cemetery in Boston and Cincinnati's Spring Grove Cemetery. Judge Charles Taylor Sherman chose the name 'Lake View Cemetery' which was non-sectarian and open to all which in the 19th century meant Protestant. The group sold 7% bonds and each member held \$55k - \$60k in bonds.

A committee was formed to find a site but their search for a location along the lakeshore was unsuccessful. Holden stumbled on property in the 'Smith Run' by accident. The Dugway Brook ran through the site and was particularly deep as stone had previously been quarried there. From 1869 - 1870, the Association acquired 221 acres with a 0.75 mile frontage on Euclid Avenue at a cost of \$148,821 - \$3.6M today. At the time, Euclid Avenue was not even paved to Lake View, which was finally completed in 1874. Lake View purchased another 100 acres in 1875.

Spring Grove's celebrated landscape architect Adolph Strauch was retained to design Lake View Cemetery along with civil engineer Joseph Earnshaw of Cincinnati. By 1877, the city's most prominent families had erected monuments, including, obelisks at the Doan, Kelley, McDermott, Potter and Tisdale plots.

President James Garfield was shot on July 2, 1881 and he died on September 19, 1881.



Above & Below: Garfield Memorial



Garfield had himself indicated an interest to be buried at Lake View and the cemetery offered his widow a plot at no cost. He was originally interred in a vacant mausoleum designed by noted local architect Levi Schofield in October 1881. Huge crowds came to visit to the point that the cemetery restricted entry only to plot holders.

The Garfield Memorial Committee selected the highest point in the cemetery as the site for the memorial. Money from schoolchildren across the country was collected to pay for the memorial, which was dedicated on May 30, 1890. Garfield's widow was interred in 1918.

The memorial was designed by George Keller of Hartford, CT and combines Byzantine, Gothic and Romanesque Revival styles into one of the only monuments that also serve as a mausoleum. Keller won the competition to design the memorial which came with a \$1000 prize. The memorial stands 180 feet high and cost \$225,000 to construct.

The monument's base features bas relief panels by sculptor Caspar Buberl that depict Garfield's multi-faceted life as a teacher, Union general, congressman, and president. Inside the Memorial are richly colored mosaics representing "War" and "Peace;" stained-glass windows symbolizing Ohio and the 13 original states; and a 12-foot-tall statue of Garfield. Steubenville native Alexander Doyle sculpted the statue in white Carrara marble obtained from the same Italian quarries Leonardo da Vinci used. The Memorial's crypt contains the bronze caskets of Garfield and his wife Lucretia, as well as urns holding the ashes of their daughter Mary "Molly" Garfield Stanley-Brown and her husband, Joseph Stanley-Brown, who had been Garfield's secretary.

In its early years, Lake View Cemetery got into financial trouble due to the initial slow sale of plots and the superintendent spending too much on improvements. To boost income, lot costs were cut in half to \$0.25/square foot. The Association was still unable to pay the interest on its script. Trustee and local banker Daniel P. Eells proposed a syndicate in 1889 to raise money and redeem bonds. The recession in 1890 and brief depression in 1891 saw the grounds become neglected. Only a small percentage of the roads were paved and the remaining dirt roads were eroded and rutted.

A rescue plan was developed in 1892 was unable to receive 90% approval from bondholders. President Garfield's son, Harry A. Garfield, a local attorney who represented several bondholders stepped in and lobbied for a tweaked version of the refunding bonds program that was finally approved and bonds issued in December 1892.

In 1896, with a shoddy wooden entry gate and monuments sinking and out of plumb, new president Henry Hatch implemented modern financial and recordkeeping systems along with a new system for gravedigging and engineering standards. As the depression ended, Hatch created smaller lot sizes - like Woodland Cemetery - and

LAKE VIEW CEMETERY, continued:

improved undeveloped land, installing irrigation and storm drainage piping.

