

# SHAKER SQUARE AREA DEVELOPMENT CORPORATION - SHAD

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# the SHAD Connection

FALL 2023

FOR THE PEOPLE WHO LIVE, WORK AND SHOP IN THE SHAKER SQUARE AREA

Vol. 45 No. 5

Nonprofit Org  
Presorted Standard  
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Cleveland, OH  
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## Morelands Group Festival and Resource Fair

Saturday, Sept. 23

The third annual event is moving to a new location, on the south lawn of Shaker Square, from 1 to 4 p.m. Enjoy free picnic food, music and entertainment, children's activities, and door prizes, and visit information tables offering supportive resources for tenants. *For details, email [morelandsgroup@gmail.com](mailto:morelandsgroup@gmail.com)*



## BBC and CNP reception

Thursday, Sept. 28

Join Cleveland Neighborhood Progress (CNP) and Burten Bell Carr Development Inc. (BBC) for a reception supporting the future of Shaker Square. The event supports a community visioning process providing a blueprint for the Square's next owner, including signage, ongoing programming, placemaking (playscape, murals, holiday lighting) and landscaping. Doors open at 5:30 p.m., and the program begins at 6:30 p.m. at Edwins Too, 13220 Shaker Square. Tickets start at \$250 for individuals; \$1,000 for the Storefront Level; \$2,500 for the Canopy Level; \$5,000 for the Quadrant Level; and \$10,000 for the Square Level. *Contact Karen Connavino at 216.534.3343 or [karen@balodisgroup.com](mailto:karen@balodisgroup.com). Or make donations here: [tinyurl.com/7efvhpz](http://tinyurl.com/7efvhpz).*

## SHAD's Pancake Breakfast

Saturday, Oct. 14

You'll flip over the delicious pancakes at SHAD's fundraising event, 9 a.m. to noon at Cummins Hall of Our Lady of Peace Church, East 126th Street and Shaker Boulevard. *For more details or to volunteer, email [info@shad.org](mailto:info@shad.org). And don't forget to like SHAD on Facebook.*



## New owner takes on repairs of apartments

By Thomas Jewell

The new owner of three former Montlack Realty-affiliated apartment complexes in Shaker Heights continued repairs over the summer after assuming more than 1,400 point-of-sale violations on the properties.

The buildings, with 186 total units, sold in June for nearly \$9.7 million to "entities controlled by" Erie, Pa., investor Jason Pero, with just over \$1.2 million deposited in escrow for needed work, much of that due to "deferred maintenance" in recent years.

Closing on the properties came around the time Shaker Heights Municipal Court fined the previous ownership at least \$30,000 for some of those ongoing city housing code violations.

*Those buildings are:*

- Kemper Place at 2515-25 Kemper Road, sold for nearly \$4.5 million, previously owned by Kirt Montlack LTD.
- The Ambassador at 13700 Fairhill Road, which sold for \$4 million, previously owned by Montlack Fairhill Kemper LTD.
- The 15-unit Kemper Manor, 2501 Kemper Road, \$1.2 million, previously owned by Montlack Fairhill Kemper.

To allow for corrections to still be made, Judge Anne Walton Keller stayed the imposition of another \$10,000 fine on each of two other buildings that Montlack Realty-affiliated companies were still selling.

Keller imposed another \$5,000 fine in March against Kirt Montlack LTD for ongoing elevator breakdowns in the two five-story towers at Kemper Place—both passenger and freight.

*See New owner takes on repairs of apartments, page 9*

## PorchFest packs them in, as music spreads Larchmere love



Photo by Chris Ball

*Folk music artist Kabrin performs on an East 127th Street porch during Larchmere PorchFest on June 24. See story on Page 7.*

## The Residences

# Residences lawsuit heads back to Housing Court

By Thomas Jewell

City officials and local housing advocates celebrated recently as U.S. District Judge Charles Fleming sent The Residences at Shaker Square public nuisance lawsuit back to Cleveland Municipal Housing Court.

The ruling came Aug. 3 after the owners of the apartment buildings – The Residences, 12701 Shaker Blvd. and their companion building, The Vista, 12600 Shaker Blvd. – filed in late March to have the case transferred to federal court jurisdiction.

"This tactic effectively delayed the case until the federal court ruled on the city's motion to remand," said Cleveland Law Director Mark D. Griffin. "Thanks to today's decision, the city can now prosecute this case aggressively."

In his ruling, Fleming wrote that defendants may remove any civil action over which federal courts have original jurisdiction.

"If a district court determines that it lacks subject matter jurisdiction, however, the court must remand the case," Fleming reasoned.

The order also mentioned the city's allegations that the landlords performed no due diligence on the property before purchasing it and have since collected rents exceeding \$150,000 a month.

At the same time, The Residences owners owed \$102,000 in property taxes and failed to pay more than \$100,000 in water, sewer and electric utilities.

"The buildings were in such terrible condition that the city took the aggressive step of asking Cleveland Housing Court to take away control

of the buildings from the owners and to place control with a court-appointed receiver," Griffin said.

The city also notified the owners of 70 to 107 code violations as well as lack of heat, pest infestation, lack of handicapped access, inoperable smoke alarms and fire suppression, daily flooding in the laundry room and deceptive changes to rent and lease terms, among others, Fleming writes.

Former Cleveland Councilman Jay Westbrook, now a Shaker Square resident and member of the Morelands Group housing advocacy organization, cited other issues like leaking roofs, absence of utilities, and broken elevators forcing people to walk up as many as eight flights of stairs.

*See The Residences page 6*

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## In Memoriam



Carole Grady, SHAD's past administrator and bookkeeper

## Carole Grady

It is with great sadness that we report the passing of **Carole Grady**, SHAD's past administrator and bookkeeper, on July 29. Carole is survived by her children, David, Kathleen and Kevin, daughter-in-law Ranee, and grandsons Sean and Tyler.

Carole was an ardent supporter of SHAD for many years, beginning in its formative years as Friends of Shaker Square. She worked on the production of Shaker Square's community newspaper (*the Connection*), the Apartment Hunters Guide, the Very Square Affair, and many projects as a staff person and as a volunteer before moving away from Cleveland. Carole cared so much for Shaker Square and SHAD that she returned to work at SHAD for her last six years of employment, retiring in February 2022. Sadly, her health began a rapid decline shortly after her retirement.

We will miss this kind, remarkable and dedicated friend.

## Advertise!

### The SHAD Connection Deadlines Winter Issue

For advertising rate and ad size information and media kit go to [shad.org](http://shad.org) or email [jgdalessandro@gmail.com](mailto:jgdalessandro@gmail.com).

Reserve ad space for **the SHAD Connection** Winter issue covering December, January and February by **October 2**. Ad artwork is due no later than: **October 23**.

