Welcome

It has been said that it takes a village to raise a child. Well, for those of us at Dunham Tavern Museum, our Master Plan has been our child for a very long time. And, it has taken an entire community to bring it to this stage.

Many hours over a year and a half from December 2019 - June 2021 have been dedicated to this Master Plan’s creation. This includes the approximately 30 meetings with our Board, the many interviews with our membership and our neighbors, the working and reworking of the design by Merritt Chase, our landscape architecture firm, and many sleepless and hopeful nights dreaming about its completion.

The document before us is a masterpiece, but it is just the beginning of our work. Exciting days are ahead as we begin fundraising for implementation and engaging with our broader community to design each specialty garden, new structure, Barn expansion and more to achieve our vision.

But for now, let’s pause and appreciate our combined efforts to get to this place. I do believe this master plan will make us proud, our community proud and our city proud, as well.

Bravo to this Master Plan! Then onto the journey to its completion....

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Acknowledgments

This plan would not be possible without the many passionate Dunham Tavern Museum members and volunteers who have cared deeply about this place through its 200 year history. We would like to thank the many Hough residents, MidTown stakeholders, and the Cleveland Foundation for collaboration and inspiration in support of this Master Plan. The impact of COVID-19 was personally and professionally challenging for everyone in 2020. This Master Plan represents a resilient effort to overcome those challenges and envision an optimistic future where the importance of public open space and social connection remain at the heart of Dunham’s mission and the health and vitality of our community.
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Introduction
Master Plan Context

**Master Plan Purpose**

The Dunham Tavern Museum Master Plan is intended to support the Museum Mission and Vision. The purpose of the Master Plan is to guide the future development of its grounds and buildings. It defines the locations and size of future improvements, the pattern of connections for vehicle and pedestrian circulation, and the spatial order and character of the grounds. The Master Plan serves as a framework that will facilitate practical day-to-day decisions as well as communicate Dunham’s vision for the future. Its purpose is to make sure that the individual improvements made at Dunham will fit within a holistic vision and bring consistency and coherence to the campus. The Plan will also ensure that fundraising and investments are properly sequenced and contribute to a larger long term vision.

**Why Now?**

Just as Dunham’s history reflects preservation and adaptation within changing neighborhood contexts, today is an important moment to consider the future of the Dunham Tavern Museum. A once in a generation opportunity exists to preserve Dunham’s history while imagining a visionary future that sustains and elevates Dunham as a significant neighborhood asset and regional cultural destination. Dunham is at the heart of the newly defined MidTown Civic District. With increased planning and investment along E. 66th Street and the Euclid Health Tech Corridor including the Cleveland Foundation Headquarters, the Dunham campus can become an inspiring, welcoming 21st century public space ensuring that Dunham remains a vital MidTown institution.
Cleveland Context

This Master Plan acknowledges the significance of this work in context to important east side neighborhoods and assets in addition to connections to downtown Cleveland and University Circle approximately two miles in each direction.

The Dunham Tavern Museum has the potential to serve as an important node east and west along Chester and Euclid Avenues in addition to serving as an anchor along E. 66th Street.
In MidTown, the recently completed Neighborhood Vision Plan creates a five year framework for equitable and inclusive growth that values connectivity and open space as key elements creating better quality of life for the MidTown community. The Dunham Tavern Museum is located at the southern end of E. 66th Street, a one mile north-south corridor connecting the Hough neighborhood north of the Museum to its campus. A recent planning study envisions E. 66th Street rebuilt with a focus on green infrastructure, smart technology, accessibility, and pedestrian and cyclist connectivity for safety, comfort, and delight. This “Black Avenue” will connect neighborhood residents to existing and historic assets including League Park, the Baseball Heritage Museum, Chateau Hough, Dave’s Market, and Gallucci’s among others, and new development including the Cleveland Public Library Hough Branch, the Allen Estates, MAGNET, and the Cleveland Foundation Headquarters.
MidTown District
Public Realm Connectivity

The Dunham Tavern Museum campus is situated at the heart of a newly developing civic and innovation district connecting many important existing neighborhood assets and future development to the Museum campus. The Dunham Master Plan started with a planning study in collaboration with MidTown and the Cleveland Foundation to understand the public realm connectivity of this new district in context to its future development. In addition to the Cleveland Foundation headquarters, future development focused on office space for technology and innovation with public uses imagined for the district. A new east-west green connector is proposed connecting Dunham to the district through a mix of public plaza and garden spaces. This framework proposes an innovative approach to stormwater management as a shared facility across the district. With the Dunham campus as a historic, verdant, bucolic landscape for the community, new green spaces, plazas, and gardens are proposed along the new greenway. Thoughtful, pedestrian-focused urban design with building setbacks, orientation, and building program allow for open, flexible space with active building edges that promote social connectivity and engagement. This framework also includes lush garden areas with more intimate gathering spaces, allowing for a diversity of experiences in the MidTown district.
Master Plan Context
Previous Planning

This Master Plan acknowledges past planning efforts and incorporates the thinking and objectives from these plans that maintain relevance today. Through studying these plans and researching the organization, program, and design embedded within their evolution, the priorities of the Museum at the time become evident. The plans shown to the right were completed by McKnight Associates in 2009, 2010, and 2014. One can see the importance of connecting various landscape experiences across the campus, preserving and enhancing historically significant components of the landscape, utilizing the working landscape as part of the education mission of the Museum, integrating gardens as key to the character of the landscape, introducing new programming such as the amphitheater and stage, and new buildings such as the office/classroom facility, picnic shelter, and Banks-Baldwin House relocated to serve as a Visitor’s Center and Interpretive Center.
Master Plan Context

Environmental Scan

Prior to starting this Master Plan, LAND Studio was engaged in April 2019 to produce an Environmental Scan with the Dunham Board to understand Dunham’s identity and perception in Cleveland. A summary of the key themes, issues, and recommendations that were a critical starting point and the foundation for this Master Plan are below:

**Key Themes and Issues**

**Accessibility and Connectivity:** Physical and Perceptual

**Relevance:** How is Dunham Tavern meeting the needs of various audiences?

**Immense Possibilities:** People believe in Dunham’s potential

**Strategy and Sustainability:** Financial sustainability and capacity building

**Racial Tensions:** Dunham is a white institution in a black neighborhood

**High-Tech and Low-Tech Connection**

**Recommendations**

Organize and Advance Internal Communications and Operations

Develop and Foster External Relationships and Partnerships

Develop Short-Term Interventions and Long-Term Planning

Develop Diverse Programming

**Quotes from Neighborhood Resident Interviews**

“In terms of “community,” I’d say Dunham Tavern is in the community, but not of the community.”

“Nothing actually says you can’t come in. But it sure feels that way.”

“I appreciate the extreme difficulty of preserving and keeping relevant important historical sites that have basically become decontextualized islands in their environments.”

“Dunham Tavern’s vision to be a Central Park for MidTown resonates with the public but there is a gap between this vision and its current reality.”

“Honestly, it seems like Dunham Tavern is meeting about 2% of its potential for the community. It needs to be a place that generates energy, not a place that takes energy from its surroundings.”

“The physical design of the grounds, including fencing and confusing entrances, makes potential visitors feel uncertain.”

“Oasis is a word used frequently; neighbors wonder: an oasis from what, an oasis for who?”

“I think it would be awesome to treat this entire block like a campus, to have flow back and forth. What an opportunity for merging the historic and new digital advancements.”
In addition to successfully achieving the objectives of this Master Plan, further community engagement will be critical. Of the key objectives in the plan, diversifying programming and audiences to become more welcoming will only be successful with trusted partnerships and relationships in the community. Over the year and a half duration of this Master Plan effort, we engaged the community through presentations, workshops, and conversations to listen and learn from Hough residents including the E. 66th Street Stakeholder and Youth Committee, MidTown stakeholders including the District Design Review Committee, and Dunham Board Members. This Master Plan benefits from the MidTown Public Realm Connectivity Plan engagement and collaboration, and coordination with ongoing efforts including the E. 66th Street and Cleveland Foundation Headquarters design. Nearly 30 engagement sessions were held between the various stakeholders involved in this effort, in addition to attending and listening to residents in adjacent planning initiatives. This plan recognizes the inspiring and challenging conversations that took place and the important work ahead with future projects where it will be necessary to continue to engage the community. As Dunham begins to work towards implementation of this Master Plan, neighborhood partnerships, ownership, and stewardship are critical to the Museum’s future programming, engagement, and ultimately its identity and sustainability.
Master Plan Context
History

This Master Plan creates a framework for preserving the Museum and its mission as a historic educational and cultural resource. The process of the Master Plan emphasized the importance of context and history to inform Dunham’s future, prioritizing the recognition and understanding of Dunham’s position, significance and meaning within its historical context. The historic research considered not just Dunham’s history, but also the history of the neighborhood, city, and region. The following pages document this research through a timeline, narrative, and images. The Master Plan proposes an understanding of Dunham’s history in parallel to key moments or shifts in neighborhood history. The Dunham Tavern Museum can be thought of as a witness or participant in a long history on Cleveland’s east side. As such, there is transformational opportunity and responsibility to broaden Dunham’s definition of history and redefine its mission of educational programming in order to tell new stories and diversify the Museum’s audience.
History

DUNHAM

1824 - 1857
Dunham’s Establish Home & Tavern

1857 - 1936
Private Home & Office

1936 - 1982
Preservation

1982 - TODAY
Museum

1800
1830
1860
1890
1930
1960
1990
2020

NEIGHBORHOOD

1850 - 1910
East Side Integration

1910 - 1930
Great Migration

1930 - 1950
Redlining

1950 - 1970
Urban Renewal & White Flight

1970 - 1990
Population Decline

1990 - TODAY
New Investment
History

Geologic Formation

600-500 million years ago / Ordovician Period
The area from Indiana to New York consists of a tropical sea next to an ancient continent.

500-400 million years ago / Silurian Period
Continental uplift forms the earliest sedimentary rock in this area, below shallow marine bays.

400-300 million years ago / Devonian and Mississippian Periods
Erosion from the continent fills the shallow bays with clays and limey silts. Vast channels and deltas cut through mudflats and fill with sand.

180 million years ago
The gradual collision of the African and North American continental plates tilt these deposits west, lifting the Appalachian Plateau above sea level. Instead of sedimentation in northern Ohio, now erosion occurs.

1.3 million years ago / Pleistocene epoch
The last continental glaciation covers northern Ohio in glacial ice. Alternating movements erode and deposit thick mixtures of sand, silt, boulders, gravel and clay from the melting ice. Most of today’s Cuyahoga county is covered by the Hiram till, deposited 14,500 years ago.

16,000 years ago
Ice melts northward from the Akron region, leaving a boundary ridge called the Wabash End Moraine. The ice’s retreat and advancement creates two lakes, Lake Cuyahoga and Lake Independence, the deposits of which form most of the fill of Cuyahoga Valley.

14,000-12,500 years ago
The Lake Erie basin consists of a series of “falling lakes” that through erosion and deposition begin to form the modern day Lake Erie.

4,500-2,500 BC
The erosion of Lake Erie drains the upper Cuyahoga River to the lake, enabling the deposition of materials of economic significance for the future city of Cleveland, such as quartzite sands, organic peat, and iron.

Indigenous Settlement

800 BC-1000 AD
The Adena and Hopewell populations inhabit the land now known as Northeast Ohio. These communities are known for building large elaborate earthworks that served as burial mounds. Some of these mounds have been found throughout Ohio and may still exist beneath valley sediments.

1200-1350
The native Mississippian peoples reside in northeastern Ohio. These cultures were labeled as the Whittlesey Tradition, after Charles Whittlesey who first wrote about them. Until around 1350, these cultures were more transient, centered around hunting, fishing and gathering.

1350-1500
The native Mississippian cultures develop an agricultural economy, becoming increasingly more settled and introducing beans and maize into their diets.

1500-1650
The native Mississippian cultures form larger fortified communities with dense rows of multifamily longhouses.

Their dependence on agriculture intensifies and they grow maize, beans, and squash. There is evidence that these communities had to defend themselves from other tribes and settlers. Because of the beginning of white settlement in the area, they were not able to survive the territorial competition.

1600-1700s
The Erie, Seneca, and Ottawa tribes reside along the southern and southeastern edges of Lake Erie. All tribes speak Iroquoian languages, however only the Seneca tribe is a member of the Iroquois Six Nation confederacy. These communities are likely the peoples that resided in the Ohio area when American settlers arrived.