Hatch hired landscape architect Ernest W. Bowditch to lay out the cemetery's 300 acres. Bowditch respected the garden cemetery design begun in 1869 and planted large numbers of ornamental trees. He also planned a new entrance for Lake View Cemetery on Euclid Avenue and retained noted local architect Charles F. Schweinfurth to design the new office building inside the gate. Hatch donated the \$6000 cost for the office's construction, which was Neoclassical, clad in Berea sandstone and completed in 1898.

In 1896, Jephtha H. Wade II chose to fund the construction of a new receiving vault and chapel, dedicated to the memory of his grandfather, at Lake View Cemetery. Wade retained the newly founded Cleveland architectural firm of Hubbell & Benes to create a preliminary design. Wade was enthusiastic with their design and chose his site between the two lakes.

The chapel's exterior were clad in near-white Barre granite from Barre, Vermont. The spectacular interior decor was designed and manufactured by Tiffany & Co. At the time, the commission was considered so important that Louis Comfort Tiffany personally contacted Hubbell & Benes to win the job. Tiffany's design featured a massive stained glass window at the rear and mosaics on each side wall. The stained glass window, titled "Resurrection" or "Flight of the Soul," was designed by Tiffany artisan Agnes Northrop.

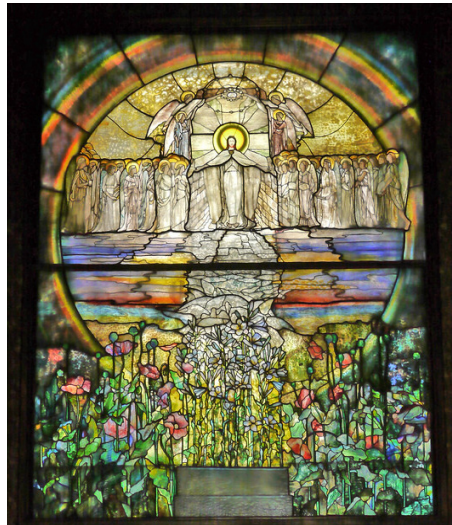
The chapel featured a casket pedestal in place of an altar. This pedestal could be lowered mechanically through the floor into crypt, where the receiving vault was located. The "public" portion of the crypt could hold as many as 96 coffins. Two private receiving vaults also existed on the crypt level, closed off by marble doors. The crypt necessitated excavating 25 feet down to rock. While groundbreaking occurred in February 1898, the chapel was not completed until 1901 at a reported cost of \$350,000 - \$12.8 million in 2023 dollars.

Prior to 1882, Standard Oil co-founder John D. Rockefeller purchased a 17,000-square-foot family plot on one of the cemetery's highest points. The three people buried include Rockefeller's mother, Eliza, and two children of his brother, Frank.

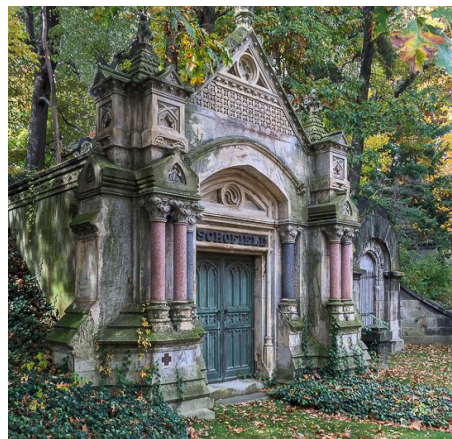
The plot is marked with a large stone obelisk quarried in Barre, Vermont as a single piece. It was the largest granite shaft ever quarried in the United States, and the second-largest single-piece shaft to be erected in the United States after Cleopatra's Needle in Central Park in New York City. *The Plain Dealer* newspaper reported the 65'-10" monument to be the tallest shaft ever erected over a private grave anywhere in the world. A criteria in determining the size and



