

A blue-tinted photograph of the Dunham Tavern Museum, a two-story wooden building with a porch and a large tree in the foreground. The building features a prominent chimney and a gabled roof. The text "Dunham Tavern Museum Master Plan" is overlaid in white on the right side of the image.

Dunham Tavern Museum Master Plan

June 2021 | Dunham Tavern Museum | LAND Studio | Merritt Chase

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....

Brenda Ellner
President



Consultant Team

LAND Studio

Greg Peckham, Executive Director
Tiffany Graham, Senior Project Director
David Wilson, Project Manager

Merritt Chase

Chris Merritt, Principal
Nina Chase, Principal
Alexandra Mei, Landscape Designer
Nich Steinkraus, Landscape Designer

Dunham Tavern Museum Board & Staff

FY 2020-2021

Lauren Hansgen, Executive Director
Brenda Ellner, President
Tim Collins, Immediate Past President
James Edmonson, Vice President
Cassandra Hallet, Treasurer
David Wagner, Secretary
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Adam King
Robert Klann
Susan Braham Koletsky
Jean Koznarek
Wendy Luby
Laurie Nice
Barbara Peterson
Lara Roketenetz
Joseph Shafran
Roy Smith
Martha Towns
Russell Warren
Tyrone Hatcher

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.

Table of Contents

Introduction	10
Master Plan Context	
Public Engagement	
History	22
Existing Conditions	48
Inventory & Analysis	
Master Plan Objectives	62
Master Plan Recommendations	66
Phasing & Implementation	112





Introduction

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?

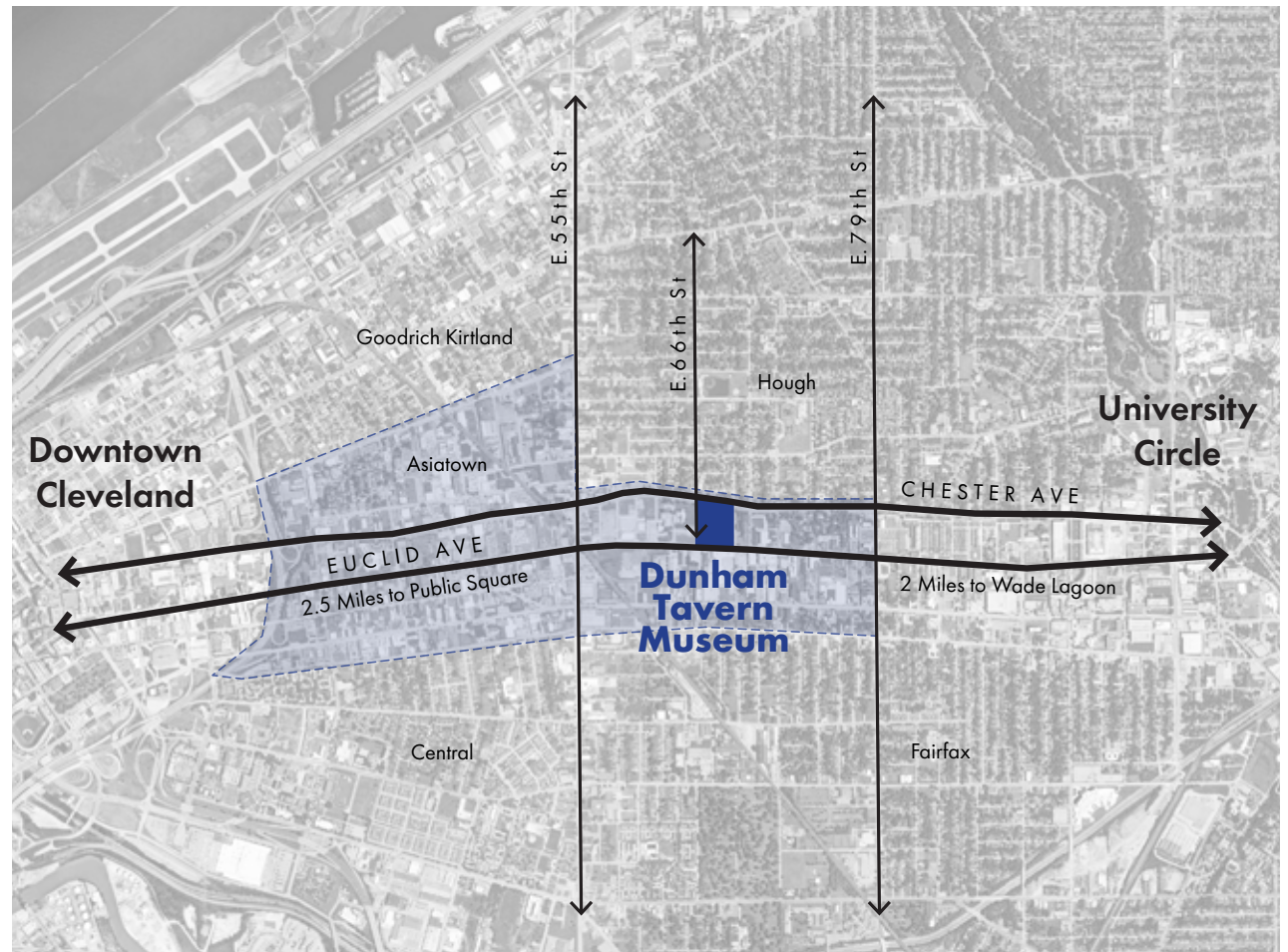
Just as Dunham's history reflects preservation and adaptation within changing neighborhood contexts, today is an important moment to consider the future of the Dunham Tavern Museum. A once in a generation opportunity exists to preserve Dunham's history while imagining a visionary future that sustains 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

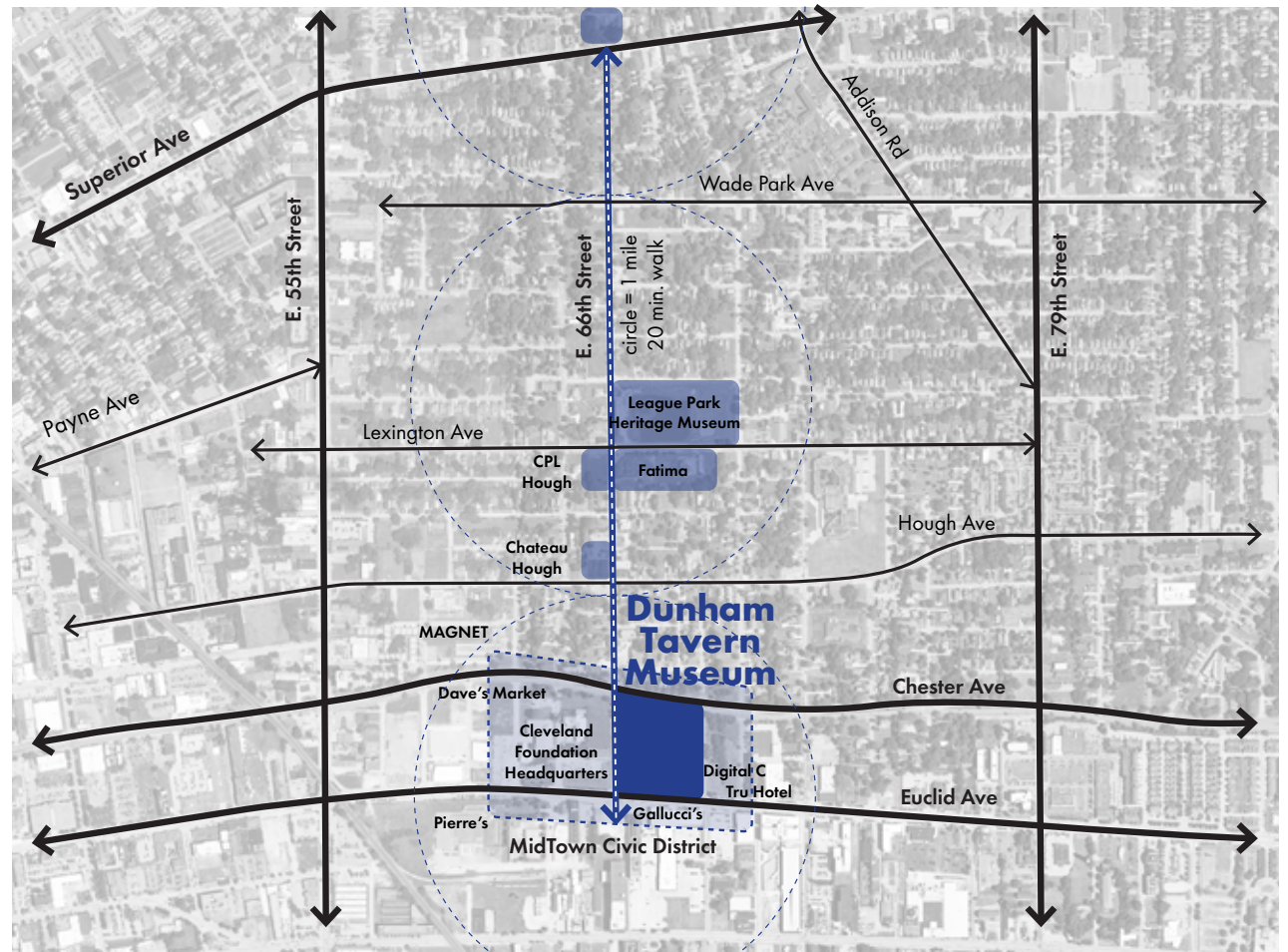
This Master Plan acknowledges the significance of this work in context to important east side neighborhoods and assets in addition to connections to downtown Cleveland and University Circle approximately two miles in each direction.