1786
Pilgerruh is established in the Cuyahoga Valley by Moravian missionaries and their Native American converts. This was the first white organized settlement in the Cleveland area, built on ruins of an old Ottawa village. By the following year, the missionaries left this site and moved further west.
INDIGENOUS SETTLEMENT
800 BC-1000 AD

The Adena and Hopewell populations inhabit the land now known as Northeast Ohio. These communities are known for building large elaborate earthworks that served as burial mounds. Some of these mounds have been found throughout Ohio and may still exist beneath valley sediments.
As part of the Connecticut Land Company, Moses Cleveland is sent to the edges of the Western Reserve Tract to survey land and layout a principal town. He and his surveying party encounter the native Massasango tribe at the mouth of Conneaut Creek. Later that year, Cleveland settles a three-day-long council negotiation with the Six Nations.
Colonial Establishment

1795
The State of Connecticut sells the Western Reserve Tract, which extends from Connecticut to today’s northeastern Ohio, to an investor group called the Connecticut Land Company.

1796
As part of the Connecticut Land Company, Moses Cleaveland is sent to the edges of the Western Reserve Tract to survey land and layout a principal town. He and his surveying party encounter the native Massasago tribe at the mouth of Conneaut Creek. Later that year, Cleaveland settles a three-day-long council negotiation with the Six Nations by giving them 2 beef cattle, 100 gallons of whiskey, and 500 pounds in New York currency in exchange for their land west of the western boundary of Pennsylvania.

The Original Plan of the Town and Village of Cleaveland, prepared the same year by the Connecticut Land Company, includes a 10-acre public square modeled after the traditional New England town plan. This becomes Cleveland’s Public Square, also known as Monumental Park.

1800s
The name “Forest City” is used to describe the township of Cleveland. Prior to settlement, what is now the Cuyahoga county was 94% forested land, with large beech, oak, and sugar maple forests. Only some of these old growth forests still remain today, particularly in the North Chagrin Reservation.

1819
Rufus and Jane Pratt Dunham move from Mansfield, Massachusetts to Cleveland Township.

1821
Rufus Dunham is elected as one of six “fence viewers” for Cleveland Township.

1824
Noted by early Cleveland historians, Cleveland has by now become “a community with an adequate social and institutional base, a supportive political structure and an economy posed to expand rapidly.” By the following year the township has 500 residents and four churches.

The Dunham family purchases 13 acres of land that extends from what is now Euclid Avenue (commonly known then as Buffalo Road) to Hough Ave from John H. Strong’s heirs for $147. At this time the land is still heavily forested. The western boundary, today’s E 66th Street, is used as a cow path for the Dunhams. Construction begins the same year on the Dunham’s home and the family begins farming their land while living in the nearby log cabin during construction.

1825-1832
The Ohio and Erie canal is built, connecting Cleveland to national trade and industry.

1832
The Dunhams open their home to become Dunham Tavern, as a stop for stage coaches traveling between Buffalo, Cleveland, and Detroit. The Tavern also serves as a community center, hosting auctions, turkey shoots, dances, and township Whig Party meetings, as Rufus Dunham is very active in local politics. The Dunhams are also the first to invest in Euclid Avenue, which becomes known as Millionaire’s Row by the end of the century.

1838-1841
Rufus Dunham serves as the city’s Overseer of the Poor for a three year term.

1840
The Dunham barn is completed.

1842
The tap room wing of the Dunham main house is completed and serves as the Tavern room. The same year, Rufus Dunham is chosen as a delegate to the state convention of the Whig Party.

1850s
The Village of East Cleveland is incorporated, which includes the area from today’s E 55th Street to University Circle.

At this time there is a small but sizable African American population in Cleveland. For much of the 19th century, Cleveland’s population is largely integrated compared to other American cities, and a center for abolitionism before the Civil War. Most of the African American population resided on the east side of the city, but was relatively mixed with the white population. In the current Central area between E 40th St. and the Cuyahoga River, the neighborhood held a large population of Jewish Clevelanders and immigrant Italians who had recently settled in the city.
The Dunham family purchases 13 acres of land that extends from what is now Euclid Avenue (commonly known then as Buffalo Road) to Hough Ave from John H. Strong’s heirs for $147, labeled R. Dunham on this map. Construction begins the same year on the Dunham’s home and the family begins farming their land while living in the nearby log cabin during construction.
Noted by early Cleveland historians, Cleveland has by now become “a community with an adequate social and institutional base, a supportive political structure and an economy poised to expand rapidly.” With its leadership as an industrial city by the end of the 19th Century, the city expands.
Public funds are allocated to establish parks in Cleveland. Because the city was originally forested, its early settlers did not establish public spaces besides Public Square until after the center of the city was largely developed. Shown here is Wade Park, gifted to the city by Jeptha Wade. Today the park is the site of the Cleveland Museum of Art and the Garden Center of Cleveland.
EUCLID AVENUE & MILLIONAIRE’S ROW
1890s - 1910

At the turn of the century, Euclid Avenue is known as Millionaire’s Row, the “Showplace of America,” as it is one of the wealthiest streets in the world. Mansions along this street belonged to very wealthy families including the Rockefellers who were prominent industrialists and financiers.
1851

Railroads are impeding the stage coach service, and the Dunhams begin distancing themselves from running the Tavern. They lease their property to Mr. Moore.

1852

The Dunhams purchase an additional 91 acres of land to the north of their property.

1853

The Dunhams sell the Tavern and grounds to Ben and John Welch for $6,000. The family builds another home on Euclid Avenue, west of the Tavern grounds.

1857

James Welch, son of Ben Welch, is the last tavern keeper at Dunham. The Tavern ceases operations and the building is converted into a private residence, first owned by George Williams, a banker and broker. James Welch opens his own hotel farther east on Euclid Avenue, called “J.S. Welch Hotel.”

1859

The Pennsylvanian petroleum boom results in a short increase of exploration into northeastern Ohio for oil wells. However this extraction exhausts wells within several weeks. In 1883, natural gas is discovered in the Rockport Township in Cuyahoga County.

1862

Rufus Dunham passes away at age 70.

1870

Jane Dunham passes away. Both she and her husband were originally buried at the Erie Street Cemetery. In 1907, their granddaughter Ellen Wheeler purchases a plot in Lake View Cemetery, where all of the Dunhams are eventually moved to.

1870s

Public funds are allocated to establish parks in Cleveland. Because the city was originally forested, its early settlers did not establish public spaces besides Public Square until after the center of the city was largely developed. The following year, the first Board of Park Commissioners in Cleveland is created.

1872

The Village of East Cleveland becomes part of the city of Cleveland.

1874

The first park bond issues are sold to purchase and improve Lake View Park. Miles, Clifton and Pelton parks follow.

1879

The Early Settlers Association of the Western Reserve is established in Cleveland to preserve the ideals of the pioneers. They have since funded several public monuments and initiatives, including Moses Cleaveland’s statue in Public Square, the preservation of Erie St. Cemetery, the Moses Cleaveland Trees, and the Cleveland Hall of Fame.

1882

Jeptha Wade gifts 64 acres to the city to become Wade Park. Today the park is the site for several cultural institutions including the Cleveland Museum of Art and the Garden Center of Cleveland.

1890

Cleveland’s park commissioners push for the city’s purchase of park land, comparing Cleveland with other major cities that all have established park systems.

The University School, a private college preparatory school for boys, is founded in the Hough neighborhood, attracting more wealthy families to the area. In 1926, the school moves to the Shaker Heights neighborhood.

1891

The first baseball game is played at League Park, located at the corner of Lexington Avenue and E 66th Street in Hough. Cy Young pitches for the Cleveland Spiders.

1893

The state legislature passes a park act granting expanded authority to acquire parkland. A new board of commissioners is appointed and they adopt the first general plan for Cleveland’s parks, which calls for large parks on the outskirts of the city connected by wide boulevards. This plan ignites a dramatic increase in parkland acquisition for the next decade. During this time, over 1,200 acres are acquired, where two-thirds of the parkland is donated to the city.

However, because parks were created using bond funds meant only for the purchase and improvement of parks, their maintenance costs had to come from city taxes. Thus, from the beginning of their establishment, the city’s parks often lacked the adequate resources to maintain them properly.

1890s-1910

At the turn of the century, Euclid Avenue is known as Millionaire’s Row, the “Showplace of America,” as it is one of the wealthiest streets in the world. Mansions along this street belonged to very wealthy families including the Rockefellers who were prominent industrialists and financiers. Charles Schweinfurth, one of the city’s most distinguished architects designed several of Euclid’s mansions.
After the tavern ceases operation, the Dunham’s home is converted into a private residence, first owned by George Williams. In 1936, the last private owner of the property, Mrs. Oriana Stephens, converts the home into an office building for artists and architects.
1896

Dr. James Stephens and Mrs. Oriana Stephens purchase the Dunham’s home for $26,000, becoming the last family to privately own the building. The east porch of the house was likely added sometime during their ownership of the home.

1898

A gasoline-powered car manufactured by Cleveland Alexander Winton is claimed to be the first American automobile made for the open market. For the next 50 years, Cleveland’s major industry centered around the assembly and parts-manufacturing for the automotive industry, second only to Detroit.

1900

The Board of Park Commissioners is abolished following opposition largely from the newly created Park Board Reorganization Association, which charges the city board with creating parks only accessible to the city’s wealthy on the outskirts of the city, not to the poorer city residents. Management of the city’s parks transfers to the Division of Parks and Boulevards of the Department of Public Works, later to become the Department of Parks, Recreation and Properties.

1901

American progressive Tom Johnson is elected mayor and leads efforts to “bring the parks to the people.” This included establishing more playgrounds in crowded city districts, constructing athletic fields and courts, and introducing public cultural programming.

1910

The original League Park is replaced with a new steel and concrete ballpark.

1910-1930

Following the Civil War, northern states experience an influx of African Americans from the south, known as the Great Migration. During this time, black Clevelanders face segregation and economic discrimination from well-paying jobs. White landlords also increase deed restrictions, preventing black Clevelanders from living in certain areas. Thus, the black community begins to consolidate in the city’s Central Avenue area, which previously housed the city’s largest Jewish population. With this migration, the Jewish community begins to move to two other neighborhoods, Glenville and Mt. Pleasant, where the black community would later move to as well. Because of the dramatic increase in the city’s population, there is a rise in property taxes, which leads many families on the famous Euclid Avenue to leave for the suburbs, along with much of the city’s white population.

1914

Frederick Goff establishes the Cleveland Foundation.

1916

The Shakespeare Garden is dedicated in Rockefeller Park, launching the idea to create similar gardens to represent the city’s different ethnic communities.

1917

An independent park system outside of the city is formed, called the Cleveland Metropolitan Park District. Today this organization is known as Cleveland Metroparks.

1920s

The city’s parks begin deteriorating from lack of maintenance.

1920s-1930s

Many of the abandoned mansions on Euclid Avenue are demolished to make room for commercial buildings and parking lots. One of the only mansions still standing today is Frances E. Drury’s home, built in 1910, which is now managed by the Cleveland Clinic as the Foundation House.

1925

The Civic Progress League is established, which would later become the Cultural Garden League. This organization would build several gardens dedicated to the city’s different ethnic communities throughout the next century, primarily in Rockefeller Park. The gardens symbolize the city’s international position on Lake Erie, and continue to be built and improved today. There are 33 Cultural Gardens in Cleveland today.

1926

The Supreme Court landmark case Village of Euclid v. Ambler Realty Co., based in the Euclid suburb of Cleveland, drastically increases the use of zoning ordinances to segregate and discriminate against non-white communities. In this case, the Court ruled that the government has the right to use zoning ordinances to preserve the character of a neighborhood and determine land uses.

1930

Following Dr. James Stephens’ death, Mrs. Oriana Stephens converts the Dunham home into an office building, which includes landscape architect Donald Gray’s office in the original tap room and ladies’ parlor. The building is also used as a showroom for a group of printmakers in the east parlor room.