Above & Below: Wade Memorial Chapel by Walker & Weeks

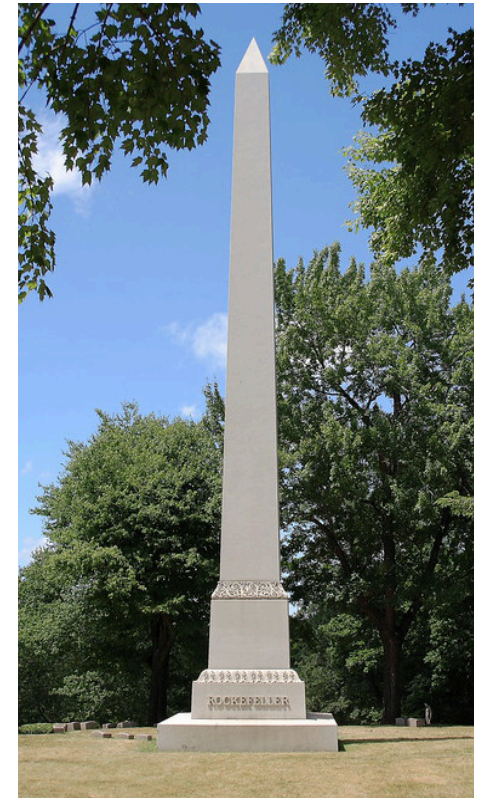


Above: Wade Chapel's Tiffany "Resurrection" Window
Below: Architect Levi Schofield Mausoleum



height of the monument was the weight and load-bearing capacity of the railroad bridges between Barre, Vermont and Cleveland.

Getting the 135-ton structure to the cemetery site was epic. The Nickel Plate Railroad had to design and construct special rail cars and build a heavy-duty spur from its line to the Vermont quarry. When the monument arrived in Cleveland on February 11, 1899, a house moving company used horses and a windlass to move the obelisk from the rail tracks along Mayfield Road to the cemetery's Mayfield entrance. While the movers



Above: Rockefeller Memorial Obelisk
Below: Erection of Rockefeller Memorial



LAKE VIEW CEMETERY, cont'd:

anticipated that it would take three weeks to make it up the 1800-foot trip to the top of the hill, due to weather and the degree of difficulty, it was still 600 feet short of its destination after 4.5 months. A derrick was rented and the obelisk was finally hoisted on September 11, 1899. Rockefeller's Monument cost \$50,000 - \$1.83 million in 2023 dollars - to quarry and erect, and another \$10,000 - \$400,000 in 2023 dollars - to transport.

The cemetery's financial condition improved, helped by a \$10k gift from Rockefeller in 1900. The cemetery began to impose criteria and restrictions on marker and monument sizes and character in the different sections of the cemetery. In 1915, the cemetery's old wooden office was consumed by fire, causing the loss of maps, plot plans, and the drawings for hundreds of mausoleums and monuments. In May, Henry Hatch died unexpectedly, leaving the cemetery in excellent financial condition.

In October 1923, the Garfield National



Above: Haserot Family Memorial by Herman Matzen
Below: John Hay Monument

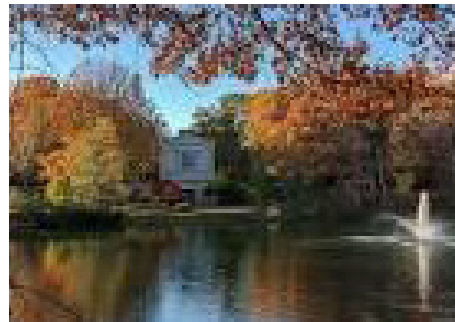


Above: Merritt-Mervine Monument
Below: Lake View Cemetery Dugway Brook Dam



Monument Association turned the Garfield Memorial over to Lake View Cemetery, and the cemetery immediately cancelled the collection of charging a ten-cent admission fee. LVCA spent \$5 million in 2016-2017 on repairs and conservation of the Garfield Memorial and in 2022-2023 cleaned and repaired its stone exterior.