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.



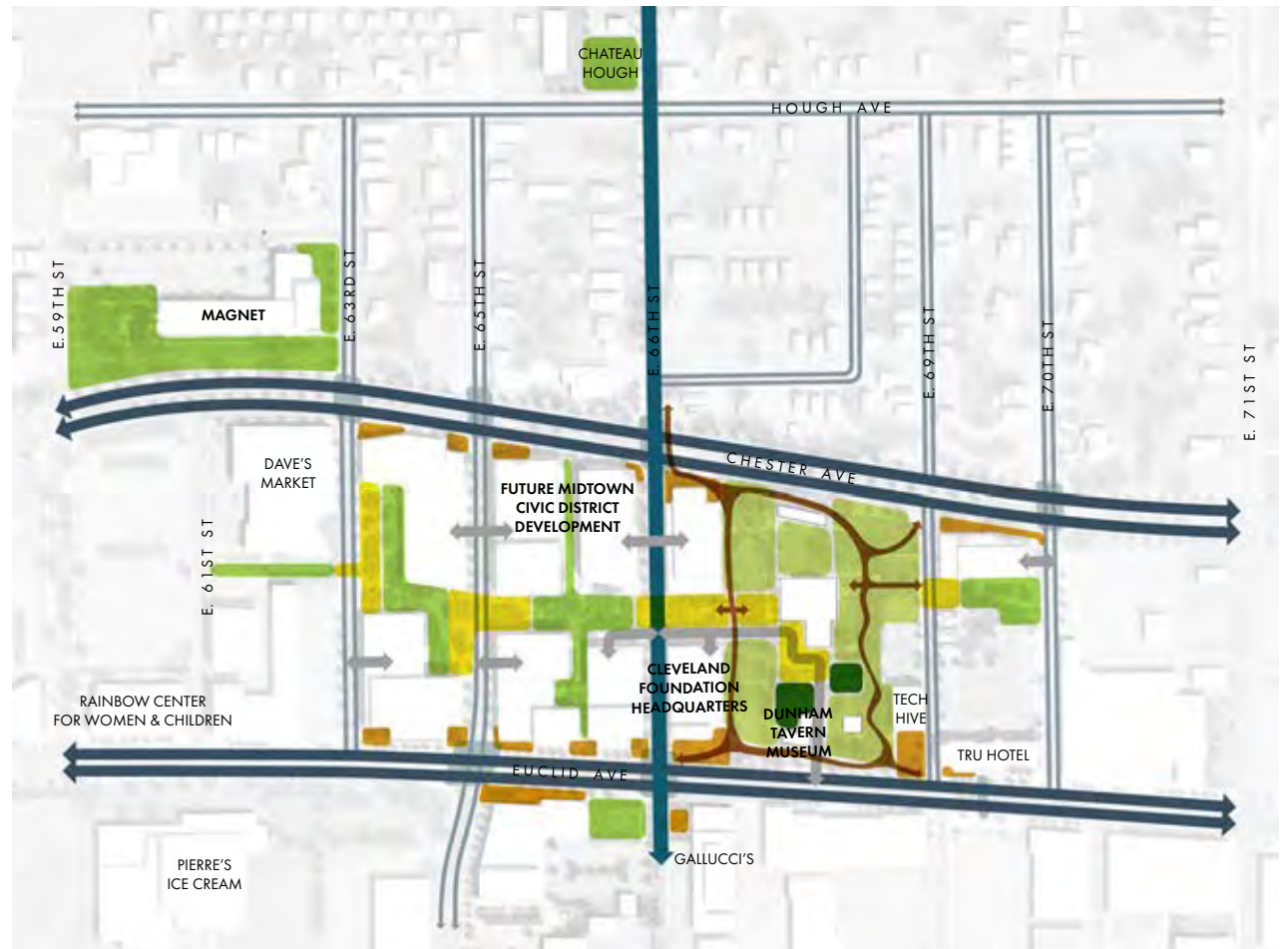
MidTown Context

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.





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.



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.”

Master Plan Engagement

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





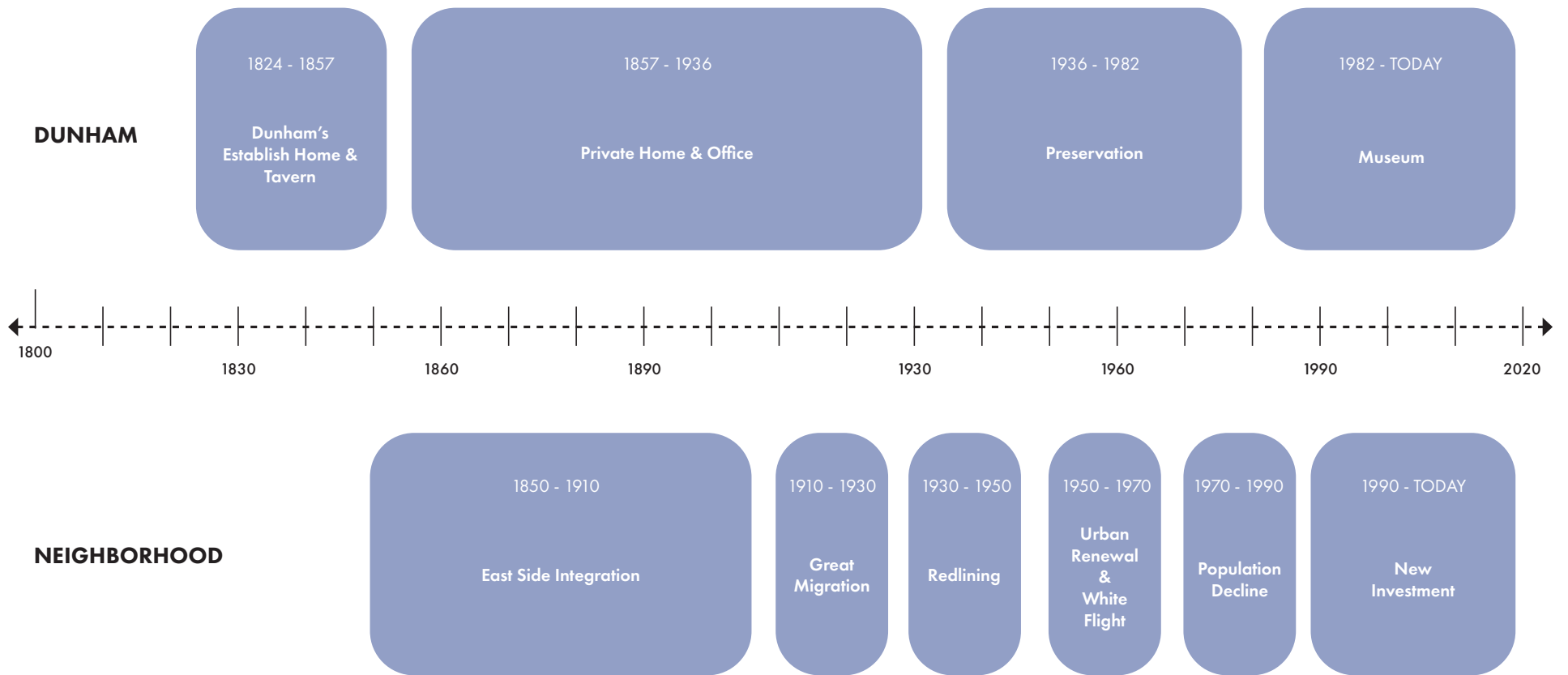


History

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.





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.



COLONIAL ESTABLISHMENT
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.

The Western Reserve is situated in the north east quarter of the State between Lake Erie on the north, Pennsylvania East No. 7 extends 120 miles from East to West and upon an average 24 from north to south. The area is just 300,000 of acres, a body of 300,000 of acres is stretched off from the west end of the tract, and granted by the state of Connecticut to the Connecticut Land Company by the English during the Revolutionary War. The manner by which the state of Connecticut became possessed of this land, pursuing the example of her bretheren of granting distant and foreign regions to his subjects granted the right to all lands included within certain specified bounds. But as the geographical knowledge of Connecticut concerning her own interior with such other. After the United States became an Independent Nation, this interesting claim concerned the relations of government between them and the State of Connecticut, which was finally compromised by the United States recognizing their claim to the 300,000 of acres described. The United States however reserved to themselves the right of jurisdiction. They then united this tract to the Territory now State of Ohio.

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.

