

1. Project Summary:

[REDACTED], a digital literacy non-profit serving low-income youth in Cleveland, plans to rehabilitate the Historic [REDACTED] Building in the Hough neighborhood of Cleveland, Ohio. Between 2022 and 2023, [REDACTED] will transform the 7,200 square-foot property into a safe, accessible, and well-equipped community hub serving local businesses and entrepreneurs from low-income and minority backgrounds. With the opening of the remodeled building, which will be known as “[REDACTED]”, [REDACTED] will broaden its audience to serve early-career professionals throughout Cleveland with a focus on the surrounding neighborhoods of Hough and Glenville. [REDACTED] will empower community members through affordable space rentals, STEM education, and small business guidance and mentorship.

[REDACTED] has provided educational and social services to Cleveland's immigrant and minority communities since its founding in 1904. In 2017, [REDACTED] purchased the historic property, with plans to complete renovation and open its doors to the local community in 2024. The rehabilitation project will be supervised by Executive Director [REDACTED], with the assistance of a full-time Project Coordinator and Bookkeeper. The project team will dedicate approximately one third of their regular staff hours to the project for one year beginning in early 2022.

Through funding from the National Parks Service's H.E.R. Grant, [REDACTED] will achieve the following rehabilitation goals:

1. Develop conceptual plans that accurately describe all work necessary to complete the project and ensure project compliance with state and federal building regulations.
2. Remove decaying and unusable furniture and building components.
3. Evaluate, repair, and reinforce weakened elements of the building structure.
4. Replace HVAC, plumbing, electrical systems, and install high-speed internet.
5. Create an accessible outdoor parking lot.
6. Add finishes to walls, floors, ceilings, doors, and other surfaces on the building's interior and exterior.

Throughout this process, [REDACTED] will prioritize building safety and strive to preserve the building's original design.

Successful rehabilitation will allow [REDACTED] to offer services and opportunities to thousands of local participants in the Cleveland area each year. Cleveland communities are in dire need of positive programs that offer pathways and resources for economic mobility. [REDACTED] will aim to build on a legacy of providing such services to communities in need. The building's rich history of service to minority communities will be incorporated into [REDACTED]'s programs and services through on-site historical exhibitions and installations. In this manner, [REDACTED] hopes to create meaningful opportunities for underserved Cleveland residents to build a more equitable future while learning about the regional history of social services for the marginalized and disadvantaged.

2. Significance:

Opened in 1904 as the [REDACTED], [REDACTED] was originally a settlement house with a reading room and lunchroom for boys and workmen administered by Anna Edwards and funded by philanthropist Eleanor B. Rainey. Badgley & Nicklas, prominent North American church architects, designed and built the settlement house in a residential Tudor-Revival style. Upon Rainey's death in 1905, the building was renamed the [REDACTED] in her honor.

It is Cleveland's oldest existing settlement house building, preserving considerable information regarding the origins, supporters, personnel and policies of early settlement houses across the U.S. Additionally, the history of [REDACTED] exemplifies the civic and social changes in the City of Cleveland. Its transition in the late 1960s from serving predominantly Irish and Eastern European immigrants, to serving African Americans, illustrates the progression of social welfare being provided to ethnic and minority neighborhoods throughout the 20th century.

From 1904 to 1966 [REDACTED] served as a settlement house providing social services to Irish, eastern, and southern European immigrants. Programs held at [REDACTED] were meant to help immigrants of all ages assimilate to American life and develop into effective citizens. These programs involved helping people learn their rights and responsibilities and helping them exercise them. People learned how to appreciate and communicate with persons of different racial, religious, and social backgrounds. The programs helped people develop a sense of their own dignity and worth. Over the years, activities such as basketball, baseball, bowling, gym, carpentry, music theory, guitar, piano, arts and crafts, sewing, cooking, parenting, modern dance, Head Start, nursery school, and other classes had large attendance.

As a result, [REDACTED] worked closely with families and local institutions such as churches and schools. The Great Depression devastated Cleveland's housing market, and Cleveland lost population during and after WWII due to white flight and suburban covenants enforcing segregation. The population that [REDACTED] served changed from primarily Irish, eastern and southern European immigrants to largely African American residents. From 1950 to 1965, the black population more than doubled from 16.3% to 36.6% of the overall population of Cleveland.