While Lake View Cemetery contains the remains of over 112,000 people and includes many prominent individuals, the cemetery is famous for its picturesque grounds, notable inhabitants and its numerous statues of angels, sculpted in a Victorian style. Noted sculptor Herman Matzen



created a well-known memorial, the "Angel of Death Victorious" at the gravesite of the Haserot family which attracts thousands of visitors.

Matzen created the angel monument for the Haserot family after the death of Francis Haserot's wife. Haserot, part of the highly successful canned goods company founded in late 19th century, died at age 93 in 1954.

Matzen's stoic angel sits on a marble base, though its most striking feature is the angel appearing to weep black tears, a product of age on the bronze patina. While most angels in the cemetery stand with their heads raised and their wings spread, symbolically striving for paradise, the wings of the black angel are not straightened and she looks to the ground - to hell, with grim, empty eyes. The Haserot Angel holds an extinguished torch upside-down. The weathering of the bronze patina makes the angel appear to be weeping black tears, declaring a hollow victory over life.



Above: Alan Freed Marker, local disc jockey incorrectly credited with coining the term "Rock-N-Roll"
Below: Silas Stafford Stone Monument



County & City Foolishly Separate Detention from Courts as they Stumble Forward:

Cuyahoga County's Justice Center and the attached city and county Police Stations are soon to be gone. What is yet unknown is when and under what circumstances those facilities will be replaced.

In December 2023, a divided Cuyahoga County Council voted 6-5 to extend the life of a 0.25% sales tax that was set to expire in 2027. Now the tax, which the county has used since 2007 for big downtown projects, will remain on the books until 2067 to deliver \$750 million for a new jail. The immoral local trend of taxation without voter approval continues - for 53 more years!

A one-vote majority on the 11-member body struck down efforts to tie the tax specifically to the jail project. The failed legislative maneuver would have delayed the passage of the extension and sent the measure to the voters, the county law director said.



Above: Cuyahoga County Justice Center; Prindle + Patrick Architects; 1976

County Executive Chris Ronayne after attacking the proposal to locate the County's jail in Garfield Heights when he was running for office, has since flipped and now advocates the idea. The County should not separate the jail from its Justice Center for not only practical reasons, but for the safety and convenience of residents, families and users.

The wasteful expenses needed for police, prosecutors and attorneys to move between the jail and court facilities is a senselessly frivolous move that will waste hundreds of millions of dollars over the next 50 years.

Detention and court facilities should be located immediately contiguous to a multi-modal transit facility. Public Square slope to the river has acres of land that Bedrock is scrambling to find occupants for, proposing 800,000 sf of office space when the downtown alone has shed over 14,000,000 square feet of office space in the last 15 years. Clearly, the downtown CBD has

zero demand for office space. A Justice Center and Detention facilities for the City and County would be immediately adjacent to Tower City. A significant percentage of people who need to access the detention and court facilities rely on public transportation. It is simply too logical and economically responsible to not pursue. The absurd idea of building a new jail campus on largely vacant land in Garfield Heights should be abandoned.

The additional tax vote caps a years-long debate over the future of the jail and broader Justice Center complex in which it sits. Adding significance to that debate was a 2018 U.S. Marshals Service report, released amid a string of deaths in the jail, that excoriated conditions in the building. Additionally, in 2023, the Cleveland Police Union refused to participate in the cultural retraining demanded by the US Justice Department in their scathing assessment of the Cleveland Police Department and resulting consent decree.

Ronayne's support for the extension in December – without sending it to the ballot – marked another complete reversal in his position. As a candidate, he said a sales tax extension should be decided by the voters.

The county executive told *Signal Cleveland* that delaying a decision on the sales tax would only increase the cost of maintaining the current Justice Center by “putting, essentially, band-aids on an old structure.” The county executive disagreed with criticism that council was rushing the matter through. “It’s been a six-year journey,” Ronayne said. “It is time to move forward.”



Above: County Executive Chris Ronayne's Garfield Heights site for the County's detention facilities

Ronayne misses the point that **where** to locate the facility is the mistake. No one questions the need to address the many serious liabilities of the existing facilities which have been short-sold by the community's leaders for well over a decade.