Send artwork to Jim at [jgdalessandro@gmail.com](mailto:jgdalessandro@gmail.com).

**Your ads support and serve your local communities!**

## Join Shaker Square Area Development Corp.

Your support sustains, maintains, improves & grows our neighborhoods!

TO LEARN MORE  
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To become a member, call 216.421.2100 or go to [shad.org](http://shad.org).

### YOUR MEMBERSHIP IN SHAD:

- Maintains our charming, artistic, accessible residential community
  - Preserves this architectural gem
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- ### MEMBER BENEFITS
- Tax deductible membership fees
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  - Special discounts from participating local merchants listed here in Neighborhood Shopping Savings



### SHAD MISSION STATEMENT

To provide the Shaker Square area with the leadership needed to re-imagine and foster well-maintained, diverse and vibrant neighborhoods.

### NEIGHBORHOODS COMMERCIAL DISTRICTS

- |   |   |
|---|---|
| <ul style="list-style-type: none"> <li>• Apartment Corridor</li> <li>• CHALK</li> <li>• Drexmore/Chadbourne</li> <li>• Historic Shaker Square</li> <li>• Larchmere</li> <li>• Ludlow</li> </ul> | <ul style="list-style-type: none"> <li>• Shaker Square</li> <li>• Larchmere Blvd.</li> <li>• Van Aken Plaza</li> <li>• Shaker Boulevard West</li> </ul> |
|---|---|

### SHAKER SQUARE AREA DEVELOPMENT CORPORATION

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Brian Siggers  
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Karen Nelson  
Harriet Niles  
Mary Norris-Pack  
Theresa Pollard  
Emma Visnic

**The SHAD Connection** is a free, non-profit tabloid-size newspaper published by Shaker Square Area Development Corporation four times a year in September, November, March, and June. Circulation: 6,500 per issue and online at [shad.org](http://shad.org)

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### THE SHAD CONNECTION

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## Amos Norwood Mini-Park and the Larry Manno Memorial Rose Garden



Photos by Chris Ball

Amos Norwood Mini-Park and the Larry Manno Memorial Rose Garden

Thanks to a generous gift from the George W. Codrington Charitable Foundation, due to the effort of Robyn Minter Smyers and some much-needed initial seed money from Tom O'Brien of Neighborhood Connections, the East 128th Street Block Club Association undertook a complete restoration and upgrade of the Amos Norwood Mini-Park and the Larry Manno Memorial Rose Garden. Michael Supler, President of New Vista Enterprise, designed the makeover of the mini-park.

# Summer Square



Miniature golf, face-painting and free crafts were some of the family-friendly attractions July 15 at Shaker Square's Summer in the Square event.

## SHAD 46th Annual Meeting

# Update includes website, sidewalks, survey, and a surprise grant

By Jason Novak

The Shaker Square Area Development Corporation (SHAD) board and a dozen SHAD members braved thunderstorms and gusts of wind July 20 to hold their 46th Annual Meeting at Our Lady of Peace's Cummins Hall. After a short delay to let people arrive safely, SHAD Board President Mary Ann Kovach commenced the meeting.

After thanking members for attending ("You are all like the USPS: No weather can stop you," she joked) and introducing the Board of Trustees, Kovach handed the reins to Trustee Janine Rybka to announce the nominees for the board for the term ending in 2026. Theresa Pollard Hughley from the Larchmere neighborhood will continue to serve as a trustee for her third term, and Karen Nelson of the Shaker Boulevard corridor was nominated to her first term.

Kovach then delivered her President's Report for 2023.

### Gratitude and Remembrances

Kovach acknowledged the *SHAD Connection* for its work in keeping readers up-to-date with the goings on of the Shaker Square area, especially Donna Cornett's diligent proofreading. She also thanked Burton Bell Carr for helping to shape the future of Shaker Square and remembered Lynne Alfred, Anthony Troia, and Joanna Van Oosterhout, board members who passed away recently.

### Digital Presence

SHAD's website was rebuilt with a new host in 2021. While the board had hoped this website would be a new start for their digital presence, the hosting service didn't offer support that was needed. Recently, however, the site moved to a new host, Media Schmedia LLC, which has been very helpful and supportive.

Cleveland Public Library continues to digitize past issues of the *SHAD Connection*. The project, which was started at the behest of SHAD trustee and Lee-Harvard Library Branch Manager Kristen Schmidt, aims to digitize more than 100

issues of the *Connection*, dating back to October 1977. SHAD volunteers are doing the work at the library's main branch, managed by digital strategist Chatham Ewing.

### Advocacy

SHAD, with the help of architect and former SHAD board member Steven Smrdel, the city of Cleveland, and community advocates has gotten the Drexmore/South Moreland sidewalk project onto the city's agenda after years of advocating for it. The sidewalk will start at the intersection and give pedestrians a safe path behind Dave's Market. The sidewalk is now included in the current improvements for South Moreland. While some have expressed concern over the removal of trees, Kovach said new trees will be planted where possible near the sidewalk once work is done.

### Benjamin Rose Project

Much of the Larchmere neighborhood will participate in The Benjamin Rose Institute on Aging's Naturally Occurring Retirement Community (NORC) Project. Benjamin Rose will survey the community to see if its aging residents' needs are being met and to identify where services could be improved. The goal is to partner with services and businesses to make the area

more livable for older adults, though all improvements ultimately help everyone in the community, both in and around Larchmere.

### Breathing New Life

While activities around Shaker Square took a downturn during the pandemic, SHAD has been instrumental in revitalizing the Square. In December, the Shaker Square Holiday Festival relaunched, with candy canes for kids and Santa Claus making an appearance. SHAD has also partnered with the Cleveland International Film Festival to help promote its programming downtown and at the Square. SHAD will continue to use the *SHAD Connection* and its Facebook page to promote these and other events around the Square.

### St. Luke's Foundation Award

In honor of its 25-year anniversary, St. Luke's Foundation awarded \$25,000 grants to local organizations. SHAD received one of these prizes for its work connecting the community. The award was a surprise, as SHAD did not apply for it but instead was nominated by community members. SHAD will use the grant for general operations and to support the *SHAD Connection*.

See Update includes website, sidewalks, survey, and a surprise grant page 9

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# Heard Around the Square

by Margaret Simon



*New faces in very Square places.* Welcome to **Krista Albertins**, a University of Michigan grad who is the new Education



& Outreach Manager at the Shaker Historical Society; **Lyndsey Brennan**, a Kent State University grad, is the new Communications and Marketing Manager at Shaker Library.

**Elizabeth Berkeley** is the Interim Executive Director of the Doan Brook Watershed Partnership. Having grown up in Cleveland Heights and Shaker Heights, she is excited to play a role in the health and well-being of people and wildlife in the Doan Brook ecosystem.

