I. Call to Order -- Anthony Hiti, Chair of the Board
   a. Approval of the Minutes of the March 7th, 2017 Meeting page 3
   b. Nominating & Trustees Committee work to begin

II. Public Events -- Kathleen Crowther et al
   a. Celebration of Preservation — May 24th — Bill Hubbard, Jury Chair
      1. Become a Sponsor!
      2. Buy an Ad! — this week
      3. Bring your colleagues and friends!
      4. Sneak peek at the winners page 5
   b. Beer & Brats — June 30th — need volunteers
   c. Monuments Men: The Cleveland Connection on 5/3/17 page 7
   d. SNOOP! At the Standard Building 4/29/17 page 11
   e. Literary Cleveland 4/29/17 page 13

III. Capital Improvements at Sarah Benedict House — Anthony Hiti et al page 15
   a. Parking Lot — Tom Jorgensen & Dana Noel
   b. Sewer Line Replacement — Tom Jorgensen
   c. Exterior Wood Trim Painting — Anthony Hiti
   d. Funding of improvements — Anthony Hiti, Kathleen Crowther & Tom Jorgensen

IV. Lee-Harvard Heritage Project -- New Partners —Kathleen Crowther
   a. Cleveland Public Library
   b. Cleveland Metropolitan School District
   c. Local Ministers

V. Quick Updates -- Kathleen & Tom
   a. Business & Accounting position open
   b. 990s for CRS, HHES ready for Finance Committee to review
   c. Scofield Mansion — looking for yardwork donation
1. Clean-up – extensive branches on ground; general labor
2. Tree trimming – professional work needed
3. Mulching on-site – professional work again
4. On-going lawn care by County Land Bank
   d. Moreland Neighborhood (Shaker Heights) – coordinating for city

VI. Other Business

VII. Adjournment

Board of Trustees Meetings in 2017:
- July 20, 2017 (also Annual Meeting)
- September 19, 2017
- November 21, 2017

Important Events Upcoming:
Celebration of Preservation, Thursday, May 25th, 5:30 – 8:00 pm
Beer & Brats, Friday, June 30th, 5:30 – 8:00 pm
Annual Meeting, Thursday, July 20th, 9 – 10:00 am
Cleveland Restoration Society

BOARD OF TRUSTEES
Meeting Minutes
The Sarah Benedict House, Cleveland, OH
Cleveland, OH

Tuesday, March 7, 2017

All exhibits and attachments referenced herein are on file in the CRS office and are available upon request.

Trustees in Attendance

Chad Arfons
Renee Beaver
Hannah Belsito
Rick Borsh
Michael Chesler
Richard Cline
Joseph Denk
Jan Devereaux
Tom Einhouse
Anthony Hill
Dale Hilton
William Hubbard
Denise Huck
Rick Kirk
Dana Noel
Mark Pettigrew
Gordon Priemer
Rosemary Reymann
Brian Stark
Stephanie Webster
Debra Wilson

CRS Staff in Attendance

Kathleen Crowther, Tom Jorgenson

I. Call to order 4:06

II. Mark Pettigrew, Treasurer and KC Koester, Auditor walked the Board through the 2016 audit, explaining that the Executive Committee and Finance Committee had reviewed and approved it. KC explained that her firm has audited the financial statement of CRS, which comprise the consolidated statements of financial position as of December 31, 2016 and that she is providing an unqualified “clean opinion.” She went through a few highlights including: (1) an increase in net assets from last year; (2) that 25% or less of operating expenses are from donations, which is healthy; (3) explanation of the restricted net assets; and (4) grants awarded to CRS. She explained that CRS draws from a diverse group of grants, which limits the risk of losing one specific funding source, and therefore not a funding risk.

In summary CRS had a very good year, stemming, in part, from the sale of the Courtland House.

Brian Stark moved to approve the audit, which Dana Noel seconded and which the Board unanimously approved.

III. The Board reviewed the minutes for the January 17, 2017 Board Meeting. Gordon Priemer moved to approve the minutes, which Tom Einhouse seconded and which the Board unanimously approved.