The county estimates that the tax extension would raise \$3.4 billion, factoring in inflation, between 2028 and 2063. That would give the county the cash it needs to pay the staggering \$1.8 billion in debt service on jail construction over 40 years,

with money left over for additional projects. Council's two Republicans – Michael Gallagher and Jack Schron – joined Democrats Sunny Simon, Yvonne Conwell and Cheryl Stephens in opposing the tax extension measure. Voting for the extension were Patrick Kelly, Martin Sweeney, Dale Miller, Scott Tuma, Council President Pernel Jones and Meredith Turner.

Schron said he supported Ronayne's plan to build a new jail. But the Republican also made case for delaying a decision and putting the question to voters. He invoked Jimmy Dimora, the county commissioner later convicted of corruption charges who voted for the sales tax in 2007. “One of the 11 of us will be imposing a tax extension of \$4 billion, creating a legacy of ignoring the voice of the people,” Schron said.

Opponents of a new jail, who have showed up for years at council meetings to criticize the county's plans, voiced their displeasure after the vote. “It's appalling that the council called this fake emergency meeting to fast track this measure without any meaningful public input,” organizer Kareem Henton said in an emailed statement. “They voted against an amendment because they knew if there was time for the public to comment they would feel the pressure to do what voters actually wanted – which was to say no to this onerous tax.”

At 8%, Cuyahoga County's sales tax is the highest in Ohio. The 0.25% portion of that tax has proven useful for the county, though it has been irresponsibly squandered. Money from that collection is paying for the Huntington Convention Center, the Global Center for Health Innovation, the publicly owned Hilton Cleveland Downtown and the renovation of Rocket Mortgage Field House.

The current justice center opened in 1976. It took 50 years to locate Cleveland Municipal Court and Cuyahoga County Common Pleas Court in the same facility which had been demanded by the Cleveland Chamber of Commerce in 1923 to attempt to put an end to corruption. A Harvard University professor had made the same recommendation in 1921.

The Chamber's recommendation slowly began to develop some traction in the community when, in 1926, the criminal division of the Municipal Court moved into the new Central Police Station at East 21st Street and Payne Avenue, and then two years later, in 1928, the County selected a site on East 21st adjacent to the police station for its new Criminal Courthouse and Jail.

The County facility was completed in 1931, and for the next several decades, Municipal and Common Pleas criminal court proceedings, while not located in a combined facility, were better coordinated and benefited by being located

TRANSITIONS: The Justice Center, cont'd:

in adjacent buildings. By the time the 1950's arrived, however, the two Courts and the County Jail were no longer functioning well, caused by a swelling population and the proliferation of new laws and court procedures. The Municipal Court again became a public embarrassment. It was rundown and overcrowded, and was once again developing a reputation for corruption. Conditions next door in the County courthouse and jail were not much better.

At first, the City and County, as they had done in the past, decided to go it alone in addressing these court problems. Between 1958-1962, the City submitted four separate bond issues to its voters to fund a new Municipal Court building. All failed.

Finally, In 1968, the City and County made their first effort to build a combined facility, belatedly joining forces on separate county and city bond issues. It was too little too late, and the two issues failed. Two years later, however, they met with success at the polls when voters approved a \$61 million joint bond issue to build a Justice Center - housing the Common Pleas and Municipal Courts, the Central Police Station, and the County Jail-- on the southwest corner of Lakeside Avenue and Ontario Street.

Success at the polls in 1970 did not, however, end the challenge of finally building a combined City-County court facility in Cleveland. During the Justice Center's early development phase, the design by Columbus courthouse architects Prindle, Patrick & Partners became the subject of wide-spread criticism.

The Plain Dealer, in a September 23, 1972 editorial, labeled it a "WPA design." The project was rescued only when the architects brought in Pietro Belluschi, a leading Modernist architect, to make design changes.