1816

Stigwanish, Chief of the Seneca tribe and who aided early settlers in Ohio, is killed, most likely by a white settler. The camp of the Northeast Ohio Council of the Boy Scouts of America is named after him.

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.

1827

The Cuyahoga Steam Furnace Company is founded. For the next 40 years, the company leads the city's iron production and trade. Iron becomes Cleveland's most valuable industrial product by 1860.

1830

The Dunham main house is completed.

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.

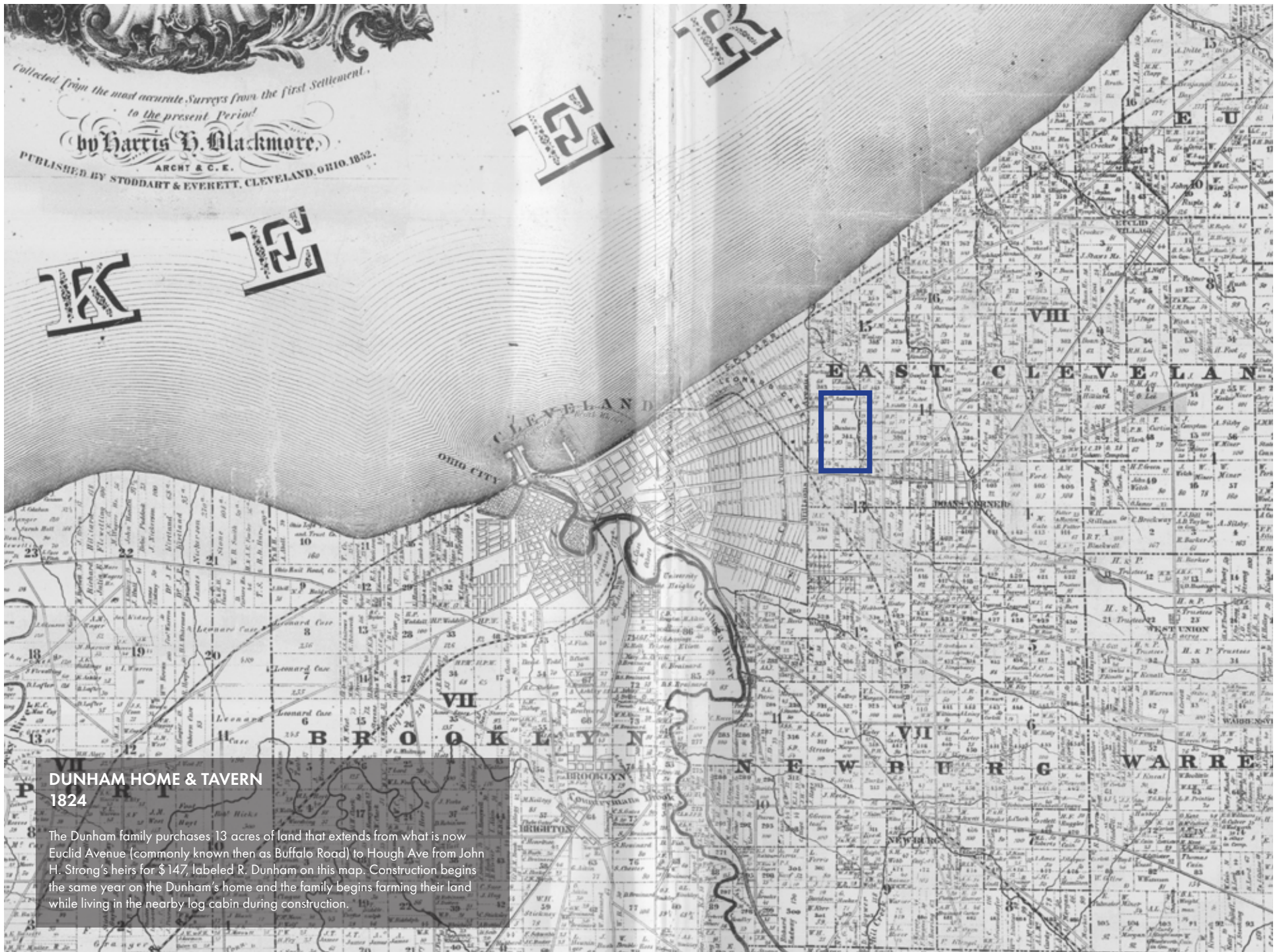
1842

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.



**DUNHAM HOME & TAVERN
1824**

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.



FOREST CITY GROWTH
Mid to Late 19th Century

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.



CITY PARKLAND ESTABLISHMENT
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. Shown here is Wade Park, gifted to the city by Jephtha 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.

Forest City Growth and Development

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.

The Hough neighborhood is annexed to Cleveland. The residential neighborhood is predominantly white middle and upper class, consisting of platted subdivisions of large single-family homes.

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.



DUNHAM PRIVATE HOME & OFFICE
1857 - 1936

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.

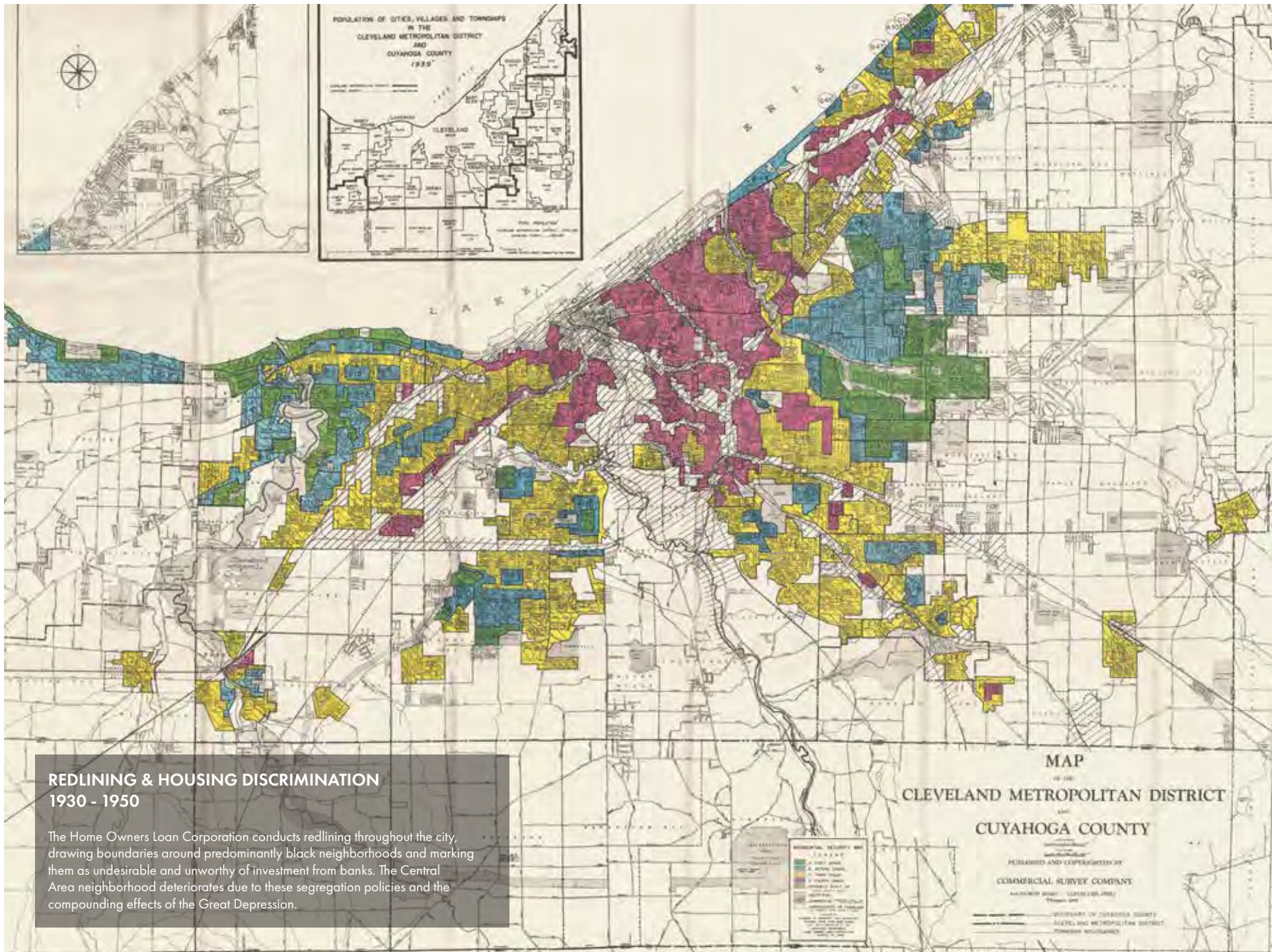
1930s

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.



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A PARK, A BREATHING-SPACE, OFFERING
REST AND REFRESHMENT TO THE WEARY
1938

Dunham Tavern by Katharine Gill Brooks, 1938

were guests in that Manchester house and
whose autographed likenesses covered the
walls.