IV. Community Luncheon

Kathleen Crowther reported that the Community Lunch was a great success. Attendance was great and Dr. Rush was a captivating speaker. The early estimate is that we met, if not surpassed our revenue goal. The Trustees were thanked for purchasing tables and supporting the event.
V. Scofield Project Update

Kathleen Crowther and Tom Jorgenson provided an update on the Scofield Mansion Project, which Kathleen discussed at the Community Luncheon. The mansion was the primary residence of Levi Scofield, known for designing the Scofield Building and the Soldiers and Sailors Monument in Cleveland, a mental hospital in Athens, and penitentiary in Mansfield. It is a 1.6 acre site, with two buildings – Scofield Mansion and the nursing home building on Baldwin Road, which is in very good condition. Steve Coon and Dana Noel inspected the mansion and found it to have very good bones with the structure in decent condition. CRS formed a task force to work on securing the building. It first secured landmark designation on an expedited basis and CRS was prepared to file a receivership action, however, the owner agreed to transfer property to the County Landbank, which agreed to accept the property for up to 24 months. Cleveland Neighborhood Progress has agreed to take the property after 24 months. The title has been cleared of liens. Actual transfer occurred March 3. Precision Environmental, Coon Restoration, and SecureView have all donated services and materials with a total value of $160,000. Stabilization work started on the mansion on March 6. Structural analysis is complete with a support system being installed by Coon and clearing out debris by Precision. CNP is ordering protective construction fencing to surround property.

Next steps are to complete stabilization. CRS will focus on marketing the property and partner with CNP as appropriate with the goal of finding an end user, and shepherding it through completion.

Debra Wilson suggested that we get the Buckeye Community Development Corp involved.

VI. Small Deals

Kathleen Crowther, Tom Jorgenson, Chad Arfons, and Renee Beaver provide a summary of the Small Deals Project. The problem is that small projects cannot utilize the market for historic tax credits because of the transactional costs, specifically legal and accounting fees. The solution was to standardize documentation and simplify the process. The first test project is underway - the Gund Brewing Company/Scott Drug building at 2030 West 25th Street. Built in the 1860s, it was a retail outlet for Gund Brewing Company. The project is $2.5 million with $425,000 in investment tax credit. The project is 30% complete. We are currently working with the tax credit investor and in-house counsel to finalize documentation. It can be more difficult to get the data and information from a small developer that the investors need for their due diligence. The deal requires a non-recourse loan, which CRS will fund. CRS will get a first and only mortgage on the project to secure a $100,000 loan at a 6% interest rate and a modest loan fee. As we get the assumptions from the developer, we have put together a financial model showing cash flow for the length of the historic tax credit period in accordance with what the investor wants to see happen.

VII. Bill Hubbard provided an update on the Celebration of Preservation Awards. The jury received around twenty nominations and will be meeting in March and April to review the projects and attend site visits. The Celebration is scheduled for the evening of May 25th.

VIII. No new business.

Minutes respectfully submitted by Bill Hubbard, Board Secretary.
Thursday, May 25, 2017
5:30 – 8:00 pm
Ohio Theatre
1511 Euclid Avenue

Awards Ceremony followed by festive reception in Ohio Theatre lobby

Jury
Bill Hubbard, Chair

CRS Jurors:
Hannah Belsito, Trustee
Rick Borsh, Trustee
Jane Busch, Member
Rick Kirk, Trustee
Robert Weeks, Trustee

AIA Jurors:
Ken Goldberg, Architectural Historian
Chris Loeser, Architect
Michael Sanbury, Architect
Robert Weygandt, Architect

Sponsors:

Platinum
K & D
Sandvick Architects
The Sherwin-Williams Company

Gold
Drury Hotel
Playhouse Square Foundation

Silver
Denk Associates
Marous Brothers Construction
Jamieson Ricca Fenestration

Tickets and Program Ads Available
www.clevelandrestoration.org

$30 Nonmembers
$20 CRS and AIA Members
$10 Students
Cleveland Restoration Society
Celebration of Preservation Award Winners 2017

**Brick and Ceramics Design Studio**
420 E. 161st Cleveland
Neighborhood Preservation Award

**The Plum Café**
4133 Lorain Avenue, Cleveland
Storefront Renovation Award

**Carnegie Center**
329 West 10th Street, Lorain
Preservation of a Community Landmark

**The Marinucci Group**
4003, 4005, 4007 Whitman Avenue, Cleveland
Heritage Home Award
**The Norton Residence**  
11104 Wade Park Avenue, Cleveland  
Heritage Home Award