1930s

The Home Owners Loan Corporation conducts redlining throughout the city, drawing boundaries around predominantly black neighborhoods and marking them as undesirable and unworthy of investment from banks. The Central Area neighborhood deteriorates due to these segregation policies and the compounding effects of the Great Depression. Several of the country’s first public housing projects are constructed in Cleveland’s Central area by the New Deal Public Works Administration. These housing projects are segregated. The New Deal Works Project Administration also aids in improving Cleveland’s parks. The city’s growth as a major industrial city begins to come to a halt in the 1930s, bringing high rates of unemployment and air and water pollution. The
GREAT MIGRATION & SEGREGATION
1910 - 1930

With the Great Migration, black Clevelanders face increasing segregation and housing discrimination. The black community begins to center in the Central area as the Jewish community moves to other neighborhoods.
The Home Owners Loan Corporation conducts redlining throughout the city, drawing boundaries around predominantly black neighborhoods and marking them as undesirable and unworthy of investment from banks. The Central Area neighborhood deteriorates due to these segregation policies and the compounding effects of the Great Depression.
A PARK, A BREATHING-SPACE, OFFERING REST AND REFRESHMENT TO THE WEARY

Dunham Tavern by Katharine Gill Brooks, 1938
city’s industry finally stabilizes in the 1980s when major manufacturing companies make investment in the city’s existing facilities.

1936

Following Mrs. Stephens’ wishes, Donald Gray finds two sisters Mrs. Bole and Mrs. White to open the Dunham building as a museum for Cleveland’s history. They form a corporation called Dunham Tavern Inc, which first leases the property. Later that year, Mrs. Stephens sells the property to the corporation for ten dollars.

The Great Lakes Exposition takes place along Cleveland’s lakefront in an effort to promote civic pride and distract from the Great Depression. The 135-acre exposition has a 100-day run and attracts 4 million visitors to the city. The only site remaining by 1999 from the Exposition was the Donald Gray Gardens, or the Horticultural Gardens, which were ultimately demolished for the Cleveland Browns Stadium.

1937

The Society of Collectors, a Cleveland group formed in 1933 seeking to aid the Tavern, hosts an Antique Show to benefit the museum. They also aid in refurbishing the east parlor.

1938

Dunham Tavern Inc. hosts an old-fashioned county fair on the museum grounds for their first fundraising effort.

1940s-1960s

World War II creates a new demand for labor which lends to the increase in Cleveland’s black population. By 1960, about 30% of the city’s population is black. In this time, the predominantly black Central neighborhood expands eastward into the neighboring Hough and Glenville areas.

1941

Dunham Tavern Inc. turns over operations and upkeep of the museum to the Society of Collectors, but maintains the title to the property. The Society leads operations as well as the yearly fundraising to maintain the Tavern.

1944

Union Salt Co. (Morton Salt) opens a deep-shaft mine near Lake Shore Blvd and E 65th St. The deep exploitation of natural gas in the Cuyahoga Valley results in a discovery of salt brine as well.

1945

The Cleveland Community Relations Board is established to help improve relations between the different racial and cultural groups in the city. They help to prohibit segregation in public spaces and employment discrimination.

1946

The Cleveland Indians move fully to the Cleveland Stadium on the lakefront, leaving League Park. The Cleveland Buckeyes, the 1945 American Negro World Series champions, and the Cleveland Rams (until their move to Los Angeles) still use League Park.

1949

Cleveland is named an All-American city for the first time.

1951

The city buys League Park. It is torn down and turned into a playground and swimming pool.

1953

The Towne Casino, a jazz club on Euclid Avenue and 105th Street, is bombed due to racial tensions in the area. The club sits on what was formerly known as “Doan’s Corners,” named after Nathaniel Doan who settled in Cleveland in 1799 and operated a tavern, blacksmith shop and baking soda factory on the corners of Euclid Avenue and 105th Street/107th Street.

Through the 1950’s, the corners are known as Cleveland’s “second downtown,” and as many African Americans and Puerto Ricans begin to move into the Hough neighborhood, this part of Euclid thrives with an interracial clientele. However, this Towne Casino bombing and several others along Euclid sparks disinvestment in this area along with the flight of the white population to the suburbs. The Town Casino permanently closes after their third bombing, pronouncing on their marquee “Don’t Bomb Us. We Quit.”

1954 and 1956

The 1954 Housing Act and 1956 Federal Aid Highway Act ignite urban renewal policies and the subsequent demolishing of certain neighborhoods around the country. The Willow Freeway (I-77) for example, demolishes a large area of the Central neighborhood, so many African Americans in the area relocate. However, due to policies including redlining and blockbusting--where landlords scare white owners of falling land values, they are only able to move to “surrogate suburbs,” such as the Glenville, Mt. Pleasant and Hough areas. The Hough neighborhood, which was a predominantly white neighborhood in 1950, is 74% population of color by 1960.

In this time, many homes along Euclid Avenue, including those that were part of the famed Millionaire’s Row, are demolished for the Innerbelt Freeway. The Freeway is planned as a closed loop that diverts traffic around downtown and connects the lakefront with the outskirts of the city. The freeway system connects todays’ I-77, I-71 and I-90.

Land contracts are also commonly used as a predatory lending and segregation tool in this time. A home is rented to the buyer until they meet the sale amount. However because these agreements do not have the same protections as a traditional mortgage, the buyer often cannot make the payments and has to give up their home. Because they were denied loans from the Federal Housing Association, these contracts were commonly used by black Clevelanders looking to own their own home. This practice is still used today.
URBAN RENEWAL & WHITE FLIGHT
1950-1970

The 1954 Housing Act and 1956 Federal Aid Highway Act ignite urban renewal policies and the subsequent demolishing of certain neighborhoods around the country. Due to policies including redlining and blockbusting, African Americans are only able to move to “surrogate suburbs,” such as the Glenville, Mt Pleasant and Hough areas. The Hough neighborhood, which was a predominantly white neighborhood in 1950, is 74% population of color by 1960.
Donald Gray, Mrs. Bole and Mrs. White open the Dunham building as a museum for Cleveland's history, forming Dunham Tavern Inc. The corporation owns the building until 1982, and starting in 1941, the Society of Collectors takes over its operations. In 1963, a fire destroys the original Dunham Tavern Barn just before it is to be renovated and restored.
Racial tension, poor housing conditions, and employment discrimination leads to the four-day-long Hough Riots. The city calls in the National Guard for the first time. Four black people are shot and killed during the riots and over 3,000 people are arrested. Soon after the Riots, Hough residents organize a major cleanup of their neighborhood, including a “broom brigade” through the streets.
1959

The Ohio Civil Rights Act passes, prohibiting racial discrimination in employment.

1960-1970s

The United States enacts a “Termination and Relocation” program to close Native American reservations in order to direct more federal funding to the Cold War. Because of this, Native Americans are forced to move to cities to assimilate. Cleveland was named as one of eight cities for relocation, so the Native American population in the city greatly increases. Many attend universities in Cleveland and become involved in the ongoing Civil Rights movement.

1963

A fire destroys the original Dunham Tavern barn just before it is to be renovated and restored.

The Jazz Temple on Euclid Avenue and 105th Street is bombed. The club is owned by Winston Willis and hosts artists including Miles Davis and John Coltrane. By the late 1960’s, Willis owns the entire block of Euclid Ave between E 105th St and E 107th St. For the black community in the Hough neighborhood, this area was looked to as the "gold coast." But for the suburban white population and city leaders, this area was deemed “skid row” and was slated for demolition and redevelopment.

1966

Racial tension, poor housing conditions, and employment discrimination leads to the four-day-long Hough Riots. In the 1960s, after the Hough neighborhood becomes predominantly black, landlords subdivide structures into smaller apartments, creating a very dense and overcrowded neighborhood that the poorer black population cannot leave. The tension in this area explodes on July 18th, and the city calls in the National Guard for the first time. Four black people are shot and killed during the riots and over 3,000 people are arrested.

Soon after the Riots, Hough residents organize a major cleanup of their neighborhood, including a “broom brigade” through the streets.

Operation Equality begins. This national fair housing program was sponsored locally by the Urban League of Cleveland and aided African Americans in buying and renting homes. With grants from the Cleveland Foundation and the Ford Foundation, the program promoted economic integration, public housing and open housing agreements. This program ended in 1975.

1967

Carl B. Stokes is elected mayor of Cleveland, becoming the first black mayor of a major American city.

1968

The U.S. Fair Housing Act passes, prohibiting housing discrimination based on race. Because housing options begin to open up for the city’s non-white communities following this, the Central area sees a decline in population and deteriorates.

1969

Cleveland receives national attention on June 22 when the Cuyahoga River catches fire, most likely from the discharge of petroleum and accumulation of waste near the river. The river is known for being the most polluted in the U.S. and raises concern over the city’s pollution of Lake Erie.

1970s

Commercial development in Hough is spurred by Councilwoman Fannie Lewis and the Hough Area Development Corporation. However, the neighborhood also sees a dramatic decline in population, housing only a third of its 1960s population by 2000.

1972

The Clark Freeway project is halted by local community organizers protesting the highway’s intrusion into the Shaker Heights and Cleveland Heights areas. This freeway, along with the Lee, Heights, and Central Freeways designed by Albert Porter, would have cut through much of the eastern side of the city. The Clark Freeway specifically, would have connected I-271 with 490 and run next to Shaker Lakes. Today’s freeways that were part of the Innerbelt Freeway project generally manage to skirt around the city’s east side neighborhoods. However, this also means there remains a great divide between Cleveland’s east and west sides.

1973

Cleveland Landmark Commission designates the Dunham Tavern Museum and grounds as a Cleveland Landmark. It is also listed on the National Register of Historic Places.

1974

The Cuyahoga Plan of Ohio, Inc. is founded. The private non-profit corporation was initially supported by grants from the Cleveland Foundation and the George Gund Foundation to enact enforcement programs for fair housing and to eliminate housing discrimination and segregation.

1977

Following decades of deteriorating conditions of the city’s parks, Cleveland negotiates with the Ohio Department of Natural Resources to make Edgewater, Gordon and Wildwood parks part of a new Cleveland Lakefront State Park. In 1987, Euclid Beach Park is added to this State Park as well.

1979

League Park is listed on the National Register of Historic Places and declared a Cleveland landmark.

1982

Dunham Tavern Inc. and the Society of Collectors merge into one corporate entity, becoming the Dunham Tavern Museum.
POPULATION DECLINE
1970 - 1990

Following the 1968 U.S. Fair Housing Act, housing options begin to open up for Cleveland’s people of color. The Central and Hough neighborhoods see a dramatic decline in population.
Dunham Tavern Inc. and the Society of Collectors merge into one corporate entity in 1982. The museum continues operation and programming today.
Midtown Corridor Inc. is established as a nonprofit organization to revitalize the square mile east of downtown Cleveland. Since its founding, MidTown has overseen $350 million of private investments into the area’s construction and improvements. The organization has also retained or created about 4,000 jobs in the area.

1983

Winston Willis, who owns the commercial stretch of Euclid Avenue between 105th and 107th Streets, is sent to prison for a bounced check and the city demolishes his properties for the expansion of the Cleveland Clinic.

1985

The Museum removes the requirement that all members need to be collectors in an effort to broaden community involvement in the Museum.

1986

Cleveland Metroparks agrees to lease Garfield Park. In 1993 the organization also leases Brookside Park.

1994

The city of Cleveland names the Midtown Corridor, Hough, Glenville and Fairfax areas empowerment zones, promising $90 million in federal funds to aid economic development in these east side areas.

1999

Construction begins on a new barn on the Dunham property, over 30 years after a fire destroyed the original building.

2000

A new, slightly smaller replica of the original Dunham Tavern barn is completed and opens to the public.

2014

The newly renovated League Park opens as a park for Cleveland youth baseball and softball games. The building on the corner of Lexington and E 66th St that once was the Cleveland Indians’ team and ticket offices, is now the city’s Baseball Heritage Museum.

2020

Today the Central and Hough neighborhoods remain predominantly African American. The Central neighborhood has become a center for urban farming, though both neighborhoods have some of the highest poverty rates in the city.