It is planned to make of Dunham Tavern
an authentic museum of early American life,
part of a chain which includes Shandy Hall
at Unionville, President Garfield's home at
Mentor, and the Western Reserve Historical
Society building on University Circle, and to
convert the four-acre lot on which the
Tavern stands into a park, accessible not only
from Euclid Avenue but also from Chester
when that boulevard shall be extended from
down-town Cleveland eastward to the Fine
Arts Garden, providing a breathing-space in
what has become a most congested district,
so that the old Tavern may continue, in a
somewhat different fashion, its original
function of offering rest and refreshment to
the weary.

[45]

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 today's 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.



DUNHAM TAVERN & SOCIETY OF COLLECTORS 1936 - 1982

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.



**HOUGH RIOTS
1966**

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 MUSEUM
1982 - Today

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 every day 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 care-takers: volunteers and board members
- Future increased landscape maintenance will be necessary

Inventory & Analysis



Inventory & Analysis



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



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



Parking at barn entry and flooding at catch basin



Farm, sheds, and fences



Driveway and gates looking west to E. 66th St



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

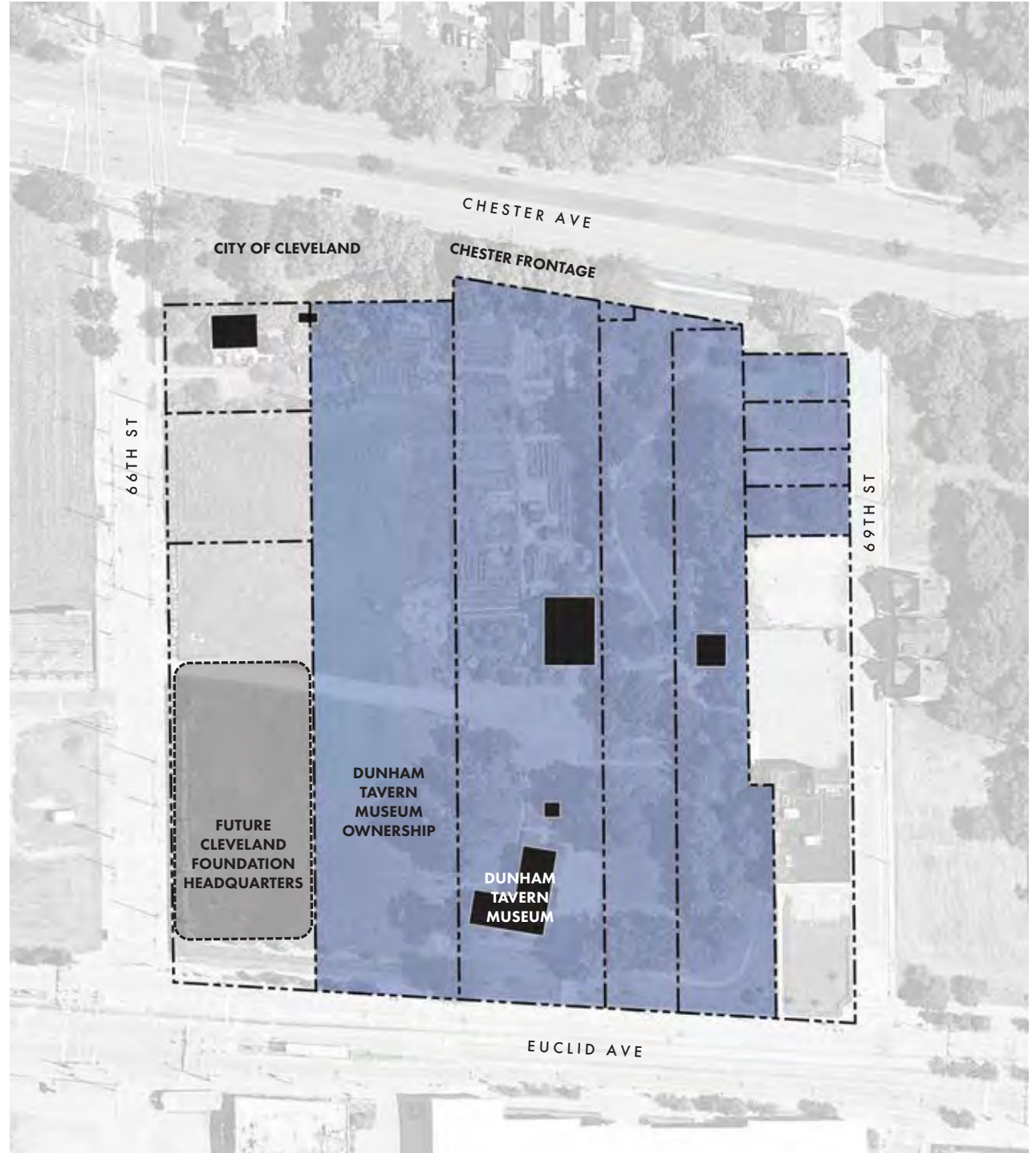
Existing Conditions

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.



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.



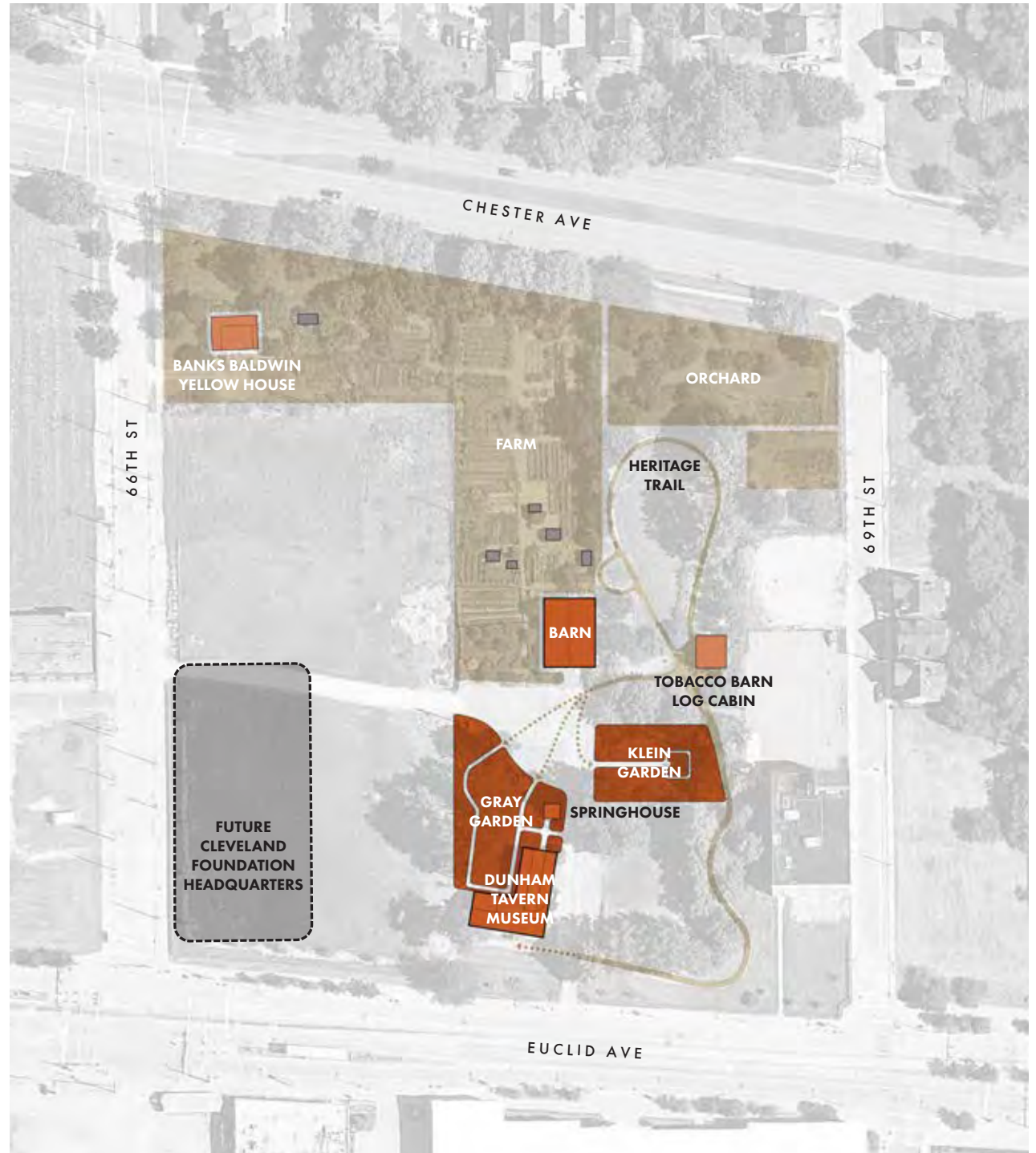
Existing Campus Framework

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.