**The Akron Soap Company**  
243 Furnace Street, Akron  
Excellence in Commercial Rehabilitation

**Templin Bradley Lofts**  
5700 Detroit Avenue, Cleveland  
Preservation Partnership Award

**Cascade Lofts**  
21 W. North Street, Akron  
Adaptive Use Award
Olney Mansion & Gallery
2241-2253 W. 14th St., Cleveland
Community Impact Award

Zach Goebert of COI Stonework & Stan Hywet Hall & Gardens
AIA Craftsmanship Award

Wagner Awning Building
2558 Scranton Road, Cleveland
Adaptive Use Award

West 25th Street Lofts
1599 Church Avenue, Cleveland
Preservation Achievement Award
The K&D Group
Leadership in Historic Preservation Award

Drury Plaza Hotel
1380 E. 6th Street, Cleveland
Distinguished Achievement in Preservation

Ohio Theater Lobby
1501 Euclid Avenue, Cleveland
Award of Excellence in Restoration
Cleveland Restoration Society + Cleveland Museum of Art
Monuments Men: The Cleveland Connection

A live videoconference conducted by Dale Hilton, Director of Teaching & Distance Learning (CMA) and Trustee of
Cleveland Restoration Society.

Wednesday, May 3, 2017
6:30 pm to 7:30 pm
Cleveland Museum of Art Recital Hall
11150 East Boulevard

140 people in attendance – with interest from
Over 200 people!

This program highlighted James Rorimer, who grew up in Cleveland, and participated in the discovery and
rescue of art stockpiled by the Nazis. CMA Director Sherman Lee was also highlighted. Louis Rorimer, son of
James, was on hand to answer questions.

Following the program, participants were given a behind-the-scenes glimpse at the Museum’s
videoconferencing studio, the Museum’s means to extend its reach to schools, libraries and groups of life-long
learners throughout the country and even internationally.
Monuments Men:
The Cleveland Connection

The live videoconference *Monuments Men: The Cleveland Connection* highlights onetime CMA staff members who discovered and rescued art stockpiled by the Nazis. Don't miss the special appearance of Louis Rorimer, son of monuments man James Rorimer, who will answer audience questions. Following the program, take a behind-the-scenes look at the CMA's videoconferencing studio and learn how the museum uses this award-winning initiative to extend its reach to schools, libraries, and groups of lifelong learners throughout the country and the world. Presented by the Cleveland Restoration Society (CRS) and the museum. Admission free, but reservations are recommended; visit clevelandrestoration.org or call Stephanie Allen of CRS at 216-426-3106.

*Monuments Men: The Cleveland Connection* Wed/May 3, 6:30-7:30, Recital Hall.

*Sherman Lee* was a "monuments man" before becoming CMA director.
Ed Asher welcomes CRS members in the grand lobby of The Standard Building

Over 45 CRS members attended the SNOOP! at The Standard Building on Saturday, April 29th. The tour was led by Ed Asher, President, and Kurt Updegraff, Director of Development, Weston Properties with Marc Baniszewski of Sandvick Architects.

CRS members donning hard hats were able to visit the project under construction and see plans for the 200+ apartment building with 1 and 2 bedroom layouts. The tour included a sneak peek at common areas for collaboration including a meeting space with demonstration kitchen and state of the art workout facilities. Visitors also had chance to see a spec apartment fully furnished with sweeping views of the city and waterfront. The upper floors will be divided into four condominiums built to suit with roof top terraces.

Preleasing will begin in May for November 2017 move-in dates.
Write your story
Learn about your neighborhood
Share with your neighbors

What makes a neighborhood?
What makes neighbors?
Info and discussion on neighborhood history
Brief writing activities
Resources for doing your own research

SAT APRIL 22ND
1 - 3 pm
Loganberry Books
13015 Larchmere Blvd

Cindy Washabaugh
Project Director and Facilitator
Mark Souther
CSU's Center for Public History and Digital Humanities

COMMUNITY WRITING WORKSHOPS

Write and share stories of Buckeye-Shaker and your hopes for its future.