Historical Timeline Resources:

- Encyclopedia of Cleveland History, Case Western Reserve University
- Cleveland Memory Project, Michael Schwartz Library at Cleveland State University
- Cleveland Museum of Natural History
- Cleveland Public Library
- Divided by Design, Ideastream
- Docent Manual, Dunham Tavern Museum
- One State Many Nations, Western Reserve Public Media
Inventory & Analysis
Existing Conditions

The existing Dunham property covers approximately 5 acres between Chester Avenue, Euclid Avenue, E. 66th Street, and E. 69th Street. It is designated as a Cleveland Landmark and on the National Register of Historic Places. The Museum and Tavern contains a collection, exhibition, and interpretation of early settler life in Cleveland; the spring house is currently used for storage; the existing red barn is used for Museum events and rentals; the log cabin or tobacco barn is empty and needs to be rebuilt; and the Banks-Baldwin Yellow House was leased to Cleveland Botanic Garden and is currently empty. A central, informal parking area connects to a driveway from E. 66th Street to Euclid Avenue. The landscape is characterized by simple materials, lawn, a mature tree canopy with successional understory growth and invasive species that need to be removed. Fences and guardrails currently divide the property physically and visually. The property has two primary gardens, the Gray and Klein Garden, a Heritage Trail to the east, small orchard to the northeast, an enclosed overgrown farm to the north of the Barn, and open meadow. Though the two gardens, Heritage Trail, and healthy mature tree canopy are assets and should be preserved and enhanced, deferred maintenance and need for updates contribute to a lack of a quality, holistic landscape experience across the campus.

A summary of key findings from the existing conditions inventory and analysis is outlined below with additional detail on the following pages:

Buildings
- Museum has existing maintenance needs including new roof
- Spring house is used for storage but could serve as a more significant historic asset
- Log Cabin needs to be rehabilitated and could be utilized for programming
- Barn has limited capacity, storage, and kitchen function
- Banks-Baldwin House is utilized by CBG, and could be reintegrated for Dunham use

Parking
- Existing lot is sufficient for everyday use
- Maintain drop-off and loading near main building entries
- Future shared use of Cleveland Foundation garage will be available and helpful for event parking in addition to new parking as part of district development

Back-of-house
- Existing storage is scarce and limited to Barn closets, Springhouse, Log Cabin, and farm sheds
- Maintain trash dumpster location
- Maintain central loading and drop-off areas
- Future alternative service to campus assets may need to be considered
- Future storage needs will need to be accommodated with future growth

Maintenance
- Existing lawn maintenance performed by contractor
- Existing garden maintenance performed by caretakers: volunteers and board members
- Future increased landscape maintenance will be necessary
Inventory & Analysis

Entry driveway, parking, and museum at Euclid Ave

Heritage Trail path loop around open lawn

Gray Garden

Klein Garden looking east

Gravel paths and log cabin / tobacco barn

Klein Garden looking west
Inventory & Analysis

Stone wall, brick patio, and planting along west edge of Gray Garden.

Parking at barn entry and flooding at catch basin.

Driveway and gates looking west to E. 66th St.

Driveway and south face of barn, Klein Garden entry from driveway.

Farm, sheds, and fences.

Southwest corner at Euclid Ave and E. 66th. Future Cleveland Foundation headquarters.
Inventory & Analysis

Tech Hive front lawn at Euclid Ave and E. 69th St

Tech Hive parking lot at E. 69th St

Landscape, fence, and Banks-Baldwin House at Chester Ave and E. 66th St

West face of Banks-Baldwin House

Orchard

Fence and landscape at Chester Ave and E. 69th St
Inventory & Analysis

Existing Conditions

This existing aerial shows the current elements and condition of the campus when the Master Plan was completed. One can see the existing Museum and Gray Garden, driveway and parking from E. 66th and Euclid, existing barn and Klein Garden, Tobacco Barn and Heritage Trail, farm and orchard, and the Banks-Baldwin House. The future Cleveland Foundation Headquarters site is shown in the southwest corner and is currently under construction.
Inventory & Analysis

Property Ownership

The Dunham Tavern Museum property ownership shown in blue is approximately 4.5 acres. For the future Master Plan implementation, continued collaboration with adjacent property owners will be necessary. These include the City of Cleveland Department of Transportation, Cleveland Foundation, MidTown Cleveland, and the Tech Hive.
Inventory & Analysis

Existing Campus Framework

The current Dunham property comprises of the core Museum, Barn, and Gardens with vehicular circulation bringing the elements together. Surrounding those elements, open lawns, the Heritage Trail, and productive landscape, including the farm and orchard, make up the remaining campus. These elements create the framework of Dunham’s New England farmstead character.
Inventory & Analysis

Historic Significance

Shown in red, the Museum, Gray Garden, Klein Garden, and existing barn are historically significant and should be preserved and maintained in their current location. The Banks-Baldwin House and Tobacco Barn / Log Cabin are important historic structures and should be preserved, however they can be moved and re-purposed for future programming. Both buildings are in need of renovation. The Heritage Trail, Farm, and Orchard are important uses and historic to the property. These uses should remain, but can be changed and enhanced over time.
Pedestrian and vehicular circulation is currently minimal on the Dunham campus. Vehicles enter and exit from E. 66th St and Euclid Ave. Parking is centrally located and overflow parking for events occurs in the open lawn areas to the west. Pedestrian paths connect the Museum, Gray Garden, and Klein Garden with the Heritage Trail loop on the east section of campus. The north half of campus has limited to no pedestrian circulation, and existing fences, guardrails, and overgrown vegetation prohibit access and circulation through the campus.
The Dunham campus has a mix of paving and hardscape materials that do not provide a coherent landscape experience. Many of the paving materials are failing and need rehabilitation. The brick and stone paths at the Gardens, Museum, and Barn should be renovated. The mulch and gravel paths should be rebuilt in line with the Master Plan recommendations. The various fences, guardrails, and curbs should be removed from the campus in line with the Master Plan recommendations.
Inventory & Analysis

Tree Canopy

The Master Plan calls for preservation of the majority of Dunham’s mature tree canopy. Many of the signature large trees on the campus are nearing maturity and should have a plan for tree care and protection, as well as future tree planting for replacement. There are also many notable understory specimen trees that should be preserved in line with the Master Plan framework. Some trees, most notably around the existing barn, are healthy and should be transplanted to a new location on campus in line with the Master Plan framework and future driveway realignment.

The existing orchard trees need maintenance and future tree care to thrive and be productive. In alignment with the Master Plan framework, the existing tree canopy at Dunham should be supplemented with new trees over time in order to continue the character and experience of a campus with a healthy and mature tree canopy.
Inventory & Analysis

Tree Canopy

1. American Plum Prunus americana
2. Apple Malus domestica
3. Apple, Paradise Malus pumila
4. Black Locust Robinia pseudoacacia
5. Black Tupelo Nyssa sylvatica
6. Blue Spruce Picea pungens
7. Bur Oak Quercus macrocarpa
8. Callery Pear Pyrus calleryana
9. Cherry Plum Prunus cerasifera
10. Common Pear Pyrus communis
11. Common Persimmon Diospyros virginiana
12. Dawn Redwood Metasequoia glyptostroboides
13. Dogwood Cornus florida
14. Eastern Cottonwood Populus deltoides
15. Eastern White Pine Pinus strobus
16. English Walnut Juglans regia
17. European Black Elderberry Sambucus nigra
18. Freeman Maple Acer x fremanii
19. Goldentrain Tree Koelreuteria paniculata
20. Honeylocust Gleditsia triacanthos
21. Horse Chestnut Aesculus hippocastanum
22. Japanese Lilac Syringa reticulata
23. Juniper Juniperus communis
24. Kentucky Coffeetree Gymnocladus dioicus
25. Korean Evodia Evodia danielli
26. Littleleaf Linden Tillia cordata
27. London Planetree Platanus x acerifolia
28. Nannyberry Viburnum lentago
29. Northern Catalpa Catalpa speciosa
30. Northern Red Oak Quercus rubra
31. Norway Spruce Picea abies
32. Osage Orange Maclura pomifera
33. Paperbark Maple Acer griseum
34. Peach Prunus persica
35. Pecan Carya illinoinensis
36. Red Maple Acer rubrum
37. River Birch Betula nigra
38. Sassafras Sassafras albidum
39. Scarlet Oak Quercus coccinea
40. Serviceberry Amelanchier arborea
41. Shingle Oak Quercus imbricaria
42. Silver Maple Acer saccharinun
43. Sugar Maple Acer saccharum
44. Swamp White Oak Quercus bicolor
45. Sweet Mountain Pine Pinus lambertiana
46. Tree of Heaven Ailanthus altissima
47. Trident Maple Acer buergerianum
48. White Oak Quercus alba
49. White Mulberry Morus alba
50. Washington Hawthorn Crataegus phaenopyrum
51. Yellowwood Cladrastis kentukea

Tree canopy species were listed from a combination of the following resources: existing conditions survey, aerial and site photo imagery, and the MidTown Cleveland Davey Tree Survey.
Master Plan Objectives
Dunham’s vision is to provide an urban green space in MidTown Cleveland and return the Tavern to its roots by serving as a place for history, education, nature, and community. The aim of the Master Plan is to re-imagine these four core areas within one holistic and connected campus. The Master Plan concept provides a physical framework that organizes the campus through landscape experiences and programs to achieve the objectives summarized below:

**History**
Preserve Dunham’s historic identity and character while embracing a broad historic context in order to sustain cultural relevance.

**Education**
Expand existing mission and programming to create diverse educational opportunities.

**Nature**
Enhance landscape to create sustainable, connected, and varied campus experiences.

**Community**
Engage diverse audiences to become a more welcoming and inclusive neighborhood asset and regional destination.
Framework for Spatial Organization & Connectivity

“Constellation”
Organize the campus as a dispersed circuit experienced through a series of meandering spaces

“Agrarian”
Organize the campus as an orthogonal landscape experienced through connected, adjacent spaces

Hybrid
Organize the campus as a connected yet diverse landscape that is welcoming and inviting at all edges
Master Plan Recommendations
Master Plan Recommendations

The Dunham Tavern Museum Master Plan responds to the priorities, objectives, and community feedback gathered over a year and a half long effort. The plan has evolved through several iterations. It preserves Dunham’s important history through the museum, barn, farm, orchard, and Gray and Klein gardens while creating new landscape spaces, gardens, buildings, and programming—with the barn expansion, community farm pavilion, event lawn, and new circulation patterns with a complete Heritage Trail loop—that allow Dunham to build upon its cultural significance and community presence.

Recommendations for the Master Plan primary framework elements include the following.

Primary Framework Elements

**Barn Expansion**
Expand the barn north with an addition and potential renovation pending further study to complement museum programming, public events, and private rentals.

**Banks-Baldwin House**
Relocate the Banks-Baldwin House between the museum and Tech Hive to serve as a new welcoming visitor’s center.

**Heritage Trail**
Enhance and extend the Heritage Trail to be a complete loop around the edges of the campus.

**Event Lawn**
Create a new primary event lawn north of the barn expansion towards Chester Ave.

**Farm**
Relocate and scale down the farm to the northeast corner of campus to serve as a learning demonstration farm.

**Orchard**
Preserve the existing Orchard trees and enhance over time in alignment with new master plan elements.

**Specialty Gardens**
Create new specialty gardens along the Heritage Trail potentially related to the following cultural themes: Dunham history, community history, community reconciliation garden, healing garden, indigenous history, geology, sensory garden, native plants.

**Tobacco Barn / Log Cabin**
Rebuild and renovate the structure south of its existing location along the Heritage Trail to support new museum programming.

**Community Farm Pavilion**
Create a new community farm pavilion on the northeast edge of campus to provide space for farm operations, community programming, gathering, and a new welcoming gateway onto the Dunham campus.

**Landscape adjacent to Cleveland Foundation**
Create a mutually beneficial garden and plaza along the Heritage Trail adjacent to the Cleveland Foundation building that serves as a welcoming gateway onto the Dunham campus.
Master Plan Recommendations
Master Plan Recommendations | Short-Term Illustrative

LEGEND

A Meadow Walk
B Visitor’s Center
C Heritage Trail
D Farm Renovation
E Orchard Enhancement
F Landscape adjacent to Cleveland Foundation
Master Plan Recommendations | Long-Term Illustrative

LEGEND

A  Barn Expansion
B  Visitor’s Center
C  Heritage Trail
D  Event Lawn
E  Farm
F  Orchard
G  Specialty Gardens
H  Tobacco Barn / Log Cabin
I  Community Farm Pavilion
J  Landscape adjacent to Cleveland Foundation
Master Plan Recommendations

Buildings

The Master Plan preserves the existing Museum and Tavern, springhouse, and barn in its current location. The existing log cabin is shown as rebuilt south of its current location to increase visibility from the south face of the existing barn, serve as a node along the Heritage Trail, support new programming, and screen parking to the east. The Banks-Baldwin House is shown relocated between the Museum and Tech Hive as a new Visitor’s Center. A new building program, the Community Farm Pavilion at approximately 3,000 square feet, is shown on the northeast corner of the campus to support farm operations and community programming. This building may have small flexible gathering space(s), kitchen, storage, and restrooms. The existing barn may be renovated as part of the proposed barn expansion project. The barn expansion footprint is shown as a placeholder to the north totaling approximately 8,000 square feet. This building would have a large event hall, commercial kitchen, storage, restrooms, private rooms, meeting rooms, and flexible gathering rooms. This diagram also shows the new Cleveland Foundation headquarters footprint and a suggested similar footprint for future MidTown development to the north on Chester and 66th.