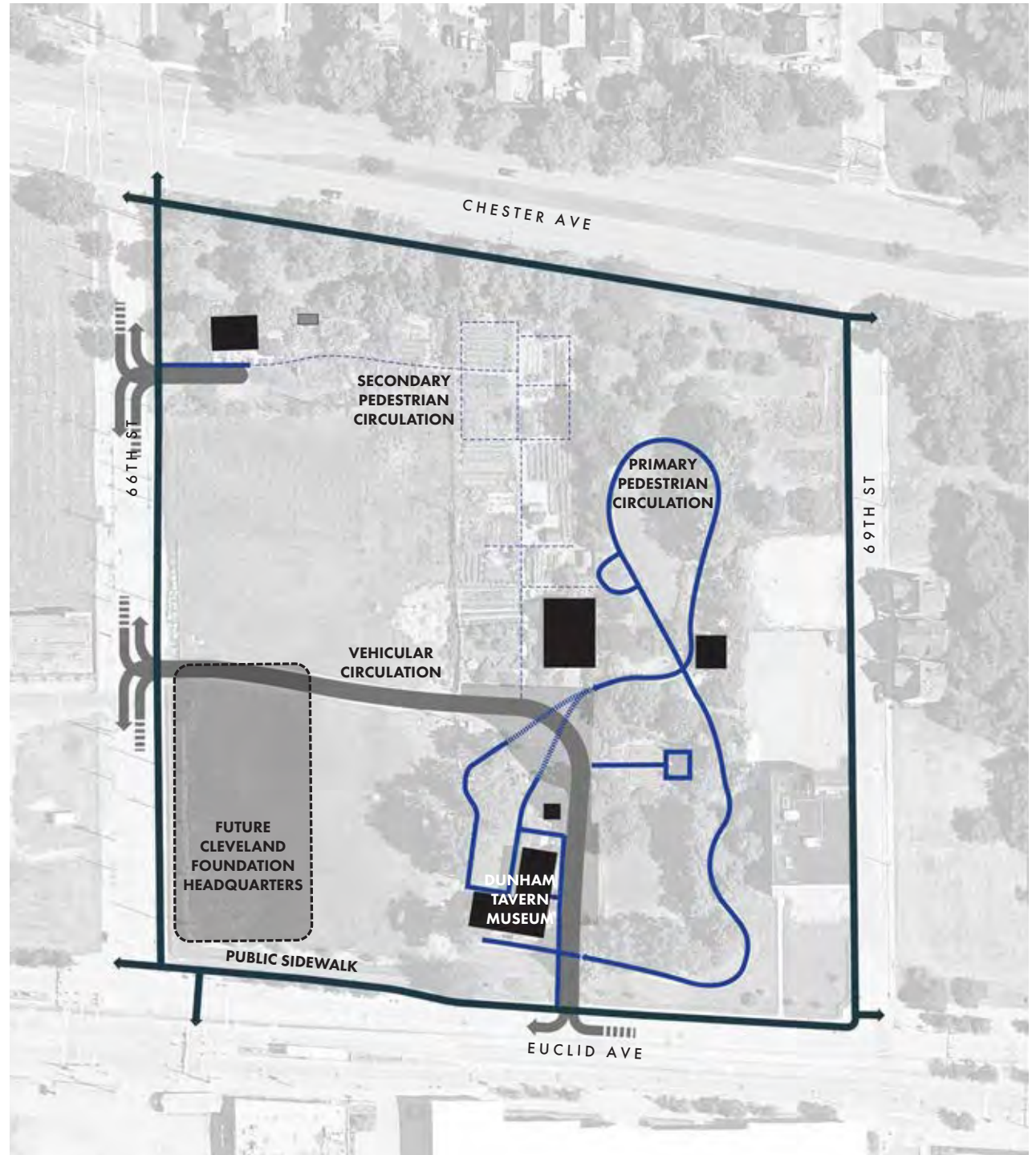
Historic Significance

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.



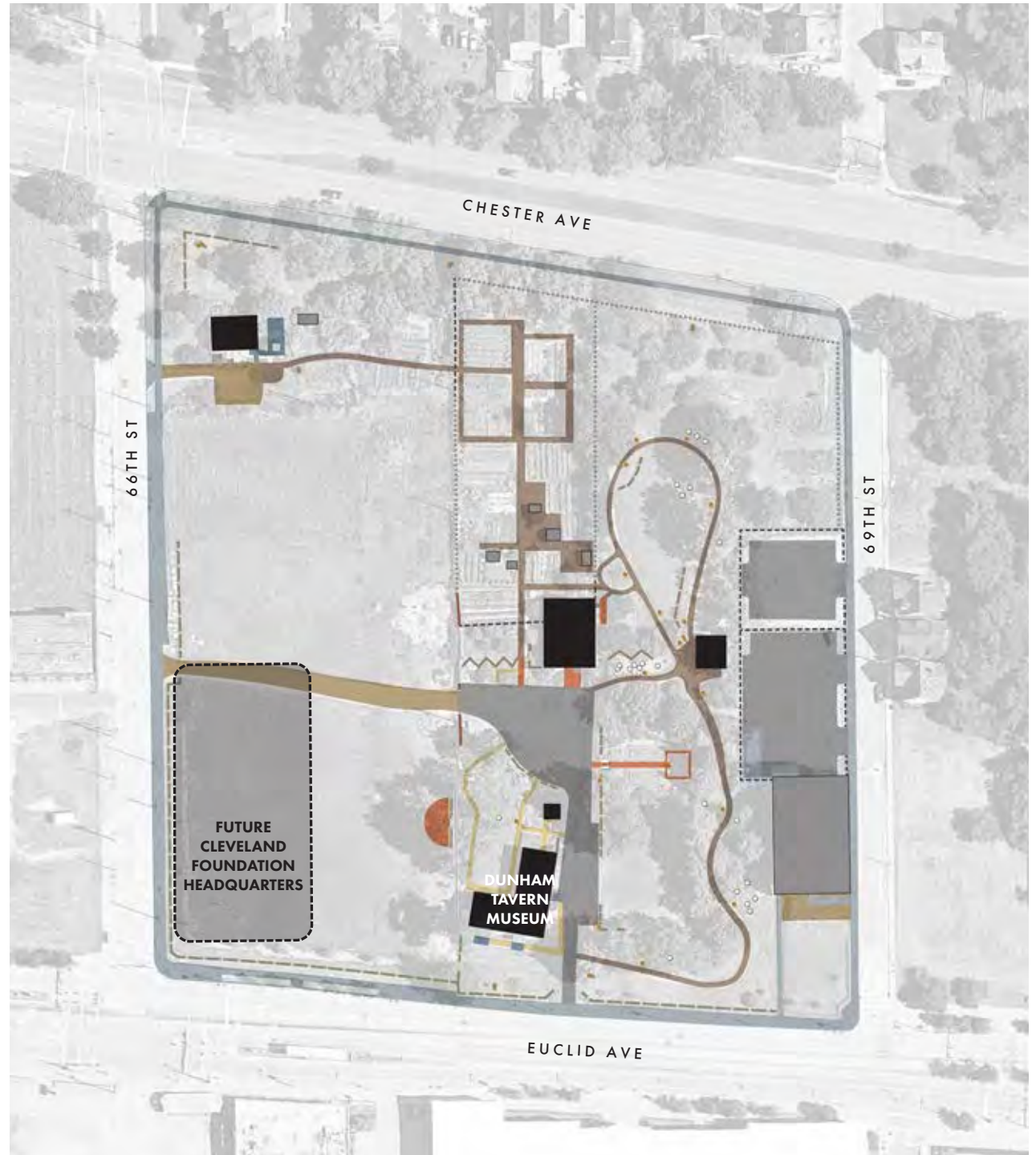
Circulation

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.