In the 1960s, major repairs and maintenance of the building took place including a new roof, gutters and downspouts, beam repair, painting of the exterior, paving the driveway, sidewalk and steps repair, remodeling and painting of the first and second floor interiors. In 1962, a new garden project was begun with [REDACTED] staff making house-to-house contact in the surrounding neighborhoods providing boxes of flowers and tomato plants to urban youngsters and their parents. Parents helped their children and their neighbor's children with planting in the gardens.

In 1966, [REDACTED] reconfigured its programming to better serve African Americans in the Hough neighborhood and other surrounding communities. The Rainey Institute began providing new activities and programs such as basketball, baseball, carpentry, sewing, cooking, parenting, modern dance, Head Start, nursery school, and many more. That same year, the Cleveland

Music School [REDACTED] became affiliated with [REDACTED] and began instruction in the arts to build character and self-esteem in youth through music, visual art, dance, theater, creative writing, sewing, and violin. After over a century of use, [REDACTED] sold the building in 2011.

In Summer 2020, the Ohio State Historic Preservation Office formally endorsed the nomination of the Historic [REDACTED] Building to the National Register of Historic Places. The National Parks Service typically approves all nominations put forth by State Historic Preservation Offices. The property qualifies for the National Register of Historic Places under Criteria A for association with social development of the community at the level of local historical significance. The period of significance begins in 1904 upon opening of the building and continues for 65 years, ending in 1969 as the [REDACTED] successfully transformed to serve an entirely different population with changing needs.

Barbara Powers, Deputy State Historic Preservation Officer for Inventory & Registration determined that [REDACTED] appeared to qualify for the National Register of Historic Places under Criteria A, for Social History at the Local Level. Deputy Powers stated that the property is "associated with events that have made a significant contribution to the broad patterns of our history for its significant associations with early 20th century social welfare activities serving several Cleveland populations from the early- to mid-twentieth century. Additionally, the property's significance reflects early 20th century women's history in Cleveland for its association with Eleanor B. Rainey and Anna Edwards and their contributions to Cleveland's philanthropic and the development of settlement houses."

As it has been maintained, the building is weathertight and the foundation solid. Although major repairs in the 1960s slightly altered some cosmetic and functional aspects of the building, the original, Tudor-Revival architectural style and foundation remains intact. However, interior and exterior removal, repairs, and replacements will be needed for complete rehabilitation. The rehabilitation process will aim to preserve the original architectural aesthetic.

3. Need/Urgency/Threat:

The original [REDACTED] Building is Cleveland's oldest settlement house, and one of the oldest in the country. Like Chicago, Boston, and New York, Cleveland was an early center of the U.S. settlement house movement. The movement involved a philosophical transition in how poor people and urban problems were viewed. Rather than providing charity and direct material aid to treat the symptoms of society's problems, the settlement house movement sought to eliminate root causes by placing well-educated settlement workers in the midst of depressed areas to teach practical skills and offer classes to meet the educational needs of the destitute. By 1900, there were almost 100 settlement houses in the U.S. and five of them were in Cleveland.

Of the five original settlement houses in Cleveland, the [REDACTED] Building is the only one still standing. The story of the Rainey Institute includes impressionable examples of women-led philanthropy and social reform at a time of social turmoil and transition in industrializing cities

across America. The founding, development, and regenesis of the [Redacted] tells the story of a diverse coalition of extraordinary individuals, and community- and faith-based organizations, which provided crucial assistance to vulnerable communities in Cleveland for more than a century.

In spite of its significance, the [REDACTED] Building has been out of use since 2011, and has not been formally renovated since the 1960s. While the building is structurally sound and decently weathertight, there are many repairs and replacements that have been long overdue, and which, if continually ignored, could pose serious threats to building safety and structural integrity. For instance, one of the staircases in the building is in unusable condition and needs significant repairs, while the exterior fire stairs need to be evaluated for safety. The chimney also needs evaluation and repair. Additionally, several parts of the wall, floors, ceilings, windows, and wooden foundation need significant repair, replacements, and new finishes. All mechanical, heating, ventilation, and air conditioning equipment, electrical service and distributions, and plumbing systems are in need of replacement and reconstruction. Finally, the building does not currently have accessible parking.