**Jolyn B. Parker** is the new Director of Leadership Cleveland. This program empowers recognized leaders to increase and advance their positive impact on Cleveland. The nonprofit executive and board member grew up in Cleveland's Mount Pleasant neighborhood. The Shaker Heights High School graduate was a 1992 inductee into the school's Hall of Fame.



Congratulations to Shaker Library trustee **Tenille Kaus**, Director of Diversity, Equity, Inclusion, and Advancement for The Legal Aid Society of

Cleveland, who has been selected for Leadership Cleveland's Class of 2024 along with other very square leaders including **Terry Billups**, Chief General Counsel for the Cuyahoga Metropolitan Housing Authority; **Celina Cunanan**, Chief Diversity, Equity & Belonging Office of University Hospitals; **Leah Epstein**, VP, Engagement of MAGNET: The Manufacturing Advocacy & Growth Network; **Lisa Farmer Cole**, Chief of Schools for Cleveland Metropolitan School District; and **Andrew Medvedev**, Co-Dean of the Weatherhead School of Management at Case Western Reserve University. These talented leaders are among more

than 60 senior-level public, private, and nonprofit leaders.

Happy 20th relo anniversary to **Loganberry Books**. Established in November 1994 by Harriett Logan, the bookstore initially shared space with DeDe Moore Oriental Rugs. However, in 2003, it tripled its space by moving into its current building at 13015 Larchmere Boulevard. Please stop by the store's **Author Alley** at noon Saturday, Sept. 9, for its Children's and Illustrated Lit Showcase featuring a variety of talented children's authors and illustrators. Then come back at 7 p.m. Thursday, Sept. 21, to meet artist **Lisa Meek**, who creates botanical sculptures from the pages of books. Her bibliography has captivated gardeners, art lovers, conservationists, and book lovers.

Hats off to **Celeste Ng**, the 2023 Ohioana Book Award winner, for her fiction, **Our Missing Hearts**. The awards ceremony will be 6 p.m. Thursday, Sept. 21, in the atrium of the Ohio Statehouse in Columbus. First given in 1942, the Ohioana Book Awards are the second oldest and among the most prestigious state literary prizes. Nearly every prominent writer from Ohio in the past 80 years, from James Thurber to Toni Morrison, has been honored. The Shaker grad now lives in Boston and can add that feather to her literary cap.

Best wishes to **Alex Antolino** and **Julia Sames** who tied the knot June 10. The couple resides in Chicago. Proud parents are Onaway's **Dominic** and **Debra Antolino**, who operates Debra Antolino Interiors, a full-service residential interior design firm in Shaker Heights.

Shaker and OSU grad **Corey Morrison** completed his doctorate in Urban Education Leadership from the University of Illinois at Chicago. He is now the Director of Mathematics for the City of Chicago Public Schools. The award-winning wrestler is helping the next generation wrestle with math problems.

Shaker grad, Ph.D. senior lecturer at the University of Maryland, and Fulbright Scholar **Jennie Wallace** will add the title of Mom to her list of accomplishments Sept. 9. Proud grandparents are Southington's **Jan** and **Byron Wallace**.

Please help to support the men and women at **EDWINS Leadership & Restaurant Institute** as they embark on their culinary careers. Sign up to compete in the 8th annual EDWINS Run for Re-Entry at 9 a.m. Sunday, Oct. 22.

Some class acts! Shaker Schools librarians **Kristen Roope** and **Debra Quarles** will be honored with the 2023 Ohio Educational Library Media Association (OELMA) awards. Roope won the OELMA/Ross J. Todd Collaborative School Library Award for Genius Hour at Boulevard Elementary School. Shaker Middle School's **Quarles** won the OELMA/Follett School Solutions Outstanding School Librarian Award! They will receive their awards at the OELMA Conference in October. Meanwhile, **Quarles** has taken a job as a librarian at Cuyahoga Community College. May the source be with her.

*Fests and Feasts abound this season.* Join the **Shaker Historical Society** from noon to 4 p.m. Saturday, Oct. 7, for its family-friendly, free fall AppleFest.

**Our Lady of Peace** celebrates its Parish Founding on Sunday, Sept. 10, when it marks the 100th anniversary of the OLP School, officially blesses its new Schantz Pipe Organ and holds a parish picnic.

The Shaker Lakes Parklands will be teeming with runners and hikers of all ages Sunday, Sept. 17, when the **Nature Center at Shaker Lakes** sponsors its annual **Hike & Run event**. Visit the Nature Center's website, shakerlakes.org, for details.

In public library news, **Friends of the Shaker Library** will hold its Fall Book Sale from Oct. 4 to 8 on the Main Library's second floor. The friendly, library-loving group welcomes volunteers to book some time to help set up and staff the sale. Interested bibliophiles can email Friends' president **Julie Mizener** at juliemizener@gmail.com.

*Retired of it all.* After 25 years of dedicated service to the Shaker Schools, **Bryan Christman** has retired as its treasurer. Shaker Library's longtime HR Manager, **Kim Cullers**, has closed the books on her years at the library. Shaker Heights Sports Facilities and Thornton Park Manager **Bill Murray** has retired after 37 years with the city. Mazel tov to

**Sue Koletsky**, who retired after 25 years as Temple Museum Director for The Temple-Tifereth Israel.

*Author! Author!* Shaker Library invites readers to meet writers. Wednesday evening, Sept. 6, former Warren Commission lawyer Burt Griffin will discuss his book **JFK, Oswald, and Ruby: Politics, Prejudice, and Truth**. Tuesday evening, Oct. 10, **Warren Perrin** will discuss his book **The Weight of History, the Power of Apology: Remembering Lifter David Berger 50 Years after the Munich Olympics**. David Berger's family created a scholarship in his name, awarded each year to the best Shaker student-athlete, and endowed a similar scholarship at Tulane University.

*Add vibrant veggies / And some creative wordplay / Vegan Saturday* Looking for vegetarian or vegan eating? Try Carol's and Koko's **Convenient Vegan** on Larchmere. They have some yummy, healthy eating. In July, they teamed up with Lake Erie Ink for a creative writing workshop on the poetry of vegetables. Attendees learned about healthy and sustainable eating and wrote a haiku or two!

African American Quilt and Doll Guild member **Gloria Kellon** has arranged for another display of the group's art quilts on various subjects at Shaker Library from Nov. 6 through Dec. 22, with an opening reception set for 2 p.m. Saturday, Nov. 11.

*By George!* I am pleased to announce that **Nick** and **Katie Simon** have another son. **George William** arrived June 12 and joined his big brother, Jack. Kudos to Cleveland



Arts Prize winners **Susan Braham Koletsky**, who will receive the Robert P. Bergman Prize, and **Joseph and Nancy Keithley** who will receive the Barbara S. Robinson Prize, at the awards ceremony Thursday, Oct. 26, at The Cleveland Museum of Art.