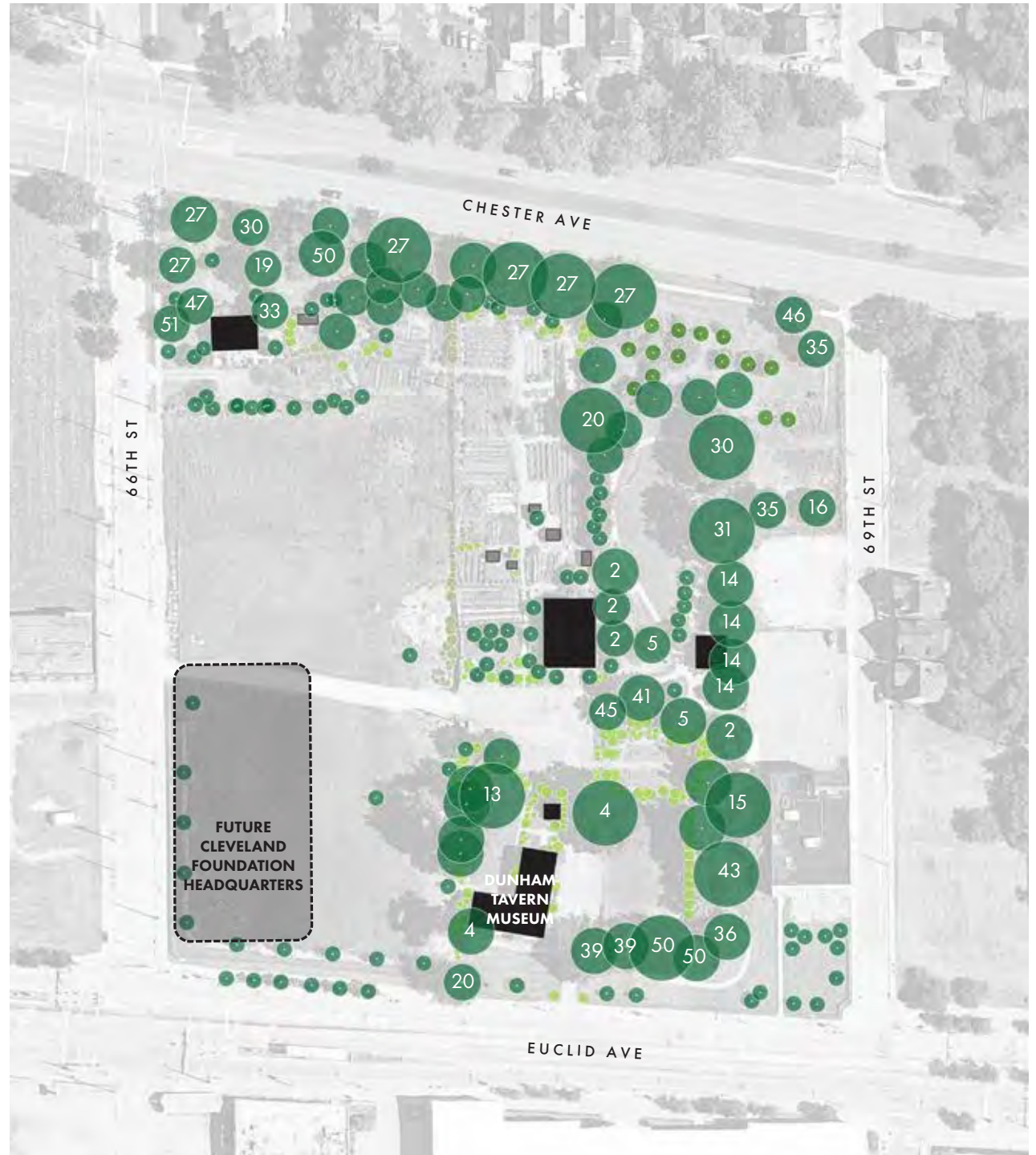
Hardscape

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.



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.



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 daniellii*
26. Littleleaf Linden *Tilia 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 illinoensis*
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 saccharinum*
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

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

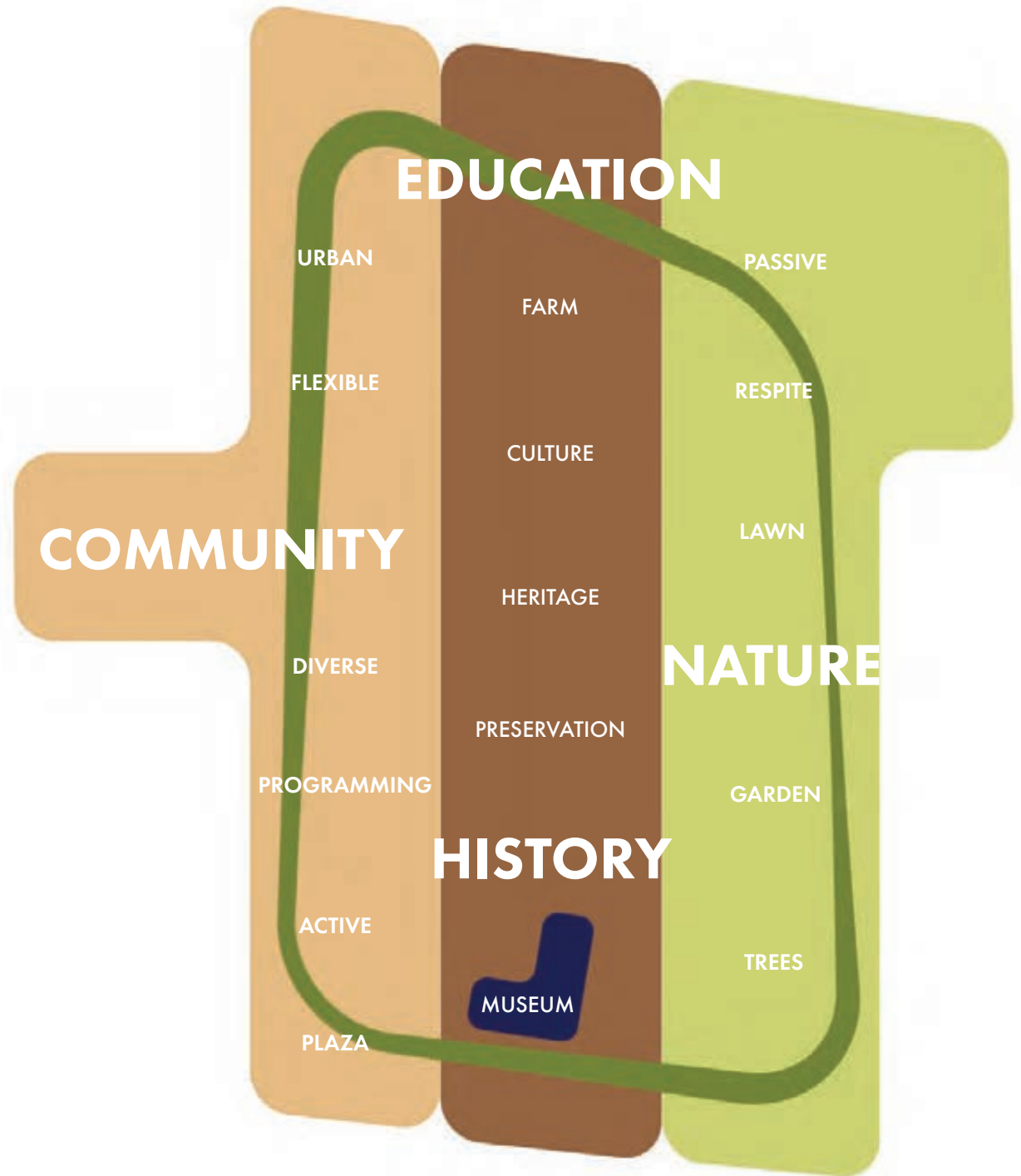
Expand existing mission and programming to create diverse educational opportunities

Nature

Enhance landscape to create sustainable, connected, and varied campus experiences

Community

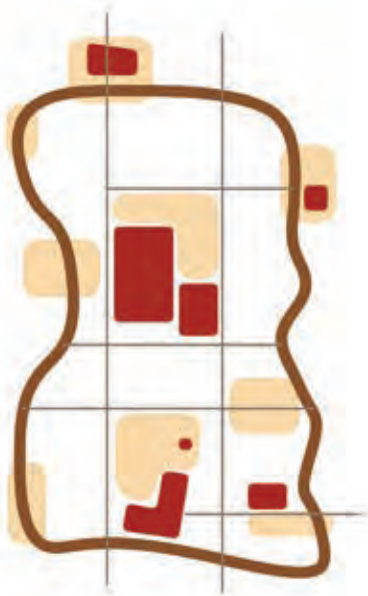
Engage diverse audiences to become a more welcoming and inclusive neighborhood asset and regional destination



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





LEGEND

- (A) Meadow Walk
- (B) Visitor's Center
- (C) Heritage Trail
- (D) Farm Renovation
- (E) Orchard Enhancement
- (F) Landscape adjacent to Cleveland Foundation