LEGEND

- Historic Preserved
- Historic Reintegrated
- Future Dunham
- Future MidTown
- Existing MidTown
Enhanced visitor circulation and connectivity across campus is fundamental to the experience of the landscape and success of the Dunham Master Plan. Providing visible and comfortable pathways at all edges and corners of the campus will transform the perception and identity of Dunham in the community as a welcoming amenity for everyone. All circulation routes are proposed to be fully accessible. Primary and secondary circulation patterns have been design to provide clarity and connection across the campus. The Heritage Trail, a 1/3 mile loop, is a primary Master Plan element that connects visitors to the various landscape and garden experiences, buildings, and programming through the campus and to its edges.
Master Plan Recommendations

Vehicular Circulation

The existing vehicular circulation pattern is maintained with two-way access from Euclid and E. 66th with parking centrally located between the museum and visitor’s center and in front of the existing barn. The driveway is proposed to be rebuilt with formally designated parking spaces. At E. 66th Street, the driveway is shifted into a new alignment connecting with the curb cut and access at the Cleveland Foundation building. This also provides access to the Cleveland Foundation garage for event parking. Event parking may also be accommodated on the surrounding streets and in new district parking. The central parking areas can accommodate approximately 16 spaces. The east-west section of the driveway may accommodate temporary loading, drop-off, or bus parking.
Master Plan Recommendations

Paving

A new paving system is proposed to provide clarity, character, accessibility, and durability that will enhance the current failing paving materials on the Dunham campus. Informal and richly textured loose stone is proposed for pathways that should be accessible and permeable. This could be a combination of decomposed granite, or stone-dust, and pea gravel to provide a variety of complimentary textures. At key gathering areas, a natural stone paving system is proposed. These pavers should be accessible and the size and shape may vary at different locations across the campus, but should be complimentary and reflect Dunham’s historic character. A wood block paver is also proposed at the patio adjacent to the Cleveland Foundation. This will tie into the Cleveland Foundation plaza and compliment Dunham’s identity. The driveway is proposed to be rebuilt with chip seal paving, asphalt that is rolled and top dressed with loose stone.

LEGEND

- Vehicular
- Specialty Trail
- Pedestrian Path
- Specialty Plaza
- Public Sidewalk
Master Plan Recommendations
Planting

The planting design in the Master Plan maintains Dunham’s historic identity while enriching it with lush native plants and new gardens to enhance visitor experience. Open flexible lawn areas are designated where necessary for programming. Along the Heritage Trail, specialty gardens, and productive landscape area, the planting species will vary to help tell a particular story or reflect the identity of the garden. A complimentary palette has been proposed for use across the campus.

LEGEND

- Specialty Garden
- Open Lawn
- Perennial Planting
- Productive Landscape
- Streetscape
Master Plan Recommendations
Master Plan Recommendations

Specialty Gardens

As representing history and cultural relevance are important to this Master Plan, a series of specialty gardens are proposed to recognize and position Dunham to help tell these stories, represent its historic context, and re-frame the meaning of the landscape. The Master Plan envisions a broader landscape identity and enhanced definition of history for Dunham, one that incorporates the Dunham story, regional geology, Indigenous history, neighborhood history including a community reconciliation garden, local ecology including native plants, sensory and mental health gardens, and Cleveland history linking the community and Dunham together. These gardens should be developed with community partners to bring new audiences in to the Museum.
Master Plan Recommendations
The Master Plan proposes new tree planting to enhance the current character of the Dunham campus’s tree canopy. Trees are proposed within the campus to provide shade, emphasize view corridors and aid the existing tree canopy’s growth. Trees are proposed along the edges of the campus to create a more enjoyable streetscape experience and to invite visitors into the campus. On the following pages, tree and plant species are recommended to create a cohesive and thriving plant environment on Dunham’s campus.
Master Plan Recommendations

- *Red Maple*, Acer rubrum
- *Freeman Maple*, Acer rubrum 'Autumn Blaze'
- *Sugar Maple*, Acer saccharum
- *Ohio Buckeye*, Aesculus glabra
- *River Birch*, Betula nigra
- *Asian White Birch*, Betula populifolia 'Whitespire'
- *European Hornbeam*, Carpinus betulus
- *European Hornbeam*, Carpinus betulus 'Fastigiata'
- *American Hornbeam*, Carpinus caroliniana
- *Bitternut Hickory*, Carya cordiformis
- *Pignut Hickory*, Carya glabra
- *Shellbark Hickory*, Carya ovata
- *Shagbark Hickory*, Carya ovata
- *Northern Catalpa*, Catalpa speciosa
- *Southern Hackberry*, Celtis laevigata
- *Hackberry*, Celtis occidentalis
Master Plan Recommendations | Planting Palette

Katsura Tree, *Cercidiphyllum japonicum*

Turkish Hazel, *Corylus colurna*

Common Persimmon, *Diospyros virginiana*

American Beech, *Fagus grandifolia*

Ginkgo, *Ginkgo biloba* ‘Magyar’

Honey Locust, *Gleditsia triacanthos* ‘Imperial’

Thornless Honey Locust, *Gleditsia triacanthos* ‘Shademaster’

Honey Locust, *Gleditsia triacanthos* ‘Skyline’

Kentucky Coffeetree, *Gymnocladus dioica*

Eastern Black Walnut, *Juglans nigra*

Koelreuteria paniculata, Golden Rain Tree

Sweetgum, *Liquidambar styraciflua* ‘Slender Silhouette’

Sweetgum, *Liquidambar styraciflua* ‘Slender Silhouette’

Tulip Poplar, *Liriodendron tulipifera*

Cucumber Tree, *Magnolia acuminata*

Black Tupelo, *Nyssa sylvatica*
Master Plan Recommendations | Planting Palette

- American Hophornbeam, Ostrya virginiana
- London Planetree, Platanus occidentalis 'Morton Circle'
- London Planetree, Platanus x acerifolia
- Black Cherry, Prunus serotina
- White Oak, Quercus alba
- Swamp White Oak, Quercus bicolor
- English Oak, Quercus robur
- Northern Red Oak, Quercus rubra
- Shumard Oak, Quercus shumardii
- Black Oak, Quercus velutina
- Sassafras, Sassafras albidum
- American Linden, Tilia americana 'Redmond'
- Greenspire Linden, Tilia cordata 'Greenspire'
- Homestead Elm, Ulmus x homesteadii
- Eastern Hemlock, Tsuga canadensis
- Bald Cypress, Taxodium distichum
Master Plan Recommendations | Planting Palette

Virginia Pine, *Pinus virginiana*

Eastern Red Cedar, *Juniperus virginiana*

Eastern White Pine, *Pinus strobus*

Serviceberry, *Amelanchier canadensis*

Allegheny Serviceberry, *Amelanchier canadensis*

Apple Serviceberry, *Amelanchier x grandiflora ‘AutumnBrilliance’*

Eastern Redbud, *Cercis canadensis*

White Fringetree, *Chionanthus virginicus*

American Yellowwood, *Cladrastis kentukea*

Pagoda Dogwood, *Cornus alternifolia*

Flowering Dogwood, *Cornus florida ‘Cherokee Princess’*

Thornless Cockspur Hawthorn, *Crataegus crus-galli*

Washington Hawthorn, *Crataegus phaenopyrum*

Witch Hazel, *Hamamelis virginiana*

Crabapple, *Malus ‘Centran’*

David Crabapple, *Malus ‘David’*
Master Plan Recommendations | Planting Palette

Prairie Fire Crabapple, *Malus x Prairifire*

American Plum, *Prunus americana*

Staghorn Sumac, *Rhus typhina*

Inkberry, *Vaccinium Stamineum*

Dwarf Fothergilla, *Fothergilla gardenii*

Dwarf Fothergilla, *Fothergilla gardenii*

Sweet Pepperbush, *Clethra alnifolia*

Great Laurel, *Rhododendron maximum*

Winterberry, *Ilex verticillata Nana*

Winterberry, *Ilex verticillata Berry Poppins*

Panicle Hydrangea, *Hydrangea paniculata Ilvobo Hortensia*

Hortensia, *Hydrangea arborescens NCHA3*

Bloodtwig Dogwood, *Cornus sanguinea Midwinter Fire*

Pragense, *Viburnum Pragense*

Mountain Laurel, *Kalmia latifolia*

Boxwood, *Buxus sp.*
Master Plan Recommendations | Planting Palette

- **Autumn Moor Grass**, *Sesleria autumnalis*
- **Little Blue-stem**, *Schizachyrium scoparium*
- **Indian Grass**, *Sorghastrum nutans*
- **Switchgrass**, *Panicum virgatum* ‘Shenandoah’
- **Upright Switchgrass**, *Panicum virgatum* ‘Northwind’
- **Tufled Hair Grass**, *Deschampsia cespitosa*
- **Northern Sea Oats**, *Chasmanthium latifolium*
- **Common Wood Sedge**, *Carex x blanda*
- **Feather Reed Grass**, *Calamagrostis x acutiflora* ‘Karl Reuter’
- **Pennsylvania Sedge**, *Carex pensylvanica*
- **New York Ironweed**, *Vernonia noveboracensis*
- **Hoary Vervain**, *Verbena stricta*
- **Wrinkleleaf Goldenrod**, *Solidago rugosa* ‘Fireworks’
- **Black-eyed Susan**, *Rudbeckia fulgida* v. deamii
- **Mountain Mint**, *Pycnanthemum muticum*
- **Foxglove Beardtongue**, *Penstemon digitalis*
**Master Plan Recommendations | Planting Palette**

- Peony White Emperor, *Paeonia White Emperor*
- Sensitive Fern, *Onoclea sensibilis*
- Cinnamon Fern, *Osmundastrum cinnamomeum*
- Virginia Bluebells, *Mertensia virginica*
- Cardinal Flower, *Lobelia cardinalis*
- White Blazing Star, *Liatris spicata 'Alba'*
- Prairie Blazing Star, *Liatris pycnostachya*
- Hairy Alum Root, *Heuchera villosa 'Autumn Bride'*
- Joe Pye Weed, *Eutrochium fistulosum*
- American Boneset, *Eupatorium perfoliatum*
- Rattlesnake Master, *Eryngium yuccifolium*
- Coneflower, *Echinacea purpurea 'Magnus'*
- Blue False Indigo, *Baptisia australis 'Sparkling Sapphires'*
- Butterfly Weed, *Asclepias tuberosa*
- Goatsbeard, *Achillea millefolium*
Master Plan Recommendations

Programming | Every-day

With a variety of programming across the campus, a visitor’s everyday experience to Dunham’s campus can be unique and span the many parts of the grounds. The center of activity would surround the Museum and the visitor’s center, while informal tables, chairs, and picnic blankets could be placed on the open lawns and specialty plazas. The heritage trail would connect visitors through the campus, leading them to the Tobacco Barn/Log Cabin, Community Farm Pavilion, and Barn for a variety of new programs offered at Dunham.
Master Plan Recommendations

Programming | Event-day

During a large event day, Dunham’s campus could be easily transformed into a hub of activity. The Master Plan’s proposed open lawns and specialty plazas could be filled with tables and seating, a large event tent, and a performance stage. This flexibility would allow Dunham to offer programs such as community meals and picnics, museum fairs, weddings, and live performances, while still maintaining the character and quality of its landscape.
Master Plan Recommendations

Programming

WEEKEND OUTING

During the weekends, visitors can come to Dunham’s campus to enjoy the Museum’s associated programming at the Community Farm, Barn Expansion, and open lawns. With a walk through the campus, weekend visitors can view the historical displays at the various specialty gardens while also participating in community events on the lawns.
MUSEUM VISITOR