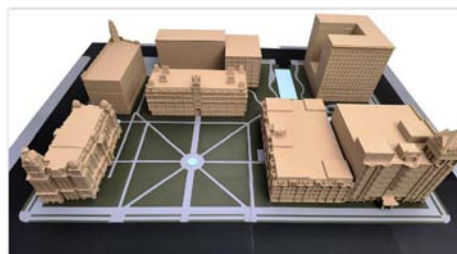
Belluschi added a three-story Galleria atrium to connect the three buildings for the courts, county jail and central police station, eliminated the floor-to-ceiling windows from those buildings and clad the exterior with Spanish pink granite. Problems continued even after the City's Fine Arts Committee approved Belluschi's revised design in June 1973.

It soon became obvious that the \$61 million budget was woefully insufficient to build the project. In a classic example of idiotic value engineering, instead of aligning the project's design with the program of needs and budget, the leaders removed program needs.

Two floors were shaved from the 25 floors of the Courts Tower and three from the 13 floors of the County Jail, but project costs nevertheless ballooned to well over \$100 million by 1974, leading the *Plain Dealer* to fairly call the Justice



Above: The County's 1931 Criminal Courthouse & Jail;
Below: DBL Development Co. Proposal: "The Pit"
Third Row: DMD Development Proposal with historic recreations for the new Justice Center
Fourth Row: Jail Annex, Madison Madison International, 1968



Center a "boondoggle." When construction was finally completed in 1976, the price tag was slightly more than \$133 million, more than double what voters had approved six years earlier.

On September 15, 1976, the Justice Center was formally dedicated by U.S. Senator Sam Ervin of Watergate fame, and shortly after that event police, prosecutors, judges, clerks, and prisoners began moving in. Unfortunately, the new Justice Center soon was beset with problems which overshadowed the success of the City and County in finally building a combined court facility.

In January 1977 during an electric power outage, a pump failed causing a large hot water tank to overflow and flood three floors in the Courts Tower. It was not the last time that water - too much of it in the wrong places - became a problem for the Justice Center. Later, lightning struck the 23-story Courts Tower, raining down pieces of Spanish granite on pedestrians below. In the following decades, elevator failures, which often stranded passengers for long periods of time, have become routine occurrences, nervously talked about by lawyers and clients alike.

The smaller County Jail soon became severely overcrowded, forcing the County to build a disappointing \$68 million jail annex on the site in 1994. And over the years, stories of people being knocked off their feet by gusts of lakefront wind hitting them as they traversed the long, open inclined walkway from the main entrance to the Justice Center to Lakeside Avenue became legendary.

The accumulation of these problems and the failure to budget sufficiently to repair and properly maintain the Justice Center led the County in 2014 to order a study to determine whether the thirty-eight year old complex should be renovated and repaired, or replaced. When the study was released, some criticized its premises and the financial estimates for the various options presented.

Others feared that historic Lakeside County Courthouse might be razed and Huntington Park next door to it bulldozed to make room for a new Justice Center. The Cleveland Police are already constructing a renovated industrial building at East 30th Street and now the county wants to put its jail far away in another example of idiot thinking. It remains to be seen if the parties will also botch the site selection, design and construction of a new combined Justice Center. It would be folly to bet against it.

In December 2023, it was announced that seven companies had responded to a request for proposals to rethink Cuyahoga County's downtown Justice Center.

The details of the proposals were naturally not

TRANSITIONS: The Justice Center, cont'd:

released, but eligible projects could involve either repurposing the existing justice center/courthouse square or finding new space for existing Justice Center services. Broadly, county documents refer to it as a "County Courthouse Consolidation."

The seven companies that submitted proposals include: DBL Development, LLC; DMD Development Group; HH Cleveland Huntington, LP; Lincoln Property Company Commercial, LLC; Sapphire Acquisitions LLC; Twenty-One Six Development LLC and U.S. Realty Advisors, according to records first reported on by *Crain's Cleveland Business*.