SAT APRIL 29TH
12 - 2 pm
Cleveland Public Library Rice Branch
11535 Shaker Blvd

Michael Fleenor
Cleveland Restoration Society

SAT MAY 13TH
2 - 4 pm
Cleveland Public Library Rice Branch
11535 Shaker Blvd

WED MAY 17TH
1 - 3 pm
East End Neighborhood House
2749 Woodhill Rd

READING AND CELEBRATION

SAT JULY 8TH
1 pm - 3 pm
Loganberry Books
13015 Larchmere Blvd

To register for workshops or events go to www.littlecleveland.org
Questions? Email info@littlecleveland.org
or call Cindy Washabaugh: 216-403-5326
# PENDING CAPITAL EXPENDITURES

**SARAH BENEDICT HOUSE**

*Updated as of May 9, 2017*

<table>
<thead>
<tr>
<th>Project</th>
<th>Timing</th>
<th>Cost</th>
<th>Status</th>
</tr>
</thead>
<tbody>
<tr>
<td>Driveway/ Parking lot (Phase 3)</td>
<td>Spring, 2017</td>
<td>$30,000</td>
<td>Quoted; Frank - ICS Construction; 6” on concrete $58K. Asphalt quotes $20-45K. Dona Noel met with Brian Knapp for design of sustainable parking lot. We decided too much cost for the negligible environmental benefit.</td>
</tr>
<tr>
<td>Replacing Sewer line eastside of house</td>
<td>Spring, 2017</td>
<td>$7,400</td>
<td>Drain tiles are damaged in sewer line out to Prospect Ave. Paying $2,100 annually to keep lines clear. ICS Construction. Work to be done on next dry Saturday.</td>
</tr>
<tr>
<td>Regrading Pavers - Northwest corner of house by Bike Rack</td>
<td>Done - Spring 2017</td>
<td>$1,100</td>
<td>Water entering basement due to grading problem. Work done by British Stone.</td>
</tr>
<tr>
<td>Drywall Basement</td>
<td>Fall 2017</td>
<td>$1,500</td>
<td>Pending: Waiting to resolve moisture issues.</td>
</tr>
<tr>
<td>Tuck Pointing Exterior</td>
<td>Spring - Summer 2017</td>
<td>$3,200</td>
<td>Donation? Coon Restoration or other?</td>
</tr>
<tr>
<td>Windows - Exterior Painting &amp; Repair</td>
<td>Spring, 2017</td>
<td>$13,850</td>
<td>Quoted Scalish. Requested a revised quote to include borrowing lift from S. Coon.</td>
</tr>
<tr>
<td>Remove and Replace Landscaping - Sewer line replacement</td>
<td>Spring - Fall 2017</td>
<td>$2,000</td>
<td>Joe DeLauro gave a verbal “ballpark” quote with work with us to keep cost down and save as many plants as possible.</td>
</tr>
<tr>
<td>Repair/replace parts of sprinkler system - Done in conjunction with sewer line replacement.</td>
<td>Spring - Fall 2017</td>
<td>$3,400</td>
<td>Quoted; Naragon Irrigation. Need to turn on System to get detailed quote. Switching companies for better service.</td>
</tr>
<tr>
<td>Exterior Lighting</td>
<td>Fall 2017</td>
<td>$2,482</td>
<td>Quoted American Tech Sys; Install 5 LED security fixtures</td>
</tr>
<tr>
<td>Storm Windows; First &amp; Second Floor</td>
<td>2018</td>
<td>$6,858</td>
<td>Quote 12/14/16; Window Repair Services.</td>
</tr>
<tr>
<td>Contingency</td>
<td>10%</td>
<td>$7,179</td>
<td></td>
</tr>
<tr>
<td><strong>Total Pending</strong></td>
<td></td>
<td><strong>$78,969</strong></td>
<td></td>
</tr>
</tbody>
</table>

## 2016 Capex

<table>
<thead>
<tr>
<th>Project</th>
<th>Timing</th>
<th>Cost</th>
<th>Status</th>
</tr>
</thead>
<tbody>
<tr>
<td>Install Exterior Lighting</td>
<td>Fall 2016</td>
<td>$2,450</td>
<td>Completed; Bob Halper. Restored light fixture donated to CRS installed at rear door to garden.</td>
</tr>
<tr>
<td>HVAC</td>
<td>Oct. 2016</td>
<td>$3,700</td>
<td>Completed; RJ Mechanical</td>
</tr>
<tr>
<td><strong>Total 2016</strong></td>
<td></td>
<td><strong>$6,150</strong></td>
<td>Funded by 2016 Operations</td>
</tr>
</tbody>
</table>

**Total CAPEX Expenditures** $85,119