Visitors to the museum can not only enjoy a tour of the Dunham Tavern, Gray and Klein Gardens; they can also experience a broader array of programs the new campus has to offer by walking along the Heritage Trail. Visitors will find displays of Dunham’s historical context, including the indigenous history of Cleveland, the geological formation of the region, and Dunham’s context in the MidTown neighborhood.
Master Plan Recommendations
Master Plan Recommendations
Master Plan Recommendations

Programming

HOUGH NEIGHBOR

A neighbor in the Hough community can visit Dunham through its more open and accessible entrances along Chester Ave. Neighbors might enjoy the Museum’s variety of programming, have a picnic on the open lawns, or walk along the Heritage Trail on the way to Gallucci’s Market to the south and Dave’s Market to the west.
Master Plan Recommendations

Programming

OFFICE MEETING

With new MidTown development to the west of Dunham’s campus, nearby workers can experience Dunham’s campus on their lunch break. The Heritage Trail offers a peaceful respite from the workplace and can invite workers to explore more of Dunham’s campus.
Master Plan Recommendations

Programming

SCHOOL GROUP

School groups visiting Dunham have a wide variety of activities they could participate in, both within the Museum and on the campus grounds. With many opportunities to learn about Dunham’s and Cleveland’s history on the Heritage Trail, students can experience many educational activities while also being outdoors in Dunham’s landscape.
Master Plan Recommendations

Programming

WEDDING

With the new Barn Expansion and landscape improvements, weddings held at Dunham can experience more of the campus landscape and have flexibility in how they are organized. With more visitors to Dunham during these large events, parking can be made available in the Cleveland Foundation’s new building.
Master Plan Recommendations
Master Plan Recommendations
Master Plan Recommendations

Rendering from Euclid Ave & E. 69th St
Master Plan Recommendations

Rendering from Chester Ave
Master Plan Recommendations

Rendering | Entry Garden and Heritage Trail
Master Plan Recommendations

Rendering | Visitor’s Center
Master Plan Recommendations

Rendering | Entry at Chester Avenue and E. 66th Street
Master Plan Recommendations

Rendering | Entry Meadow and Heritage Trail
Master Plan Recommendations

Rendering | Heritage Trail and Log Cabin
Master Plan Recommendations

Rendering | Farm, Orchard, and Community Farm Pavilion
Master Plan Recommendations

Rendering | Central Lawn and Barn Expansion
Master Plan Recommendations

Rendering | Event Lawn and Barn Expansion
Phasing & Implementation
Phasing & Implementation Strategy

The following phasing strategy is summarized with Short-Term Priority Projects and Long-Term Priority Projects.

Although all of the Master Plan elements are important, the Short-Term Priority Projects were identified as being “shovel ready” and critical early wins to meet the objectives of the Master Plan. Some of these projects can be considered necessary practical items or deferred maintenance, and some are new ideas with the Master Plan.

Though the Short-Term Priority Projects are ready for implementation now, the right time to start planning and designing the Long-Term Priority Projects is also now. For example, one of the Master Plan recommendations is to engage a consultant to begin studying the feasibility and design of the barn expansion.

Any project can become a high priority with the right resources, intent, and consensus in addition to the appropriate alignment with adjacent campus improvements.

Organizational Capacity & Operations

Dunham stakeholders must continue to build capacity as an organization while creating sustainable revenue through programming and events that are aligned with Dunham’s Mission and Vision. It is also necessary for the organization to develop a strategy for the increased need of maintaining existing and future buildings and landscape.

Maintenance

In order to successfully and sustainably implement this Master Plan, a strategy and funding for building and landscape maintenance must be in place. In addition to increased organizational capacity, each physical project should account for increased maintenance needs across the campus.

Programming

A key objective of the Master Plan is to engage diverse audiences for Dunham to become a more welcoming and inclusive neighborhood asset and regional destination. Expanding program and event offerings will help to broaden Dunham’s audience and educational opportunities. In alignment with the Master Plan implementation, Dunham Tavern Museum should adopt a strategy for expanding programming opportunities with an understanding of managing the programming administration and operations, sustainable revenue, and relevance to the organization’s Mission and Vision.

Utilities & Infrastructure

Utilities and infrastructure will account for significant costs of the Master Plan implementation. Each project should undergo a thorough review of existing utility supply and develop a strategy to accommodate the utility and infrastructure need in alignment with future Master Plan implementation.
Phasing & Implementation

Existing Conditions

Short-Term Priority Projects

Long-Term Priority Projects
Phasing & Implementation | Short-Term Illustrative Plan

LEGEND

A Meadow Walk
B Visitor’s Center
C Heritage Trail
D Farm Renovation
E Orchard Enhancement
F Landscape adjacent to Cleveland Foundation
Phasing & Implementation | Long-Term Illustrative Plan

LEGEND

A  Barn Expansion
B  Visitor’s Center
C  Heritage Trail
D  Event Lawn
E  Farm
F  Orchard
G  Specialty Gardens
H  Tobacco Barn / Log Cabin
I  Community Farm Pavilion
J  Landscape adjacent to Cleveland Foundation
Phasing & Implementation | **Short-Term Priority Projects**

**A** Chester Frontage
Remove fence and prune / remove invasive, poor quality, and overgrown vegetation.

**B** Banks-Baldwin House
Relocate house to serve as the Visitor’s Center and complete all site improvements.

**C** Southwest Corner Landscape
Reconnect driveway to E. 66th Street via Cleveland Foundation connection. Repave existing parking lots in new configuration around the Existing Barn, Gray Garden, and new Visitors Center. Complete all adjacent site paving and planting improvements.

**D** Northwest Corner Landscape
Remove non-contributing vegetation, farm, and site paving. Introduce new meadow and tree planting in collaboration with MidTown, Cleveland Foundation, and Hough residents.

**E** Heritage Trail
Renovate existing trail and complete extension of the Heritage Trail as a continuous loop around the edge of campus in addition to completing secondary path connections.

**F** Orchard
Preserve the existing Orchard trees and enhance over time in alignment with new master plan elements. Engage an arborist to examine and implement future tree care.

**G** Barrier Removal
Remove all fences, guardrails, edging, and curbs at landscape transition.

**H** Gray Garden
Renovate and restore Gray Garden with native plant palette, using original species as appropriate for today’s growing conditions.

**I** Existing Farm
Provide access to farm and manage as a wild, successional landscape.

**J** Wayfinding
Implement comprehensive wayfinding project to survey, preserve or remove existing signage, and create a new system for all signage, markers, and objects across campus.
**Phasing & Implementation | Long-Term Priority Projects**

**LEGEND**

- **A** Barn Expansion
  Expand barn with new addition to support private and public programming and Museum operations. Work with consultant to study market feasibility, programming, capacity, and design for barn expansion. Implement all adjacent site paving and planting improvements including a new event lawn to the north of the barn expansion.

- **B** Farm
  Relocate the farm to the northeast. Coordinate relocation in alignment with barn expansion (A) in order to use existing farm soil to amend the soil at the proposed new farm location.

- **C** Orchard
  Preserve the existing Orchard trees and enhance over time in alignment with new master plan elements. Engage an arborist to examine and implement future tree care.

- **D** Community Farm Pavilion
  Create new a Community Farm Pavilion on the northeast edge of campus to provide space for farm operations and community programming. Implement adjacent site paving and planting improvements to support the Community Farm Pavilion.

- **E** Klein Garden
  Renovate and restore Klein Garden as necessary with appropriate native plant palette.

- **F** Tobacco Barn / Log Cabin
  Rebuild the Tobacco Barn / Log Cabin south of the existing structure. Integrate within a new Specialty Garden along Heritage Trail.

- **G** Specialty Gardens
  Create new Specialty Gardens along the Heritage Trail potentially related to the following themes: Dunham History, Community History, Community Reconciliation Garden, Healing Garden, Indigenous History, Geology, Sensory Garden, Native Plants.

- **H** Arrival Plaza
  Create new arrival plaza to serve as a welcoming gateway entrance. Coordinate implementation with barn expansion and future MidTown development.

- **I** Utility Improvements
  In alignment with building projects, study the feasibility of burying overhead utility lines across campus. Provide necessary hook-up locations for future master plan improvements.
## Total Master Plan Estimated Cost

<table>
<thead>
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<th>Low</th>
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### Total Master Plan Phasing Estimated Cost

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<tr>
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<td>Hard Costs:</td>
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<td>Hard Costs:</td>
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<td>Soft Costs:</td>
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### Short Term Phasing Estimated Cost

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<th>Project Description</th>
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<tbody>
<tr>
<td>A. Chester Frontage</td>
<td>$16,127</td>
<td>$21,502</td>
<td>$32,253</td>
</tr>
<tr>
<td>B. Banks-Baldwin House</td>
<td>$325,000</td>
<td>$520,000</td>
<td>$780,000</td>
</tr>
<tr>
<td>C. Southwest Corner Landscape</td>
<td>$1,271,400</td>
<td>$1,695,200</td>
<td>$2,966,600</td>
</tr>
<tr>
<td>D. Northwest Corner Landscape</td>
<td>$1,518,075</td>
<td>$2,024,100</td>
<td>$3,036,150</td>
</tr>
<tr>
<td>E. Heritage Trail</td>
<td>$374,400</td>
<td>$530,400</td>
<td>$780,000</td>
</tr>
<tr>
<td>F. Orchard (Lump Sum)</td>
<td>$71,500</td>
<td>$71,500</td>
<td>$71,500</td>
</tr>
<tr>
<td>G. Barrier Removal</td>
<td>$16,341</td>
<td>$21,840</td>
<td>$32,760</td>
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<tr>
<td>H. Gray Garden</td>
<td>$160,875</td>
<td>$268,125</td>
<td>$375,375</td>
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<tr>
<td>I. Existing Farm</td>
<td>$201,500</td>
<td>$403,000</td>
<td>$604,500</td>
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<tr>
<td>J. Wayfinding (Lump Sum)</td>
<td>$165,000</td>
<td>$330,000</td>
<td>$550,000</td>
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<tr>
<td><strong>Total</strong></td>
<td>$4,120,218</td>
<td>$5,885,667</td>
<td>$9,229,138</td>
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</table>

Total costs include hard costs, soft costs, and contingency for each short term priority project.
### Long Term Phasing Estimated Cost

<table>
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<th>Project Description</th>
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<th>Medium</th>
<th>High</th>
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</thead>
<tbody>
<tr>
<td>A. Barn Expansion</td>
<td>$4,550,000</td>
<td>$6,500,000</td>
<td>$9,100,000</td>
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<tr>
<td>B. Farm</td>
<td>$115,440</td>
<td>$163,540</td>
<td>$240,500</td>
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<tr>
<td>C. Orchard (Lump Sum)</td>
<td>$71,500</td>
<td>$71,500</td>
<td>$71,500</td>
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<tr>
<td>D. Community Farm Pavilion (Lump Sum)</td>
<td>$455,000</td>
<td>$780,000</td>
<td>$1,300,000</td>
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<tr>
<td>E. Klein Garden</td>
<td>$126,750</td>
<td>$211,250</td>
<td>$295,750</td>
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<tr>
<td>F. Tobacco Barn / Log Cabin (Lump Sum)</td>
<td>$260,000</td>
<td>$390,000</td>
<td>$520,000</td>
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<tr>
<td>G. Specialty Gardens</td>
<td>$851,175</td>
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<td>$1,986,075</td>
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<td>H. Arrival Plaza</td>
<td>$170,625</td>
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<td>I. Utility Improvements</td>
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<td>$143,000</td>
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<tr>
<td><strong>Total</strong></td>
<td>$6,686,290</td>
<td>$9,962,290</td>
<td>$14,140,750</td>
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*Total costs include hard costs, soft costs, and contingency for each long term priority project.*
Remove fence and prune / remove invasive, poor quality, and overgrown vegetation.
## Short-Term Priority Project Cost Estimate