By addressing these fundamental issues, [REDACTED] will be able to safely operate its programs in the building. With each day that passes, disuse and decay threaten to compromise the building's integrity. Without access to information regarding the rich history of the building, local residents are becoming less aware of the history of social service and community organizing in Cleveland. [Redacted] seeks to protect and preserve this unique legacy by making the space both useful and accessible to local community members from all backgrounds.

In line with this mission, [REDACTED] aims to reach out to local individuals and start-ups that are seeking business and technology education and services, but are not able to access it due to physical location and/or lack of income. The need for educational and economic opportunities in Cleveland is evident from recent public data. According to the 2010 Census, Roughly 1 out of 3 Cleveland residents are living in poverty, and only 13% of residents hold a Bachelor's degree or higher. Although studies show that STEM and business skills will generate the most economic value in the decades to come, the recent influx of resources and capital into STEM and business education has largely benefitted students from high-income backgrounds. People of color are also historically under-represented among leaders and executives in STEM and business. To mitigate these growing racial and wealth-based disparities, [REDACTED] seeks to provide resources and programs to empower entrepreneurs from under-represented backgrounds, and help create sustainable economic change throughout Cleveland's low-income and minority neighborhoods.

4. Feasibility:

In 2018, the D.H. Ellison Company performed a building assessment and rehabilitation recommendation study of the [REDACTED] Building. The wood frame building supported by supplemental steel beams is four stories in total. One primary wooden staircase serves each floor. One flight of the stairs has sustained severe damage with broken nosings, stringers, and

balusters. There are two metal fire escapes on the second and third floors that should be inspected for function and evaluated by the Fire Prevention Bureau.

As it has been maintained, the building is weathertight and foundation solid. However, all mechanical, heating, ventilation, and air conditioning equipment, electrical service and distributions, and plumbing systems are all in need of replacement and reconstruction. The front porch roof structure, columns, and railings appear to be original and in serviceable condition while the porch floor system, front steps, and hand railings must be rebuilt.

On the exterior, some woodwork and plasterwork will need to be repaired or replaced in-kind and then repainted. Flashings, missing trim pieces, and all rotted or damaged wall sheathing should be replaced as well. The original windows and roof were replaced during a renovation in the 1960s. The aluminum and vinyl windows should be replaced in-kind with replicas of the few remaining multi-paned wooden double-hung windows. The current roof is functional, but the flat portion of the roof, ridge, valley and edge flashings, gutters, and downspouts all need to be replaced. The brick chimney must be evaluated, repaired, cleaned, tuck-pointed, and re-flashed. All missing or damaged interior finishes must be replaced.

These tasks will be necessary to ensure building safety and compliance with state and federal regulations. The project will commence with the removal of unusable parts, and the creation of renovation concept plans in January 2022, in collaboration with the D.H. Ellison Company. D.H. Ellison will support [REDACTED] in aligning rehabilitation to safety and compliance regulations, and will re-evaluate the costs associated with the project. The current cost estimates have also been produced by D.H. Ellison, and have been confirmed as reasonable and fair based on prevalent market and industry prices.

At present, [REDACTED] is undertaking a robust fundraising initiative to commission conceptual plans for the rehabilitation of the [REDACTED] Building and subsequent construction and project management costs. [REDACTED] will fund this initial work through in-kind donations from Board Members and other community supporters. If [REDACTED] is awarded a H.E.R. Grant from the National Park Service, it will begin safety/compliance evaluations and other preparatory activities in June 2022. The majority of the construction and renovation work will take place from June 2022 to March 2023, in periods of two months, each with clear and measurable work objectives.

While most initial activities in early 2022 can be self-funded through board contributions and in-kind donations of staff time, the [REDACTED] Board of Directors and community will seek to raise \$190,000 off additional funding to sustain this project through early 2023. [REDACTED]'s leadership network spans many industries, including social justice organizations, schools and educational institutions, and religious organizations; it will fully leverage the support of this network in bringing [REDACTED] to fruition. Furthermore, in Spring 2022, [REDACTED] will submit an application to Round 28 of the Ohio Historic Preservation Tax Credit Program, which provides up to 25% of dollar-for-dollar tax credits for qualified rehabilitation expenses. We

estimate that this will provide at least \$150,000 of income tax relief for [REDACTED] in the future, increasing our financial capacity to invest in the building.