As summer ends and the weather cools, enjoy a stroll around the Square and keep your ears open for me.

*Email news items to heardaroundthesquare@gmail.com*

## Burten Bell Carr

# One year later: Shaker Square plans are starting to take shape

By Thomas Jewell

One year into the city of Cleveland-assisted rescue of Shaker Square from potential foreclosure, the nonprofit owners continue shoring up the historic landmark while creating a vision for the future.

That involves "cueing up for the next long-term owner" with the first comprehensive plan in decades for the commercial, residential and transportation hub that opened in 1929, Burten Bell Carr (BBC) Executive Director Joy Johnson said.

Speaking to the Shaker Square Alliance on Aug. 3, Johnson said the nonprofit ownership tandem of BBC and Cleveland Neighborhood Progress (CNP) received eight responses to a request for proposals (RFP) on a community vision plan.

The plan will take into account physical space and layout, building on a 2019 "green space" study that was set aside over concerns about a proposal to seal off Shaker Boulevard, as well as the court-appointed receivership that ensued in early 2021.

A retail component includes viable tenants as well as consideration of signage, landscaping, and even colors.

The owners are putting together a steering committee of stakeholders and community members to provide individual reviews of the RFPs.

Bianca Butts, former BBC director of neighborhood planning, said earlier that the anticipated 10-month "cohesive" community plan could be underway by the end of the year.

First, the community engagement process will sort through the RFPs with "dream team combinations" of

*See One year later: Shaker Square plans are starting to take shape page 5*

The vision for the future involves "cueing up for the next long-term owner" with the first comprehensive plan in decades.

- Joy Johnson, executive director, Burten Bell Carr

## Horseshoe Lake

# Friends of Horseshoe Lake appeals judge's dismissal of lawsuits

By Thomas Jewell

Still seeking an injunction against plans to remove an aging dam, the Friends of Horseshoe Lake (FOHL) appealed a judge's dismissal of lawsuits filed against the cities of Cleveland Heights and Shaker Heights.

Attorneys for FOHL filed the action with the Ohio Eighth District Court of Appeals on July 25, two days after Cuyahoga County Common Pleas Judge Nancy Margaret Russo granted the cities' joint motion to dismiss the case.

In between, Shaker Heights Mayor David Weiss and Cleveland Heights Mayor Kahlil Seren issued a joint statement.

"We are gratified to learn of Judge Russo's decision to grant our motion to dismiss this lawsuit," they said July 24. "Our focus has always been on safety, and the recent extreme storms and flash

flooding remind us of the importance of good stormwater management."

The lake has been drained since 2018 on orders from the Ohio Department of Natural Resources after inspectors found a small sinkhole along the stone and earthen dam, first built in 1852 by the original Shakers.

This in turn led to the discovery of much larger voids underneath where structural support had washed away.

The Northeast Ohio Regional Sewer District (NEORS) had earlier plans to repair the Horseshoe Lake dam, came back in mid-2021, announcing it was in "failure mode" and offering to pay \$14 million to remove the dam and restore two Doan Brook tributaries through an expanded 60-acre park.

That led to a year of consultants' preliminary design work that wrapped up over the summer, as well as plans for community engagement on another \$14 million project -- also at no initial cost to either city, barring further "amenities" -- to dredge Lower Shaker Lake and refortify that dam.

"As the landscape architects and engineers enter the detailed design phase for restoring the branches of the Doan Brook and constructing new trails, we look forward to enjoying these parklands in new ways," the joint statement from Seren and Weiss concluded.

Through their attorneys, Diane Calta and Anthony Coyne, members of the nonprofit FOHL contend that both cities are in violation of their respective long-term leases with the city of Cleveland, which owns the Shaker parklands.

"The current state of the dam is due in large part to the cities' neglect and deferred maintenance," Coyne said in a press release. "Now, they are going back on the terms of their lease and saying that we have to destroy the Horseshoe Lake to make it safe again. This is not true."

Coyne pointed to an earlier proposal put forth after FOHL commissioned the geo-technical engineering firm TRC to design a cost-effective, safe and environmentally sound alternative that preserves a smaller version of Horseshoe Lake.

"We don't have to pick between safety and keeping the Horseshoe Lake -- these choices aren't mutually exclusive," Coyne said. "We look forward to arguing our case

in the appellate court and continuing to pursue our separate lawsuit against the NEORS."

That new case was filed in Common Pleas Court two days before Russo found "no legal basis" for the "taxpayer action" lawsuits against Shaker and Cleveland Heights and dismissed them.

Sewer district officials issued a statement regarding their lawsuit, with a month to respond to the court as of July 22.

"Safety is our top priority, and this is a failing Class I dam," NEORS Business Strategy Manager Jennifer Elting said. "We have been working in partnership with our member communities (and stakeholders in the pre-design process) to alleviate this failing dam by removing it and restoring Doan Brook to a natural state."

Elting also cited a \$500,000 "quick fix" undertaken earlier by Shaker Heights to handle any potential "overtopping" of the dam in heavy storms, a temporary measure for which the city was reimbursed through the sewer district.

"The emergency breach by Shaker Heights last spring helps, but the earthen structure remains a risk to people and property, including a probable loss of life if the dam were to fail," Elting said.

**"We don't have to pick between safety and keeping the Horseshoe Lake--these choices aren't mutually exclusive."  
- FOHL attorney Anthony Coyne**



The Friends of Horseshoe Lake are appealing a recent court ruling.



The legal battle over the fate of Horseshoe Lake continues.

## One year later: Shaker Square plans are starting to take shape

Continued from page 4

architects, retail consultants and community members, Johnson said.

Engagement opportunities and individual reviews of the proposals can include "different levels of commitment," such as hosting home conversations and serving as project ambassadors, with more information available on the new Shaker Square website at shakersquare.com.

As for ongoing work around the square, CNP and BBC have already raised \$5 million toward a capital needs assessment that could become twice that amount.

As of early August, the Square's construction manager lined up masonry work for two of the four "quads" that are home to Dave's Market (also getting other facade work done) and the Atlas Cinemas, and across the way, CVS, the vacant Biggby Coffee (formerly Dewey's) and Zanzibar, the popular restaurant that will be back under original management.

"The roofing contractors should be done before the snow falls," Johnson said, with additional light poles and LED

bulbs going into the Square, and the rear parking lots with paving also underway.

Although unfamiliar with the specific tenants, Johnson said they had two new leases signed as well as four renewed, for both offices and storefronts. Meetings with merchants were also scheduled into early September.

"We were also so close with a replacement for the coffee shop, but that particular merchant decided not to expand," Johnson told the Alliance. "We were looking at a combination breakfast place, but now it's just a coffee shop, and it's a priority."