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

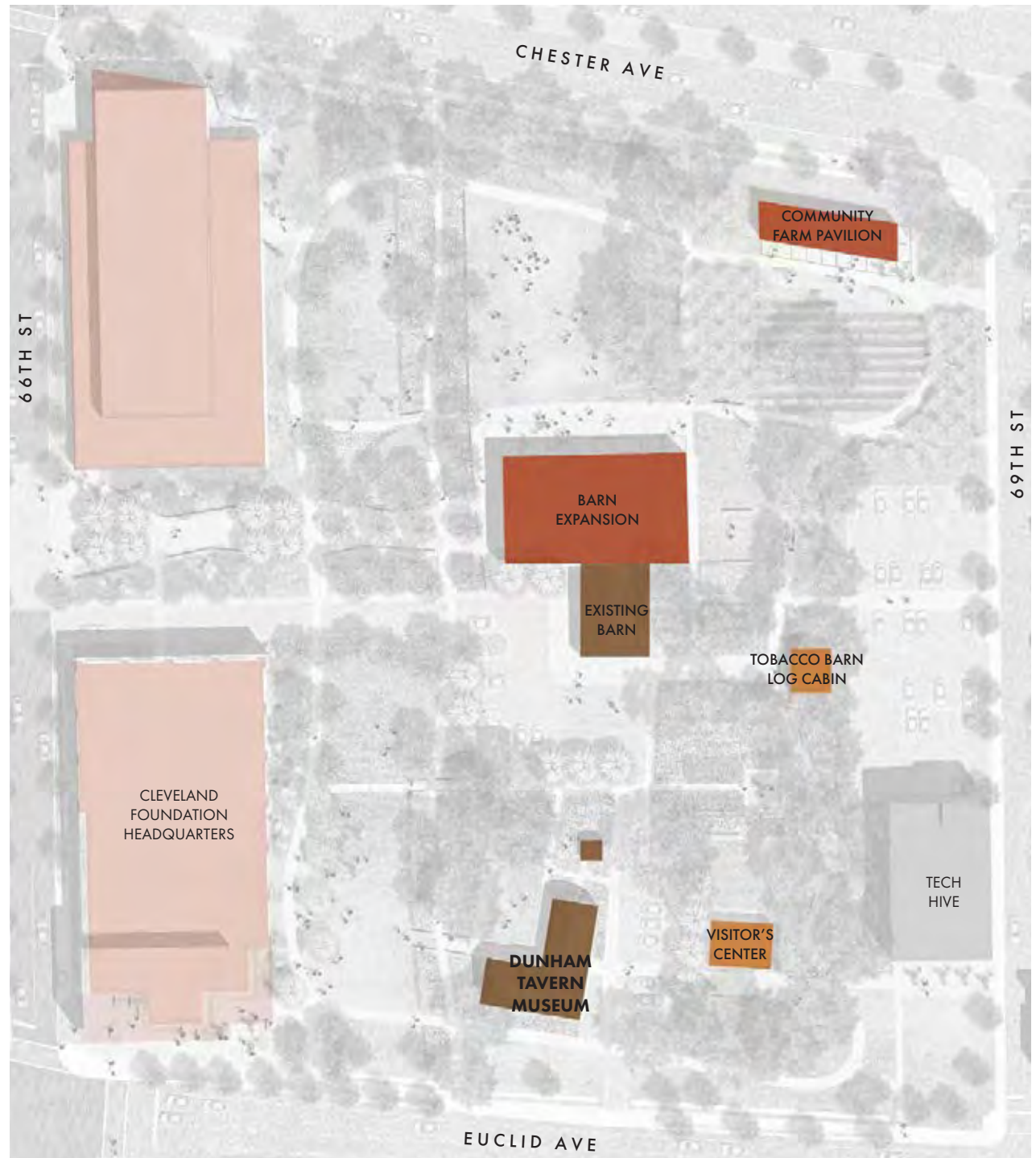


Buildings

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



Master Plan Recommendations

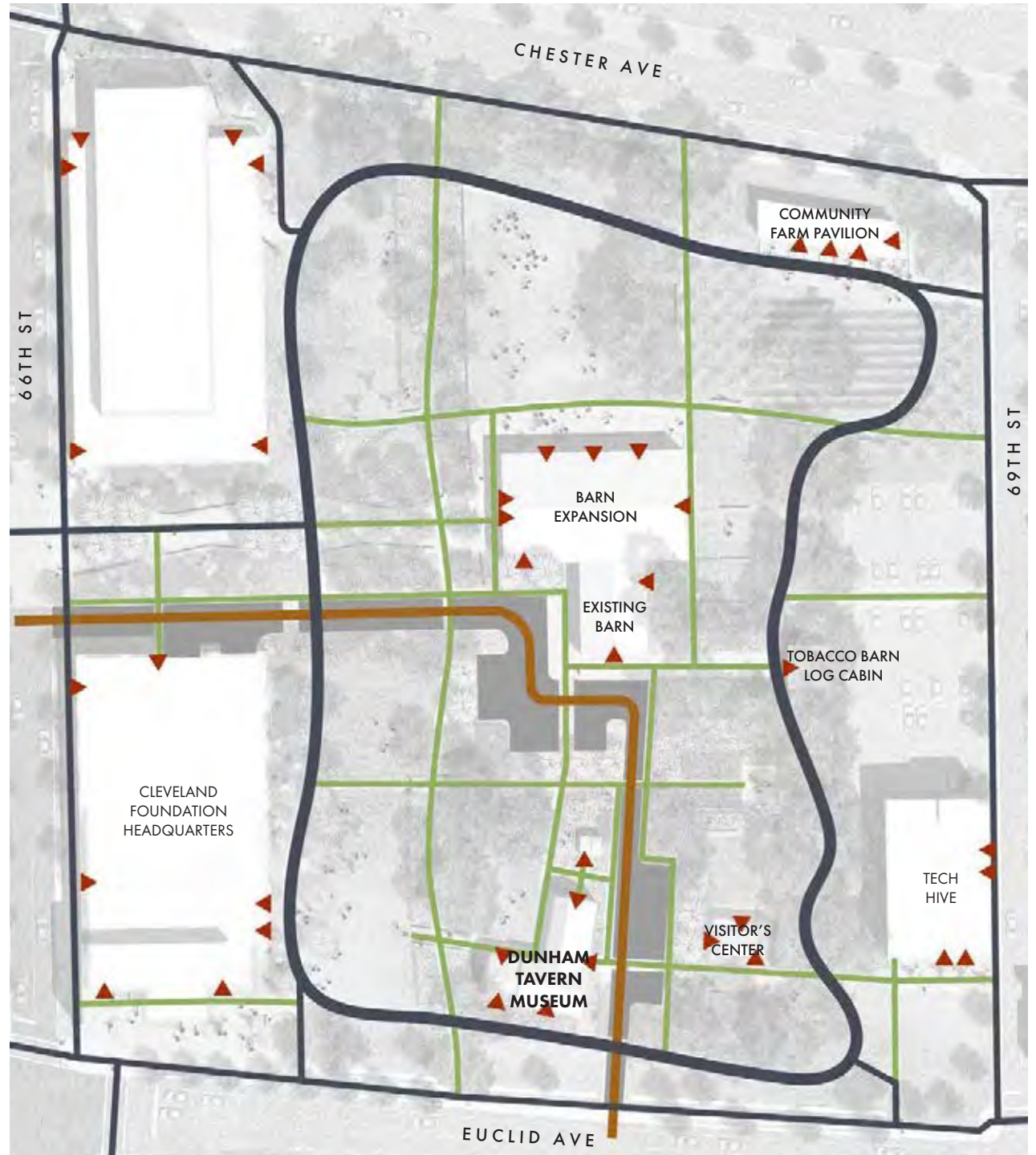


Pedestrian Circulation

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.

LEGEND






- Primary Pedestrian
- Secondary Pedestrian
- Vehicular
- Building Entry

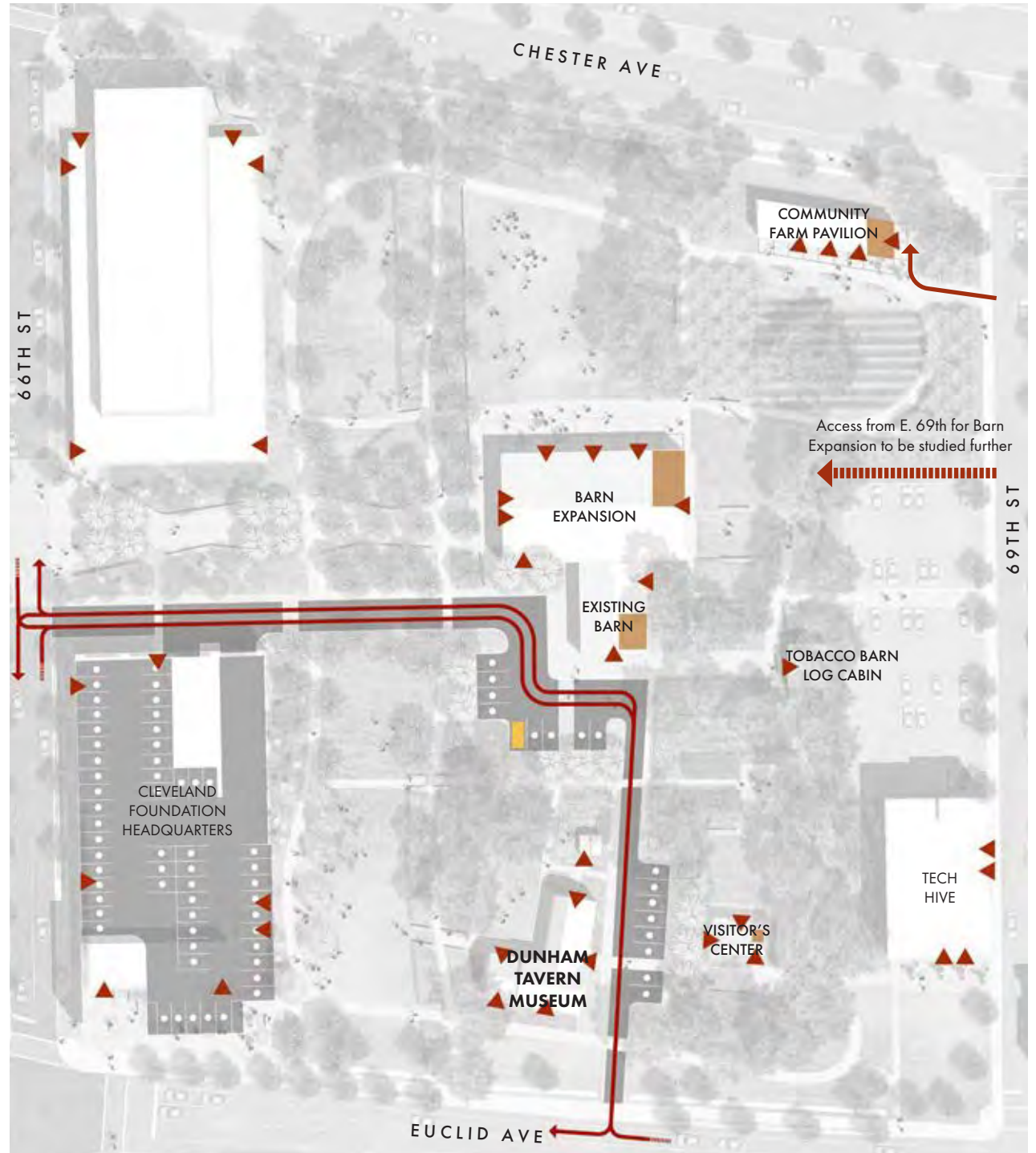


Vehicular Circulation

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.