The rehabilitation project will be supervised by Executive Director [REDACTED], with the assistance of a full-time Project Coordinator and Bookkeeper. [REDACTED] is the Founder and Director of [REDACTED], Inc. [REDACTED] has held [REDACTED] workshops for kids about the fundamentals of online safety, privacy, and digital literacy throughout Cleveland since 2010. In 2017, Drake spearheaded the expansion of [REDACTED] and acquisition of the [REDACTED] to be converted to the inaugural [REDACTED] Resource Center. He also holds a Bachelor of General Studies in Business and Philosophy from Ohio University.

5. Sustainability:

Through the successful rehabilitation of the Historic [REDACTED] Building, [REDACTED] seeks to achieve the following long-term goals:

1. Preserve the architecture and history of the [REDACTED] Building, particularly that of the early settlement communities and the social movements that rose out of them.
2. Increase access to affordable co-working space and small business resources for low-income and minority entrepreneurs in Cleveland.
3. Catalyze revitalization projects in the neighborhood by creating local business value and responding to community demand.

We believe that this project is urgent and necessary to protect both the past and the future of Cleveland's most vulnerable communities. [REDACTED] will strive to be a space that creates a culture of community, mentorship, and giving back, and will rely on community support to sustain its operations. A successful rehabilitation of the building is the first step in allowing the community to access and interact with the space once again, and rallying the needed support to continue repurposing it.

To this end, [REDACTED] will prioritize maintenance of the building after completion of grant work. Project leaders will continue to equip, beautify, and re-imagine the space and all the potential it holds for the local community. Future plans for the building include a basement kitchen, office spaces, classrooms, conference rooms, educational exhibits, and a gym. Spaces and facilities such as these would be invaluable for the surrounding neighborhoods and communities.

Through this project, [REDACTED] hopes to catalyze a broader movement for historic preservation and economic revitalization throughout Cleveland. By showing that these two goals are not mutually exclusive, [REDACTED] hopes to empower local individuals and businesses to similarly embrace their past and future. This process is intertwined with the struggle for equality, as low-income and minority communities in Cleveland continue to face systematic marginalization and exclusion, both socially and economically. [REDACTED] will seek to educate the local community about the legacy of public service provision in Cleveland, while raising awareness

about inequitable systems of the present. Most importantly, it will give the local community a space to learn, share resources, and organize around solving these challenges.

In order to ensure that [REDACTED] is prepared for long-term success, [REDACTED] will use several different income streams to cover program and building costs:

1. **Grants and Donations (50%):** [REDACTED] will leverage its strong local network to secure a solid base of recurring donors. It will also seek grant funding to expand its educational and mentorship program offerings.
2. **Rental Income (40%):** [REDACTED] aims to build a reliable stream of earned income through its affordable co-working space rental program.
3. **Tax Credits and Other Sources (10%):** [REDACTED] is planning to apply to Round 28 of the Ohio Historic Preservation Tax Credit Program. If awarded, [REDACTED] will receive an estimated \$150,000 in dollar-for-dollar tax credits. After Tax Credits have been used, [REDACTED] will consider offering a limited selection of flexibly-priced small business services to replace lost income.

By diversifying its income streams, [REDACTED] aims to ensure that [REDACTED] builds a solid financial foundation for future operations.

6. Timeline:

- **January 1 - March 31, 2022:** Conceptual plans are created, evaluated, and approved by the Board of Directors in collaboration with the contracted architectural firm.
- **April 1 - May 31, 2022:** Unusable furniture and building components are removed.
- **June 1 - July 31, 2022:** Safety and compliance evaluations are completed.
- **August 1 - September 31, 2022:** HVAC, electrical, and plumbing systems are replaced, and high-speed internet is installed.
- **October 1 - November 30, 2022:** Porch, chimney, stairs, roof, and other weakened structures are fully repaired.
- **December 1, 2022 - January 31, 2023:** All building openings are weather-sealed and surfaces are repaired and/or re-finished.
- **February 1, 2023 - March 1, 2023:** Outdoor parking lot is finished.