Work continues on the façade of Dave's Market on Shaker Square.



# The Residences *Continued from page 1*

“The owners don’t seem to have the funds to repair broken elevators,” Westbrook said. “But they have the money to pay high-priced attorneys to rob people of their rights to be heard.”

Calling Fleming’s ruling a big victory for the city and surrounding neighborhoods, Westbrook said the case has been “sent back to where it belongs: Cleveland Municipal Housing Court.”

Griffin says the ruling will make landlords “less inclined in the future to

copy this desperate—and failed—tactic.”

He pointed out that Cleveland Ward 4 Councilwoman Deborah Gray

“personally traveled to New York City” to meet with the out-of-state ownership, while Council President Blaine Griffin also led the fight to support the residents’ rights.

“Both made sure that the owners understood the commitment to protecting the health and safety of the residents,” Mark Griffin said.

He also thanked

the city’s outside counsel, David Douglass & Associates, “for their effective representation in this matter.”

**“The owners don’t seem to have the funds to repair broken elevators. But they have the money to pay high-priced attorneys to rob people of their rights to be heard.”**  
**– Jay Westbrook, Shaker Square resident**



Photo by Chris Ball

A public nuisance lawsuit involving The Residences is heading back to Cleveland Housing Court.

## Larchmere Homes

# 30 new affordable lease-purchase homes are nearing completion

By Lee Chilcote, The Land

When viewed from the sidewalk, the single-family home on Buckingham Avenue in Cleveland’s Buckeye-Shaker Square neighborhood looks comparable to other newly built homes springing up across the city, many of which sell for more than \$300,000. Yet this one is different. It’s part of a lease-purchase program that’s helping to bolster homeownership in the city of Cleveland.

Even though one can imagine homebuyers or renters clamoring over the home’s well-designed exterior, open floor plan, and broad, open front porch that’s perfect for sitting, entertaining, or cooling off, this is no ordinary home. With its full basement, three bedrooms and one-and-a-half baths, it may not look like the stereotypical notion of affordable housing – squat, bunker-like brick buildings

that are separate from the surrounding community. That’s exactly the point of this and other houses in the Larchmere Homes program. Residents here pay just \$760 per month – an affordable amount – but they’re integrated into the community.

The new home off of East 121st Street north of Shaker Boulevard is part of the nonprofit CHN (Cleveland Housing Network) Housing Partners’ lease-purchase program. Thanks to funding from Low-Income Housing Tax Credits (LIHTC) from the state of Ohio and other sources, the home rents to residents who earn less than 60% of the area median income for Cuyahoga County (for one person, that’s \$37,980; two people, \$43,440; three people, \$48,840; four people, \$54,240; and five people, \$58,620). After living here, paying rent for 15 years, taking homeownership classes and getting financial counseling, these long-term residents will have the opportunity to purchase their homes at a discount.

### Building home equity

“We were thinking about how we could preserve the long-term opportunity for someone to become a homeowner and keep it affordable,” said Kevin Nowak, CHN executive director, during a recent tour of the Buckingham home, one of 30 new homes being built as part of the organization’s Larchmere Homes program. “We want to plug in long-term affordable homeownership opportunities.”

The lease-purchase program is part of CHN’s longstanding efforts to create more affordable housing and homeownership in Cleveland neighborhoods. Over the past 30 years, the nonprofit has built more than 2,400 lease-purchase homes in the city, most of which have been sold to owner-occupants.

See 30 new affordable lease-purchase homes are nearing completion page 8



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# PorchFest packs them in, as music spreads Larchmere love

By Chris Ball

With Larchmere PorchFest, music is the draw. Community is the glue.

After two off-years due to COVID, PorchFest bounced back in 2022. This year's event June 24 played on as if it had never missed a beat.

The free event, with "30 bands on 30 porches," helps kick off summer in Cleveland with a creative jolt. Founded in 2008, Porchfest is clustered along Larchmere Boulevard and a dozen side streets.

"The neighborhood is alive, it's so busy, all this great food and great music," said Danny Caine, newly hired program operations coordinator at Literary Cleveland. "It feels so plugged into the community, rather than setting up a giant stage in a field somewhere. This is people in the neighborhood, shopping, listening to music, walking around. It feels very community driven."

"There's something really special that happens when people in a community

gather around music," said Kahrin, a solo folk music artist, as she set up for her 2 p.m. set on East 127th Street.

"It's an honor to be a part of that. I've performed a bunch but never on somebody's front porch. It feels like a super special and intimate experience."

**"This is like our Christmas, this is a holiday here."  
- Ellie Glorioso,  
both a PorchFest host  
and performer**

"PorchFest is unlike any other community event in that it's by and for the community,"

said Matt Weinkam, executive director of Literary Cleveland. "Instead of some big organization that decided to drop in on a neighborhood or an area, it's the residents and commercial businesses that decide what they want to do, from the ground up. So it feels very different than the corporate branded and sponsored events, and when musicians are being hosted on people's actual porches in the community, and businesses like ours can host folks, it's so exciting."

"It's pretty amazing. You can feel

the energy and the excitement of the whole neighborhood," said Ellie Glorioso, a six-year resident of East 127th Street. This was her first time both hosting and performing at home with her group, CelloBratation.

"I've been doing a lot of house projects, so I feel like it helped me to get some motivation to do them," she said. "I did a bunch of gardening in my front yard. I cleaned up my porch and put the porch furniture out."

As she figured out how to fit six cellists on her porch for her 2:45 p.m. show, she wasn't overly concerned about competing with outdoor sounds like passing trucks, ambulance sirens and revving motorcycles.

"It's going to be interesting, for sure, because we are an acoustic ensemble, so there will be no amplification," she said. "I did cross my fingers and say a prayer that the Corgis across the street won't be barking. Most of the neighbors are really respectful, and this is like our Christmas, this is a holiday here, so we hope that everyone has done their lawn mowing and things in advance and will be respectful."

Mike Bailey, one of PorchFest's organizers, moved here in 2019. He's in charge of booking bands. "I love music, so it seems like a great melding of my interests. I get to put

on concerts in my neighborhood and I also get to promote Larchmere."

PorchFest's impact goes beyond the one-day event.

"I talk to people, and they don't even know what Shaker Square is," Bailey said. "They have no concept of this part of the city. So there are people coming from Summit County, Geauga, Lake, who are coming here probably with a preconceived notion about what the east side of Cleveland is, and we're trying to dispel that, change that."

"Something we noticed last year," he said, "is that people would come here, they've never been to the neighborhood before, and they'd walk into Fiddlehead Gallery or Our Favorite Things, and they'd be like, 'Wow, I'm going to come back later.' And they did. We talked to the merchants, and there would be a surge in business in the weeks following PorchFest."