### Chester Frontage

<table>
<thead>
<tr>
<th>Project</th>
<th>Quantity</th>
<th>Low</th>
<th>Medium</th>
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<th>Notes</th>
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<tbody>
<tr>
<td>A. Chester Frontage</td>
<td>827 LF</td>
<td>$12,405</td>
<td>$16,540</td>
<td>$24,810</td>
<td>Includes fence removal and all dead or invasive plants</td>
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<td>Cost Low = $15 / SF; Medium = $20 / SF; High = $30 / SF</td>
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<tr>
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<th>20% of Hard Costs</th>
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<tbody>
<tr>
<td>Total Soft Costs</td>
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<td>$2,481</td>
<td>$3,308</td>
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<td>10% Contingency</td>
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<tr>
<td>Contingency</td>
<td>Low</td>
<td>$1,241</td>
<td>$1,654</td>
<td>$2,481</td>
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<tr>
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<td>$21,502</td>
<td>$32,253</td>
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</table>
Banks-Baldwin House

Relocate house to serve as the Visitor’s Center and complete all site improvements.
### Banks-Baldwin House

<table>
<thead>
<tr>
<th>Project</th>
<th>Quantity</th>
<th>Cost</th>
<th>Notes</th>
</tr>
</thead>
<tbody>
<tr>
<td>B. Banks-Baldwin House</td>
<td>LS</td>
<td>$250,000</td>
<td>$400,000</td>
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<tr>
<td></td>
<td></td>
<td>$600,000</td>
<td>Includes house relocation and renovation</td>
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<tr>
<td></td>
<td></td>
<td></td>
<td>Includes utility connections and adjacent site work</td>
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</table>

#### Total Soft Costs

<table>
<thead>
<tr>
<th></th>
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<th>Medium</th>
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<tr>
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<td>$120,000</td>
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<td>Medium</td>
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<td>High</td>
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</table>

20% of Hard Costs

#### Contingency

<table>
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<tr>
<th></th>
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10% Contingency

#### Total Costs

<table>
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<tr>
<th></th>
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<th>Medium</th>
<th>High</th>
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<tbody>
<tr>
<td>Low</td>
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<td>$520,000</td>
<td>$780,000</td>
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<tr>
<td>Medium</td>
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<td></td>
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<tr>
<td>High</td>
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</table>
Southwest Corner Landscape

Reconnect driveway to E. 66th Street via Cleveland Foundation connection. Repave existing parking lots in new configuration around the Existing Barn, Gray Garden, and new Visitors Center. Complete all adjacent site paving and planting improvements.
## Phasing & Implementation | Short-Term Priority Project Cost Estimate

### Southwest Corner Landscape

<table>
<thead>
<tr>
<th>Project</th>
<th>Quantity</th>
<th>Cost</th>
<th>Notes</th>
</tr>
</thead>
</table>
| C. Southwest Corner Landscape| 65,200 SF| 978,000 / 1,304,000 / 2,282,000 | Includes repaving driveway, parking, and utility connections: Includes all site paving, planting, and furnishings in project area.
|                              | Low      | Medium              | High                                                                 |
|                              | $978,000 | $1,304,000          | $2,282,000                                                           |

Cost Low = $15 / SF; Medium = $25 / SF; High = $35 / SF

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<tr>
<th></th>
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<tbody>
<tr>
<td>Total Soft Costs</td>
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<td>456,400</td>
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20% of Hard Costs

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<th>High</th>
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</thead>
<tbody>
<tr>
<td>Contingency</td>
<td>97,800</td>
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10% Contingency

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<th>High</th>
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<tbody>
<tr>
<td>Total Costs</td>
<td>1,271,400</td>
<td>1,695,200</td>
<td>2,966,600</td>
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Northwest Corner Landscape

Remove non-contributing vegetation, farm, and site paving. Introduce new meadow and tree planting in collaboration with MidTown, Cleveland Foundation, and Hough residents.
### Northwest Corner Landscape

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<th>Project</th>
<th>Quantity</th>
<th>Cost</th>
<th>Notes</th>
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<tr>
<td>D. Northwest Corner Landscape</td>
<td>77,850 SF</td>
<td>$1,167,750</td>
<td><strong>Low</strong> $1,167,750 <strong>Medium</strong> $1,557,000 <strong>High</strong> $2,335,500 Includes demolition and removal of paving and planting. Includes all site paving, planting, and furnishings in project. Cost Low = $15 / SF; Medium = $20 / SF; High = $30 / SF</td>
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#### Total Soft Costs

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</thead>
<tbody>
<tr>
<td>$233,550</td>
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<td>$467,100</td>
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#### Contingency

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<tbody>
<tr>
<td>$116,775</td>
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#### Total Costs

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<th>High</th>
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</thead>
<tbody>
<tr>
<td>$1,518,075</td>
<td>$2,024,100</td>
<td>$3,036,150</td>
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</table>
Renovate existing trail and complete extension of the Heritage Trail as a continuous loop around the edge of campus in addition to completing secondary path connections.
## Heritage Trail

<table>
<thead>
<tr>
<th>Project</th>
<th>Quantity</th>
<th>Cost</th>
<th>Notes</th>
</tr>
</thead>
<tbody>
<tr>
<td>E. Heritage Trail</td>
<td>24,000 SF</td>
<td>$288,000, $408,000, $600,000</td>
<td>Project Area includes primary trail and secondary connections. Includes existing path renovation and new path segments. Includes drainage, lighting, signage, and adjacent landscape. Cost Low = $12 / SF; Medium = $17 / SF; High = $25 / SF</td>
</tr>
</tbody>
</table>

### Total Soft Costs

<table>
<thead>
<tr>
<th>Low</th>
<th>Medium</th>
<th>High</th>
</tr>
</thead>
<tbody>
<tr>
<td>$57,600</td>
<td>$81,600</td>
<td>$120,000</td>
</tr>
</tbody>
</table>

### Contingency

<table>
<thead>
<tr>
<th>Low</th>
<th>Medium</th>
<th>High</th>
</tr>
</thead>
<tbody>
<tr>
<td>$28,800</td>
<td>$40,800</td>
<td>$60,000</td>
</tr>
</tbody>
</table>

### Total Costs

<table>
<thead>
<tr>
<th>Low</th>
<th>Medium</th>
<th>High</th>
</tr>
</thead>
<tbody>
<tr>
<td>$374,400</td>
<td>$530,400</td>
<td>$780,000</td>
</tr>
</tbody>
</table>
Orchard

Preserve the existing Orchard trees and enhance over time in alignment with new master plan elements. Engage an arborist to examine and implement future tree care.
### Orchard

<table>
<thead>
<tr>
<th>Project</th>
<th>Quantity</th>
<th>Cost</th>
<th>Notes</th>
</tr>
</thead>
<tbody>
<tr>
<td>F. Orchard</td>
<td>LS</td>
<td>$65,000</td>
<td>Includes maintenance of existing trees and new tree planting</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>Includes arborist consultation</td>
</tr>
<tr>
<td>Contingency</td>
<td></td>
<td>$6,500</td>
<td>10% Contingency</td>
</tr>
<tr>
<td><strong>Total Costs</strong></td>
<td></td>
<td><strong>$71,500</strong></td>
<td></td>
</tr>
</tbody>
</table>
Barrier Removal

Remove all fences, guardrails, edging, and curbs at landscape transition.
### Barrier Removal

<table>
<thead>
<tr>
<th>Project</th>
<th>Quantity</th>
<th>Low</th>
<th>Medium</th>
<th>High</th>
<th>Notes</th>
</tr>
</thead>
<tbody>
<tr>
<td>G. Barrier Removal</td>
<td>840 LF</td>
<td>$12,570</td>
<td>$16,800</td>
<td>$25,200</td>
<td>Includes guardrail and fence removal and all invasive plants</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>Cost Low = $15 / SF; Medium = $20 / SF; High = $30 / SF</td>
</tr>
<tr>
<td>Total Soft Costs</td>
<td></td>
<td>$2,514</td>
<td>$3,360</td>
<td>$5,040</td>
<td>20% of Hard Costs</td>
</tr>
<tr>
<td>Contingency</td>
<td></td>
<td>$1,257</td>
<td>$1,680</td>
<td>$2,520</td>
<td>10% Contingency</td>
</tr>
<tr>
<td>Total Costs</td>
<td></td>
<td>$16,341</td>
<td>$21,840</td>
<td>$32,760</td>
<td></td>
</tr>
</tbody>
</table>
Renovate and restore Gray Garden with native plant palette, using original species as appropriate for today’s growing conditions.
<table>
<thead>
<tr>
<th>Project</th>
<th>Quantity</th>
<th>Cost</th>
<th>Notes</th>
</tr>
</thead>
<tbody>
<tr>
<td>H. Gray Garden</td>
<td>8250 SF</td>
<td></td>
<td>Includes garden maintenance and site prep / removal</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Low</td>
<td>$123,750</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Medium</td>
<td>$206,250</td>
</tr>
<tr>
<td></td>
<td></td>
<td>High</td>
<td>$288,750</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>Includes new paving and planting</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>Cost Low = $15 / SF; Medium = $25 / SF; High = $35 / SF</td>
</tr>
</tbody>
</table>

**Total Soft Costs**

<table>
<thead>
<tr>
<th></th>
<th>Low</th>
<th>Medium</th>
<th>High</th>
</tr>
</thead>
<tbody>
<tr>
<td>Total Soft</td>
<td>$24,750</td>
<td>$41,250</td>
<td>$57,750</td>
</tr>
</tbody>
</table>

**Contingency**

<table>
<thead>
<tr>
<th></th>
<th>Low</th>
<th>Medium</th>
<th>High</th>
</tr>
</thead>
<tbody>
<tr>
<td>Contingency</td>
<td>$12,375</td>
<td>$20,625</td>
<td>$28,875</td>
</tr>
</tbody>
</table>

**Total Costs**

<table>
<thead>
<tr>
<th></th>
<th>Low</th>
<th>Medium</th>
<th>High</th>
</tr>
</thead>
<tbody>
<tr>
<td>Total Costs</td>
<td>$160,875</td>
<td>$268,125</td>
<td>$375,375</td>
</tr>
</tbody>
</table>
Existing Farm

Provide access to farm and manage as a wild, successional landscape.
## Short-Term Priority Project Cost Estimate

### Existing Farm

<table>
<thead>
<tr>
<th>Project</th>
<th>Quantity</th>
<th>Cost</th>
<th>Notes</th>
</tr>
</thead>
<tbody>
<tr>
<td>I. Existing Farm</td>
<td>31,000 SF</td>
<td>Low $155,000</td>
<td>Medium $310,000</td>
</tr>
</tbody>
</table>

Cost Low = $5 / SF; Medium = $10 / SF; High = $15 / SF

<table>
<thead>
<tr>
<th></th>
<th>Low</th>
<th>Medium</th>
<th>High</th>
</tr>
</thead>
<tbody>
<tr>
<td>Total Soft Costs</td>
<td>$31,000</td>
<td>$62,000</td>
<td>$93,000</td>
</tr>
<tr>
<td>Contingency</td>
<td>$15,500</td>
<td>$31,000</td>
<td>$46,500</td>
</tr>
<tr>
<td>Total Costs</td>
<td>$201,500</td>
<td>$403,000</td>
<td>$604,500</td>
</tr>
</tbody>
</table>
Phasing & Implementation | Short-Term Priority Project Cost Estimate

Wayfinding

Implement comprehensive wayfinding project to survey, preserve or remove existing signage, and create a new system for all signage, markers, and objects across campus.
## Wayfinding

<table>
<thead>
<tr>
<th>Project</th>
<th>Quantity</th>
<th>Cost</th>
<th>Notes</th>
</tr>
</thead>
<tbody>
<tr>
<td>J. Wayfinding</td>
<td>LS</td>
<td>$150,000</td>
<td>$300,000 $500,000</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>Includes existing survey and design of campus wayfinding</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>Includes existing removal and first phase implementation</td>
</tr>
</tbody>
</table>

### Contingency

<table>
<thead>
<tr>
<th>Contingency</th>
<th>Low</th>
<th>Medium</th>
<th>High</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>$15,000</td>
<td>$30,000</td>
<td>$50,000</td>
</tr>
</tbody>
</table>

### Total Costs

<table>
<thead>
<tr>
<th>Total Costs</th>
<th>Low</th>
<th>Medium</th>
<th>High</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>$165,000</td>
<td>$330,000</td>
<td>$550,000</td>
</tr>
</tbody>
</table>
Barn Expansion

Expand barn with new addition to support private and public programming and Museum operations. Work with consultant to study market feasibility, programming, capacity, and design for barn expansion. Implement all adjacent site paving and planting improvements including a new event lawn to the north of the barn expansion.
### Barn Expansion