Notably, Sapphire Acquisitions is owned by Bedrock, which is headed by Cleveland Cavaliers owner Dan Gilbert, Cuyahoga County spokeswoman Kelly Woodard said in an email. The request was published over the summer, but the responses come amid the county's biennial budget process. That budget includes costly repairs for the justice center, which are likely to cost at least \$15 million in 2024 alone.

For 2024 to 2028, the county has \$187 million planned for upgrades or renovations listed in its budget projections, but that number will be much smaller if the county chooses not to continue using the existing jail facility long-term, *cleveland.com* reported previously. The county began its process of soliciting proposals over the summer and has accepted applications as recently as Oct. 26, according to county documents.

If a company were to purchase the downtown justice center complex, the county would sell it under the condition that it receive a three-year leaseback, according to a project website the county set up through CBRE, Inc., a commercial real estate company. If the county decides to move its court services, it would need more than 890,000 square feet of "office, courtroom, and specialty space," according to the website.

The question of what to do with the existing justice center has lingered amid debates over what to do with the county jail. Some proposals for the new jail have included a sheriff's administration office, parking, a diversion center, and re-entry and job training facilities, *cleveland.com* reported previously.

In September, Cuyahoga County Council approved spending \$38.7 million in American Rescue Plan Act dollars to acquire land for their new jail in Garfield Heights which has an appraised value of only \$4.1 million. A 40-year, quarter-percent sales tax extension has now been again approved by the county council - not voters - to fund the jail's design and construction.

The Garfield Heights property was previously identified among the county's top three picks for a jail when former County Executive Armond Budish was overseeing the selection process. It followed behind two other sites that some county



Above: The Union Trust/ Huntington/ Centennial Building proposed by HH Cleveland Huntington LP
Below: Landmark Office Towers
Bottom: Sapphire Acquisitions LLC = Bedrock's Riverfront Master Plan in search of occupants



officials preferred, which residents – and Ronayne – soundly rejected.

The previous top contenders included an industrial site in Cleveland's Slavic Village neighborhood, which sparked community protest, and one at 2700 Transport Road, which was previously opposed based on concerns about whether it could be safely remediated, given toxins in the soil and groundwater.

The parcels that make up the Garfield Heights site total 72 acres. Officials have indicated they're interested in carving out at least 40.4 of those acres for the jail, which would move the facility 16 minutes outside of downtown Cleveland.

In 2022, the proposed sale price was said to be about \$22 million. It is unclear why the County has now voted to pay \$38 million for the same property which has an assessed value of only \$4.1 million. There is a suspiciously bad smell about the transaction in addition to its folly.

According to property records, the land is owned by Craig Realty Group, a California-based outlet mall developer, which bought it in 2019 when the company officially took control of the failed Bridgeview Crossing project. It was once envisioned to be a \$90 million office-and-retail project, anchored by JCPenney, Target and Lowe's, but it lost financing during the recession and has sat undeveloped since.

Of the three sites that were on the County's short list, the Garfield Heights location is the least connected to public transportation. The area is currently served by only two Greater Cleveland Regional Transit Authority bus lines and is a 45-minute ride from the **nearest** rail stop on East 55th Street, according to RTA's trip planner.

It is unlikely that the county will be able to successfully reconcile those deficiencies.

Cleveland Councilman Kerry McCormack, who supported use of the Transport Road site, said at the time that he wanted to keep the jail close to downtown, where it would be more accessible to Cleveland police officers, who make the majority of the arrests.

Prosecutors, judges, attorneys, police and other legal officials have also justifiably worried about the longer commutes when visiting clients or transporting defendants to court hearings.

It is disturbing that Ronayne has flip-flopped and that he and the county are moving forward with a new jail location that will saddle county taxpayers and residents for the next 50 years with a more inefficient, inconvenient and costly location that will unnecessarily add more tens of millions of dollars a year to an already overly burdensome cost for vital public services.

This is not faithful stewardship - or responsible government.