The bands benefit as well. "This is different, playing on a porch, playing outside at an outdoor festival," said Adam Thurman, drummer for alt rockers Orange Animal, as they set up for a 2 p.m. show on East 127th Street. "So we hope we're going to get people to come see us who wouldn't normally come to a club show and maybe say, 'Hey I like them, I'll go see them next time they play.'"

Photos by Chris Ball



Mike Bailey (left), who books the bands for PorchFest, bikes as many venues as possible during the event.



Ellie Glorioso, left, squeezes six CelloBratation cellos onto her East 127th Street porch during PorchFest.



Performers play on while pedestrians pass by at PorchFest. Folk music artist Kahrin projects from a porch on East 127th Street.



Alleys are filled with pop-up tents and food trucks selling their wares at PorchFest.



All ages appreciate Rubix Groove's tunes in front of Shaker Quality at PorchFest.



The audience applauds during CelloBratation's PorchFest set on East 127th Street, including the Beatles' "Eleanor Rigby."



Music isn't the only cultural attraction at PorchFest. Artists showcase their works on the sidewalks.



Wayne Sherman, a West Park resident, treats his daughter, Eden, 5, to a shaved ice treat. This was his second time attending PorchFest. "I just like that it's neighborhoody and wholesome," he said.



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# 30 new affordable lease-purchase homes are nearing completion

*Continued from page 6*

Larchmere Homes, which is now almost complete, is their newest project, with 13 homes north and 17 homes south of Shaker Boulevard. (All residents have been selected for this project.)

While Nowak said CHN "serves everyone," he added that more than 70% of the program's residents are Black, and that part of CHN's mission is to reduce the income and homeownership disparities between white and Black residents in the city. "There's a real generation of homeowner equity out of this project," he said of Larchmere Homes.

While 15 years may sound like a long time, LIHTC, the main funding source, requires the property to remain affordable rental housing during that time. Through CHN, lease-purchase residents earn a \$1,000-per-year credit that they can use toward the eventual purchase of their home. The average purchase price of a lease-purchase home is about \$20,000, said Laura Boustani, CHN vice president of external affairs. This is because CHN can transfer the equity it builds up in the house over time to make the property more affordable for the resident.

### Designing for resident needs

The Larchmere Homes sites were selected based on availability and proximity to transit, said Jennifer Chandler, CHN senior program manager. "We start with a list of 18,000 vacant parcels in the city and narrow them down," she said. "We look for areas with available lots, but we also look at proximity to public transit and how walkable it is."

The Larchmere Homes lots were available through the city or county land bank and mostly within a 10-minute walk of an RTA Rapid station (the Buckeye-Shaker Rapid station at East 116th Street and Shaker Boulevard).

The homes were designed with residents' needs in mind, said Bill Jackson, CHN's manager of construction. In addition to open floor plans, they feature universal design features such as wide hallways and doorways, easy-to-open cabinets, and

multiple-height kitchen counters. Two ADA-accessible houses also are within the 30-unit Larchmere Homes development, meaning the house is all on one level and accessible to a person in a wheelchair.

The open floor plan concept started based on resident feedback CHN received on earlier projects, Jackson said. "It started out because residents said they wanted a see-through house," he said.

### Easing into homeownership

Cequita Hagood-Powers moved into a three-bedroom home on Hamlen Avenue near Shaker Boulevard this year. After years of trying to buy a home and dealing with a succession of "slum landlords" – she moved in with her mother to find stable housing after her previous landlord failed to provide her with heat in the winter – she finally got accepted into CHN's program.

"Ever since I moved from home at the age of 19, I've always rented," she said. "At some point, I just got tired of that and wanted to own my own home. I tried on my own for years, and they made it really hard. CHN didn't make it hard to get into the program. All of your information had to be current, but otherwise it was much easier."

The only surprise so far, Hagood-Powers said, has been the upkeep of the yard. Grass seed was planted when CHN completed the home. "It didn't come with any clear instructions," she said with a laugh. However, she caught on quickly and has been watering it daily. Now that the grass is coming in, Hagood-Powers said, she recently cut it for the first time.

CHN's lease-purchase program, true to its hybrid name, is not a typical rental situation, either. During the term of the lease, residents are responsible for exterior maintenance, while CHN is responsible for anything inside the house. Residents also receive homeownership and financial counseling aimed at helping to prepare them for the realities of eventually buying a house, including learning the skills of home maintenance and setting aside funds for repairs.

**"We call it our family success program."**

**- Kevin Nowak,  
executive director, CHN  
Housing Partners**

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"We call it our family success program," said Nowak. "We're helping to empower them to become homeowners through financial coaching and counseling."

Literally hundreds of people applied for the homes, Boustani said. To Nowak, this speaks to the depths of the affordable housing problem in Ohio. Statewide, he said, there's a shortage of about 400,000 affordable and workforce housing units. Right now, the Ohio Housing Finance Agency, the state agency that funds LIHTC, typically only funds one project a year, but Nowak and other affordable housing advocates are trying to convince the state legislature to change that.

Enterprise Community Partners, a national nonprofit that aims to increase housing affordability, racial equity, and upward mobility, invested in Larchmere Homes in part because they believed it would help Black residents in Cleveland, said Danielle Hammann, vice president of investment relationships. "The investment was very targeted to promote upward mobility of people of color," she said, referencing the fact that the Buckeye-Shaker area is 87% minority residents. "CHN is providing services aimed at helping people become homeowners, and this is a very exciting opportunity for tenants to build equity and wealth in their homes."

Reach CHN Housing Partners on their website, [chnhousingpartners.org](http://chnhousingpartners.org), call 216.574.7100, or email [help@chnhousingpartners.org](mailto:help@chnhousingpartners.org).

This article previously appeared in *The Land* ([thelandcle.org](http://thelandcle.org)), a local news startup that reports on Cleveland's neighborhoods.



Photo courtesy CHN Housing Partners

Larchmere Homes participants Cequita Hagood-Powers (right) and daughter Arrione Hagood on the porch of their new home.

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## Update includes website, sidewalks, survey, and a surprise grant

*Continued from page 3*

### Guest Speaker Kate Carden

After the President's Report, Board Treasurer George Palda introduced Kate Carden, vice president of programs for CHN Housing Partners.

CHN (Cleveland Housing Network) Housing Partners provides affordable housing for lower-income residents in its service area, which began with Cleveland and has expanded to other cities.

The organization offers services for more than 50,000 residents each year, including 3,200 new homeowners. Thirteen of CHN's properties are being constructed in the Larchmere neighborhood, with two of them being one-story, ADA-compliant.