<table>
<thead>
<tr>
<th>Project</th>
<th>Quantity</th>
<th>Cost Low</th>
<th>Cost Medium</th>
<th>Cost High</th>
<th>Notes</th>
</tr>
</thead>
<tbody>
<tr>
<td>A. Barn Expansion</td>
<td>LS</td>
<td>$3,500,000</td>
<td>$5,000,000</td>
<td>$7,000,000</td>
<td>Includes existing barn renovation (2,500 SF)</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>Includes barn expansion / addition (10,500 SF)</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>Includes adjacent site paving, planting, and utility connections</td>
</tr>
</tbody>
</table>

| Total Soft Costs         |          |             |             |              | 20% of Hard Costs                                                    |
| Low                     | $700,000 | $1,000,000  | $1,400,000  |              |                                                                      |
| Medium                  | $1,000,000 | $1,400,000  | $1,400,000  |              |                                                                      |
| High                    | $1,400,000 | $1,400,000  | $1,400,000  |              |                                                                      |

| Contingency              |          |             |             |              | 10% Contingency                                                      |
| Low                     | $350,000 | $500,000    | $700,000    |              |                                                                      |
| Medium                  | $500,000 | $700,000    | $700,000    |              |                                                                      |
| High                    | $700,000 | $700,000    | $700,000    |              |                                                                      |

| Total Costs              |          |             |             |              |                                                                      |
| Low                     | $4,550,000 | $6,500,000  | $9,100,000  |              |                                                                      |
| Medium                  | $6,500,000 | $9,100,000  | $9,100,000  |              |                                                                      |
| High                    | $9,100,000 | $9,100,000  | $9,100,000  |              |                                                                      |
Relocate the farm to the northeast. Coordinate relocation in alignment with barn expansion (A) in order to use existing farm soil to amend the soil of the proposed new farm location.
## Farm

<table>
<thead>
<tr>
<th>Project</th>
<th>Quantity</th>
<th>Cost</th>
<th>Notes</th>
</tr>
</thead>
<tbody>
<tr>
<td>B. Farm</td>
<td>7,400 SF</td>
<td>Low $88,800</td>
<td>Medium $125,800</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Includes site prep, planting, and adjacent paving</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>Cost Low = $12 / SF; Medium = $17 / SF; High = $25 / SF</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th></th>
<th>Low</th>
<th>Medium</th>
<th>High</th>
</tr>
</thead>
<tbody>
<tr>
<td>Total Soft Costs</td>
<td>$17,760</td>
<td>$25,160</td>
<td>$37,000</td>
</tr>
<tr>
<td>Contingency</td>
<td>$8,880</td>
<td>$12,580</td>
<td>$18,500</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th></th>
<th>Low</th>
<th>Medium</th>
<th>High</th>
</tr>
</thead>
<tbody>
<tr>
<td>Total Costs</td>
<td>$115,440</td>
<td>$163,540</td>
<td>$240,500</td>
</tr>
</tbody>
</table>
Preserve the existing Orchard trees and enhance over time in alignment with new master plan elements. Engage an arborist to examine and implement future tree care.
### Phasing & Implementation | Long-Term Priority Project Cost Estimate

## Orchard

<table>
<thead>
<tr>
<th>Project</th>
<th>Quantity</th>
<th>Cost</th>
<th>Notes</th>
</tr>
</thead>
<tbody>
<tr>
<td>F. Orchard</td>
<td>LS</td>
<td>$65,000</td>
<td>Includes maintenance of existing trees and new tree planting Includes arborist consultation</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Contingency</th>
<th>10% Contingency</th>
</tr>
</thead>
<tbody>
<tr>
<td>$6,500</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Total Costs</th>
<th>$71,500</th>
</tr>
</thead>
</table>
Create new a Community Farm Pavilion on the northeast edge of campus to provide space for farm operations and community programming. Implement adjacent site paving and planting improvements to support the Community Farm Pavilion.
## Long-Term Priority Project Cost Estimate

### Community Farm Pavilion

<table>
<thead>
<tr>
<th>Project</th>
<th>Quantity</th>
<th>Cost</th>
<th>Notes</th>
</tr>
</thead>
<tbody>
<tr>
<td>D. Community Farm Pavilion</td>
<td>LS</td>
<td>$350,000</td>
<td>Low</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th></th>
<th>Low</th>
<th>Medium</th>
<th>High</th>
<th></th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Total Soft Costs</td>
<td>$70,000</td>
<td>$120,000</td>
<td>$200,000</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Contingency</td>
<td>$35,000</td>
<td>$60,000</td>
<td>$100,000</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Total Costs</td>
<td>$455,000</td>
<td>$780,000</td>
<td>$1,300,000</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
Renovate and restore Klein Garden as necessary with appropriate native plant palette.
Phasing & Implementation | Long-Term Priority Project Cost Estimate

Klein Garden

<table>
<thead>
<tr>
<th>Project</th>
<th>Quantity</th>
<th>Cost</th>
<th>Notes</th>
</tr>
</thead>
<tbody>
<tr>
<td>E. Klein Garden</td>
<td>6,500 SF</td>
<td>$97,500</td>
<td>$162,500 $227,500 Includes garden maintenance and site prep / removal</td>
</tr>
<tr>
<td></td>
<td></td>
<td>$97,500</td>
<td>$162,500 $227,500 Includes garden maintenance and site prep / removal</td>
</tr>
<tr>
<td></td>
<td></td>
<td>$97,500</td>
<td>$162,500 $227,500 Includes garden maintenance and site prep / removal</td>
</tr>
<tr>
<td></td>
<td></td>
<td>$97,500</td>
<td>$162,500 $227,500 Includes garden maintenance and site prep / removal</td>
</tr>
</tbody>
</table>

| Total Soft Costs    |          | $19,500    | $32,500 $45,500 20% of Hard Costs                                   |
| Contingency         |          | $9,750     | $16,250 $22,750 10% Contingency                                   |
| Total Costs         |          | $126,750   | $211,250 $295,750                                              |
Rebuild the Tobacco Barn / Log Cabin south of the existing structure. Integrate within a new Specialty Garden along Heritage Trail.
## Long-Term Priority Project Cost Estimate

### Tobacco Barn / Log Cabin

<table>
<thead>
<tr>
<th>Project</th>
<th>Quantity</th>
<th>Cost (Low)</th>
<th>Cost (Medium)</th>
<th>Cost (High)</th>
<th>Notes</th>
</tr>
</thead>
<tbody>
<tr>
<td>F. Tobacco Barn / Log Cabin</td>
<td>LS</td>
<td>$200,000</td>
<td>$300,000</td>
<td>$400,000</td>
<td>Includes rebuilding structure in new location</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>Includes utility connections and adjacent site work</td>
</tr>
</tbody>
</table>

### Total Soft Costs

<table>
<thead>
<tr>
<th>Low</th>
<th>Medium</th>
<th>High</th>
</tr>
</thead>
<tbody>
<tr>
<td>$40,000</td>
<td>$60,000</td>
<td>$80,000</td>
</tr>
</tbody>
</table>

20% of Hard Costs

### Contingency

<table>
<thead>
<tr>
<th>Low</th>
<th>Medium</th>
<th>High</th>
</tr>
</thead>
<tbody>
<tr>
<td>$20,000</td>
<td>$30,000</td>
<td>$40,000</td>
</tr>
</tbody>
</table>

10% Contingency

### Total Costs

<table>
<thead>
<tr>
<th>Low</th>
<th>Medium</th>
<th>High</th>
</tr>
</thead>
<tbody>
<tr>
<td>$260,000</td>
<td>$390,000</td>
<td>$520,000</td>
</tr>
</tbody>
</table>
Specialty Gardens

Create new Specialty Gardens along the Heritage Trail potentially related to the following themes: Dunham History, Community History, Community Reconciliation Garden, Healing Garden, Indigenous History, Geology, Sensory Garden, Native Plants.
### Specialty Gardens

<table>
<thead>
<tr>
<th>Project</th>
<th>Quantity</th>
<th>Low</th>
<th>Medium</th>
<th>High</th>
<th>Notes</th>
</tr>
</thead>
<tbody>
<tr>
<td>Specialty Gardens</td>
<td>43,650 SF</td>
<td>$654,750</td>
<td>$1,091,250</td>
<td>$1,527,750</td>
<td>Includes all site paving, planting, furnishings, and utilities</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>Cost Low = $15 / SF; Medium = $25 / SF; High = $35 / SF</td>
</tr>
</tbody>
</table>

#### Total Soft Costs

<table>
<thead>
<tr>
<th></th>
<th>Low</th>
<th>Medium</th>
<th>High</th>
<th>20% of Hard Costs</th>
</tr>
</thead>
<tbody>
<tr>
<td>Total</td>
<td>$130,950</td>
<td>$218,250</td>
<td>$305,550</td>
<td></td>
</tr>
</tbody>
</table>

#### Contingency

<table>
<thead>
<tr>
<th></th>
<th>Low</th>
<th>Medium</th>
<th>High</th>
<th>10% Contingency</th>
</tr>
</thead>
<tbody>
<tr>
<td>Contingey</td>
<td>$65,475</td>
<td>$109,125</td>
<td>$152,775</td>
<td></td>
</tr>
</tbody>
</table>

#### Total Costs

<table>
<thead>
<tr>
<th></th>
<th>Low</th>
<th>Medium</th>
<th>High</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Total</td>
<td>$851,175</td>
<td>$1,418,625</td>
<td>$1,986,075</td>
<td></td>
</tr>
</tbody>
</table>
Arrival Plaza

Create new arrival plaza to serve as a welcoming gateway entrance. Coordinate implementation with barn expansion and future MidTown development.
### Arrival Plaza

#### Project Quantity Cost Notes

<table>
<thead>
<tr>
<th>Project</th>
<th>Quantity</th>
<th>Low</th>
<th>Medium</th>
<th>High</th>
<th>Notes</th>
</tr>
</thead>
<tbody>
<tr>
<td>H. Arrival Plaza</td>
<td>8,750 SF</td>
<td>$131,250</td>
<td>$218,750</td>
<td>$306,250</td>
<td>Includes all site paving, planting, furnishings, and utilities Cost Low = $15 / SF; Medium = $25 / SF; High = $35 / SF</td>
</tr>
</tbody>
</table>

#### Total Soft Costs

<table>
<thead>
<tr>
<th>Low</th>
<th>Medium</th>
<th>High</th>
<th>20% of Hard Costs</th>
</tr>
</thead>
<tbody>
<tr>
<td>$26,250</td>
<td>$43,750</td>
<td>$61,250</td>
<td></td>
</tr>
</tbody>
</table>

#### Contingency

<table>
<thead>
<tr>
<th>Low</th>
<th>Medium</th>
<th>High</th>
<th>10% Contingency</th>
</tr>
</thead>
<tbody>
<tr>
<td>$13,125</td>
<td>$21,875</td>
<td>$30,625</td>
<td></td>
</tr>
</tbody>
</table>

#### Total Costs

<table>
<thead>
<tr>
<th>Low</th>
<th>Medium</th>
<th>High</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>$170,625</td>
<td>$284,375</td>
<td>$398,125</td>
<td></td>
</tr>
</tbody>
</table>
Utility Improvements

In alignment with building projects, study the feasibility of burying overhead utility lines across campus. Provide necessary hook-up locations for future master plan improvements.
### Utility Improvements

<table>
<thead>
<tr>
<th>Project</th>
<th>Quantity</th>
<th>Cost</th>
<th>Notes</th>
</tr>
</thead>
<tbody>
<tr>
<td>I. Utility Improvements</td>
<td>880 LF</td>
<td>$66,000</td>
<td>$110,000 $176,000</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Low</td>
<td>Medium</td>
</tr>
<tr>
<td></td>
<td></td>
<td>$13,200</td>
<td>$22,000</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Total Soft Costs</td>
<td>20% of Hard Costs</td>
</tr>
<tr>
<td></td>
<td></td>
<td>$6,600</td>
<td>$11,000</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Contingency</td>
<td>10% Contingency</td>
</tr>
<tr>
<td></td>
<td></td>
<td>$85,800</td>
<td>$143,000</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Total Costs</td>
<td></td>
</tr>
</tbody>
</table>

Includes overhead utility removal and burying lines
Includes connection points for adjacent projects
Cost Low = $75 / SF; Medium = $125 / SF; High = $200 / SF
Contact

For more information, please contact:

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