CHN's leasing program is the highlight. Lower-income residents

can lease a home at an affordable rate. The lease is renewed each year at the same rate and comes with free financial coaching. After a resident has leased a home for 15 years they may be eligible to purchase it at a subsidized rate, becoming new homeowners with 15 years of financial counseling under their belt. Once purchased, the owner can continue to live in their home or sell it, usually at a great profit. Carden gave an example of one program recipient who bought their home for around \$15,000, then sold it for \$250,000.

Carden detailed other CHN projects. A 40-unit complex for student housing called Scholar House, next to St. Vincent Charity Medical Center, will include daycare facilities and study areas for lower-income, nontraditional students and families. Another housing complex on St. Clair

Avenue will provide affordable housing for people who age out of foster care, with wraparound services.

Other CHN services include utility assistance, energy-efficiency services, a lead-safe neighborhoods program with resources for qualifying residents to paint their homes, and financial mobility services.

### Q&A

A question-and-answer session followed. Larchmere resident Susan Price asked Carden where CHN gets the money for these projects. Most of their programs qualify for federal and state funds, and the housing units qualify for the Low-Income Housing Tax Credit, she said.

One resident asked Carden about her comment

on working in neighborhoods that are Mayor Justin Bibb's priority. She explained they work together with the city to ensure that housing will be near local businesses and public services so residents can truly be at home in their neighborhoods.

Another resident asked Carden about the program's income requirements and if someone who is leasing could inadvertently begin making too much money to stay in the program. Carden said that once someone was in the program they could remain in it regardless of income and that the financial counseling could help them continue their success.

After the questions, Kovach returned to the podium to adjourn the meeting and invite participants to mingle and share refreshments before heading out into the now much less furious weather.

**While activities around Shaker Square took a downturn during the pandemic, SHAD has been instrumental in revitalizing the Square.**

## New owner takes on repairs of apartments

*Continued from page 1*



Photo by Chris Ball

Repairs are progressing for Kemper Place, which sold for \$4.5 million in June.

She learned in June that at least \$250,000 was already set aside for elevator repairs there.

The new owners have the standard 90 days running through mid-September to work on the violations, said Shaker Heights Building and Housing Director Kyle Krewson in an Aug. 1 email to Shaker Heights Vice Mayor Sean Malone and the Morelands Group, a housing advocacy organization.

At that point, "given the scope of repairs necessary, and provided there is evidence that progress is being made, we would likely grant an extension of time per our usual protocols," Krewson said, with city priorities listed as "life safety, security and exterior violations."

Shaker Square resident Jay Westbrook, a Morelands Group spokesman and former Cleveland councilman, found some key

takeaways from the ongoing Montlack Realty-related case:

- "Tenants suffer from the compounded costs of deferred maintenance."
- The corrective value of municipal enforcement, in terms of inspections, violations and prosecution all leading to accountability.
- Tenant impact statements (Keller had 10 in court records, and two spoke at the sentencing hearing) "a great way of informing the court of the hardships inflicted."
- "The incredible importance of 'point-of-sale' inspection of income-producing properties."
- The importance of active tenant justice work and support through individuals and organizations like the Shaker Square Alliance, Morelands Group and the Shaker Heights Law Department, with the case handled by Assistant City Law Director Lisa Gold-Scott.

**"Tenants suffer from the compounded costs of deferred maintenance."  
- Jay Westbrook**



Kate Carden, vice president of programs for CHN Housing Partners, was guest speaker at SHAD's annual meeting.



Photo by Chris Ball

Orange barrels occupy much of South and North Moreland off of Shaker Square.

# Up and Down the Boulevard

Welcoming fall on Larchmere with the annual Labor Day weekend sidewalk sale and anticipation for two new restaurants.



Colina Fall 2023



DJ Larchmere PorchFest 2023



Larchmere Upcycle



Larchmere window

Barbara Mooney

By Barbara Mooney

## Fall sidewalk bazaar

Even while Larchmere residents and merchants look back on a memorable season of summer events – the 14th **PorchFest** on June 24 was a rousing success, according to the organizers



of the free all-day music and street party – they're planning to kick off the fall with the annual **Labor Day weekend sidewalk sale** Sept. 2 to 3.

Merchants will again convert Larchmere's sidewalks into a four-block shopping bazaar. As with the Memorial Day sidewalk sale, outside vendors will set up their booths, giving the two-day event a garage-sale vibe.

Among the stores that will get the weekend's activities started is **Fiddlehead Gallery** (12736 Larchmere, 216-231-9400), which will host its "First Friday Craft Night" from 5 to 8 p.m., Sept. 1. The theme will be mixed-media landscapes. The gallery provides the materials, much of which are upcycled or repurposed; the fee is \$5 to participate. Other craft nights on Fiddlehead's fall calendar will be Oct. 6, Nov. 3 and Dec. 1.

## Farewells

There will be a few more vacancies among the storefronts this fall that weren't there in the spring. The building at 12708 Larchmere that had been occupied for nearly two years by **Beauty in the CLE** salon and shop is vacant. The owner of another 2-year-old Larchmere merchant, **Busy Boss Bakery** at 12732 Larchmere,

announced it's closing and will move to a yet-to-be-announced location in Cleveland's Midtown neighborhood.

While **Peony Antiques** (13006 Larchmere) won't close until the end of September, owner William Frye said it won't be vacant for long and hopes a similar type of tenant will find the space amenable. The location has been more of a pop-up shop for him, he said.

## Hello to new eateries

The opening of **Scorpacciata Pasta** has been delayed until deeper into the fall. They are moving into the building where Larchmere Tavern on the eastern edge of Larchmere shuttered two years ago. Scorpacciata announced plans to leave the Van Aken District this year. While it clears up some issues, another restaurant has been announced for the western edge of the district.

**Colina** (12104 Larchmere) will be an intimate wine bar and bistro that restaurateur Adrien Aeschliman plans to open with his wife, Margaret (a Cleveland Heights native), and chef Stefano Porcile. As was reported in a recent article in Scene, Aeschliman comes to the area from Baltimore, where he had two successful restaurants. The report said the restaurant will hold 35 seats and offer a fusion between South American and northern Italian dishes. The building has long been vacant; the last tenant was a small grocer.

## Boulevard celebrities

A couple of Larchmere merchants have shone in the spotlight recently. On July 18, Jill Vedaa, a partner in the restaurant **Poppy** (12502 Larchmere, 216.415.5069) was one of 16 chefs

who competed on the popular Food Network show "Chopped." While she didn't win the grand prize, she made it as far as the dessert round.

**Our Favorite Things Boutique's** (12730 Larchmere, 800-975-0731) owner and SHAD trustee Lisa McGuthry was featured on two local TV programs for sponsorship of an annual dorm kit distribution drive. She appeared on a WEWS Channel 5 news broadcast May 31 and on the July 28 "Fox 8 News in the Morning" show. Every June and July since 2019 she has organized a giveaway of supplies for kids going off to college.

## A Loganberry autumn

**Loganberry Books** (13015 Larchmere Blvd., 216-795-9800) also received some media attention over the summer in recognition of its 20th year in its now-iconic location. Not resting on its laurels, the oft-cited best independent bookstore in the area has a full slate of activities planned for the fall.

First up, while it joins with the rest of Larchmere's Sept. 2 to 3 sidewalk sale, it will have a 20 percent-off sale of books inside the store. That weekend at its Annex Gallery, Iranian artist Bahar Ghasemi's exhibit will end, while local painter and sculptor Julia Briggs has an opening of her month-long show at 6 p.m. Thursday, Sept. 7.

The final of four Authors Alley showcases, this one featuring children's book authors and artists, will be from noon to 4:30 p.m. Saturday, Sept. 9.

Botanical sculptures made from the pages of books by artist Lisa Meek will be the subject of a booksellers forum at 7 p.m. Thursday, Sept. 21. At the

same time, Loganberry will host the monthly meeting of its new Queer Book Club. *Ander & Santi Were Here* by Jonny Garza Villa will be discussed.

Loganberry's fall schedule of author events begins at 7 p.m. Thursday, Sept. 28, when Burt Griffin will talk about his book, *JFK, Oswald, Ruby: Politics, Prejudice and Truth*. Griffin is a Shaker Heights resident who served as assistant counsel to the Warren Commission, the original official investigation into John F. Kennedy's 1963 assassination.

Author Thrity Umrigar, a Case Western Reserve University English professor who's written several highly touted books, will be at Loganberry at 7 p.m. Wednesday, Oct. 4, to discuss her new novel, *The Museum of Failures*.

Loganberry's "Broadsides & Ephemera" series will bring in local writer Judith Mansour at 7 p.m. Thursday, Oct. 12, to talk about "Kan Zaman," her first full collection of poetry and prose.

Author Donald Mengay will return to his childhood neighborhood to discuss his debut novel, *The Lede to Our Undoing*, at 6 p.m. Thursday, Oct. 19.

The bookstore often updates its calendar of events. For the latest additions, go to [loganberrybooks.com](http://loganberrybooks.com).

## Renaissance concert

There's a free concert at 8 p.m. Saturday, Sept. 30, at a church that's part of the Larchmere community. Our Lady of Peace (12601 Shaker Blvd., 216-421-1612) will host Quire Cleveland, a local choral music group that will present an English renaissance program.

For information, go to [quirecleveland.org](http://quirecleveland.org).

# Shaker Square Alliance considers pilot Ambassadors program

By Thomas Jewell

The Shaker Square Alliance (SSA) is looking into improving safety and cleanliness within the Shaker Square community by applying for a \$50,000 "Block by Block" grant to implement an Ambassadors program.

The SSA Safety Committee met recently with Cleveland Neighborhood Progress Chief Operating Officer Jeffrey Verespej to discuss the logistics of this plan.

Ohio Fair Lending Founder and Director Charles Bromley initially pitched the idea of placing Ambassadors in four districts:

- MLK Boulevard and Buckeye Road to South Woodland Road and Van Aken Boulevard (Shaker Heights line).
- South Moreland and Griffing Avenue to South Moreland and Drexmore Road.
- Larchmere Boulevard and East 121st Street to Larchmere & North Moreland.

- Shaker Square to North Moreland & Fairhill Road.

"At the conclusion of the meeting, however, members decided to move forward with implementing a 'pilot program' in a single, concentrated area," a press release said.

The decision came at Verespej's suggestion, to see whether the program provides positive change before investing and expanding its reach throughout the whole Shaker Square area.

"The impact appears promising due to the Ambassador program's successful

implementation throughout the city of Cleveland," the press release said, explaining that Ambassadors report to the police department, pick up trash, secure areas, and curb crime.

"While these responsibilities do not encompass the full range of residential and business safety concerns, the Ambassador program is a credible starting point," officials concluded.

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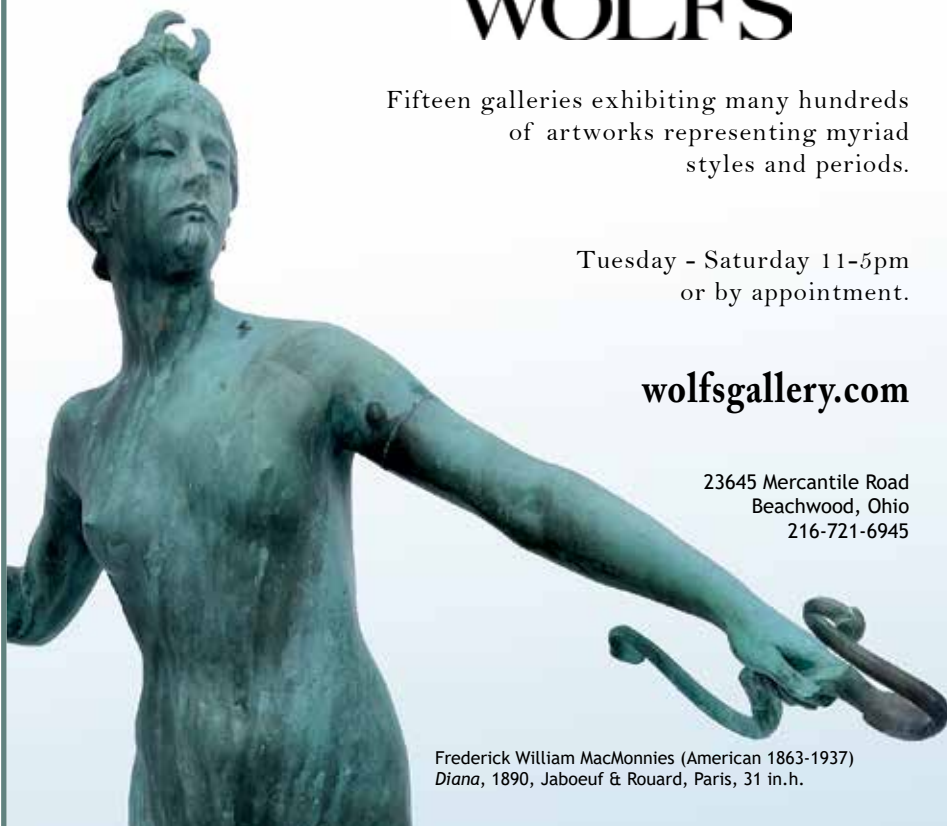
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# Cuyahoga Community College



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Wayne Hudson, new chief of police of Shaker Heights, stopped by SHAD's table to introduce himself and chat with Mary Ann Kovach and other community members during Larchmere's Memorial Day Sidewalk Sale.

Photo by Brian Siggers

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