LEGEND






-  Vehicular
-  Building Entry
-  Storage
-  Trash Location
-  Parking

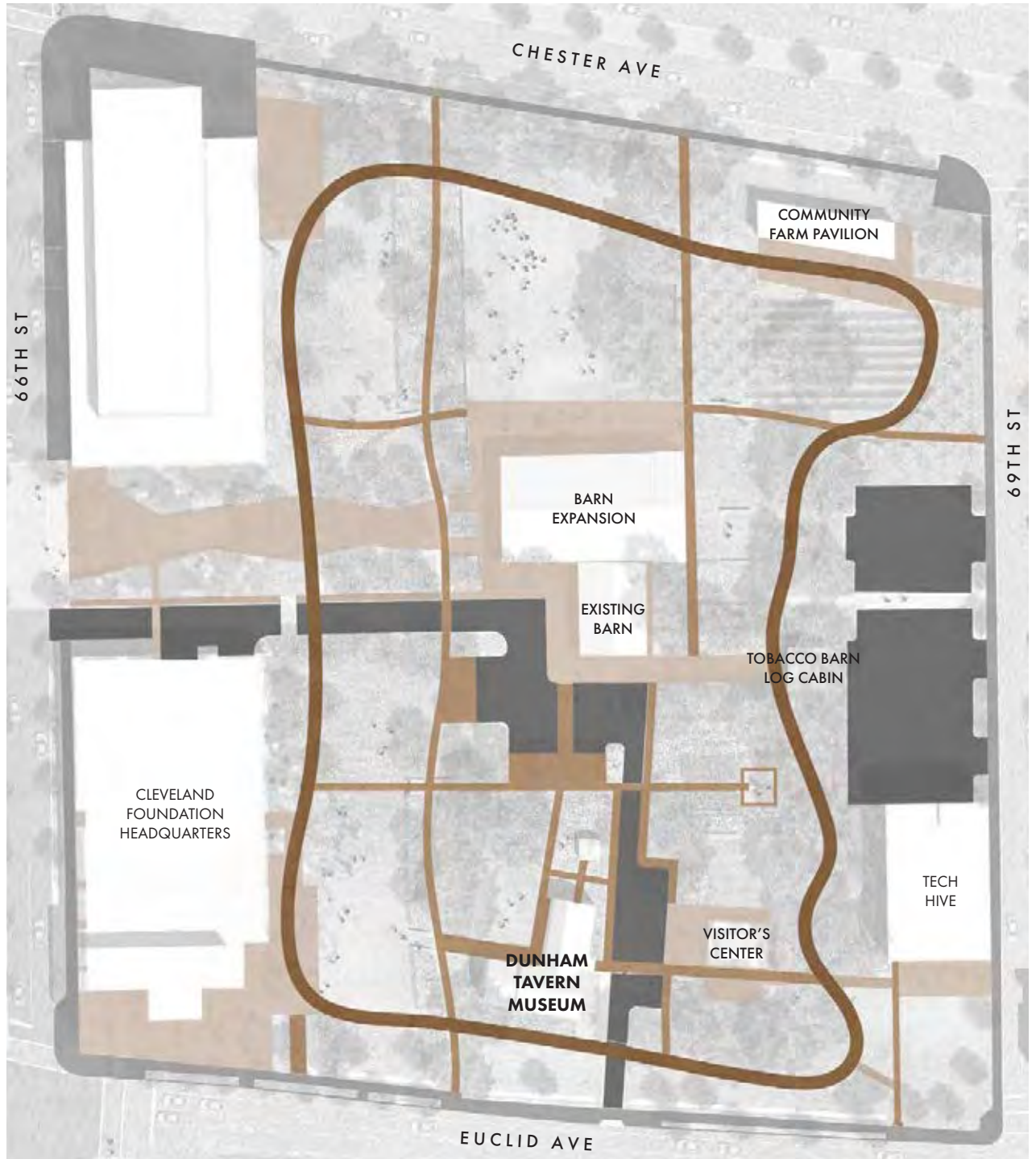


Paving

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

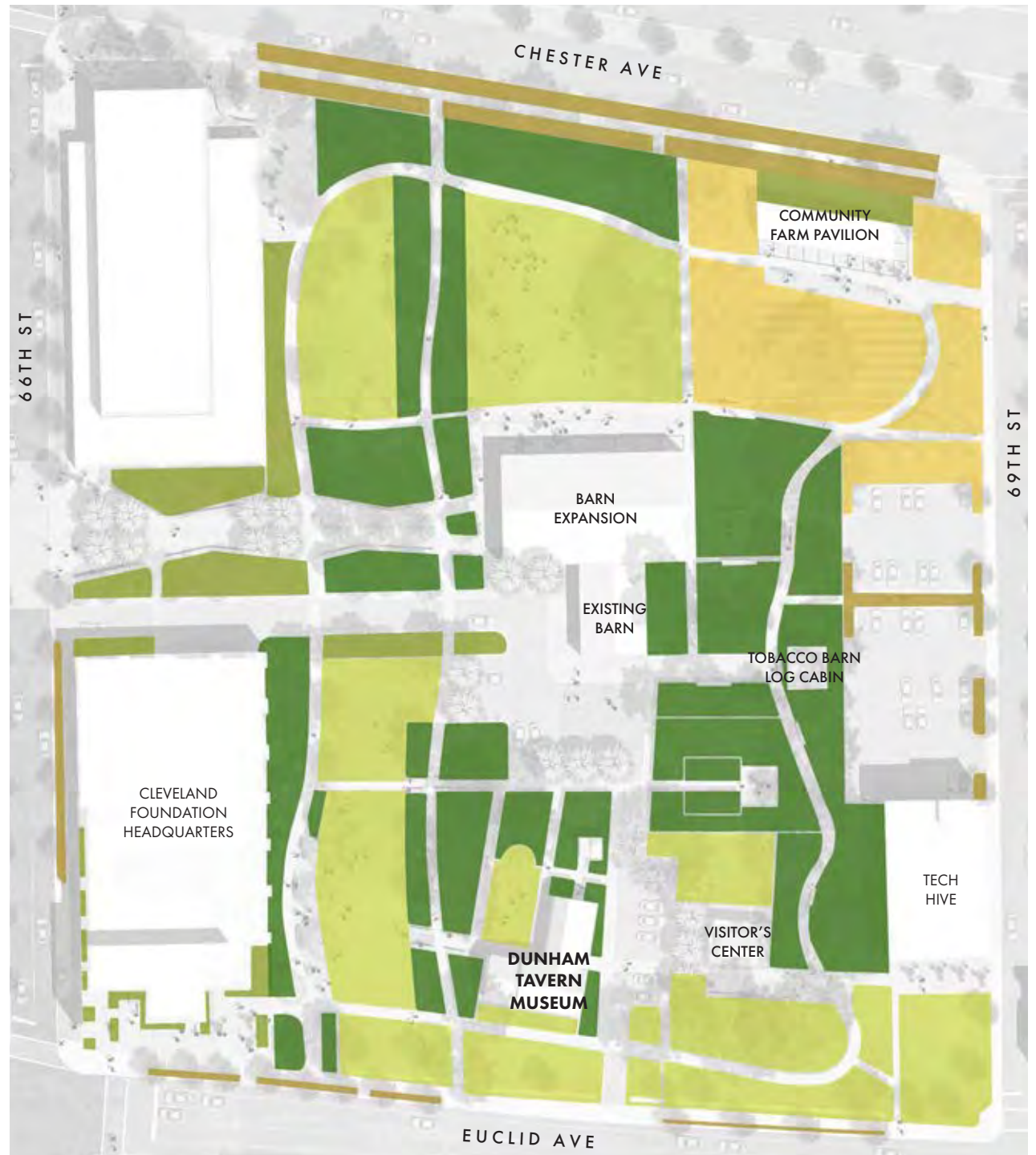


Planting

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

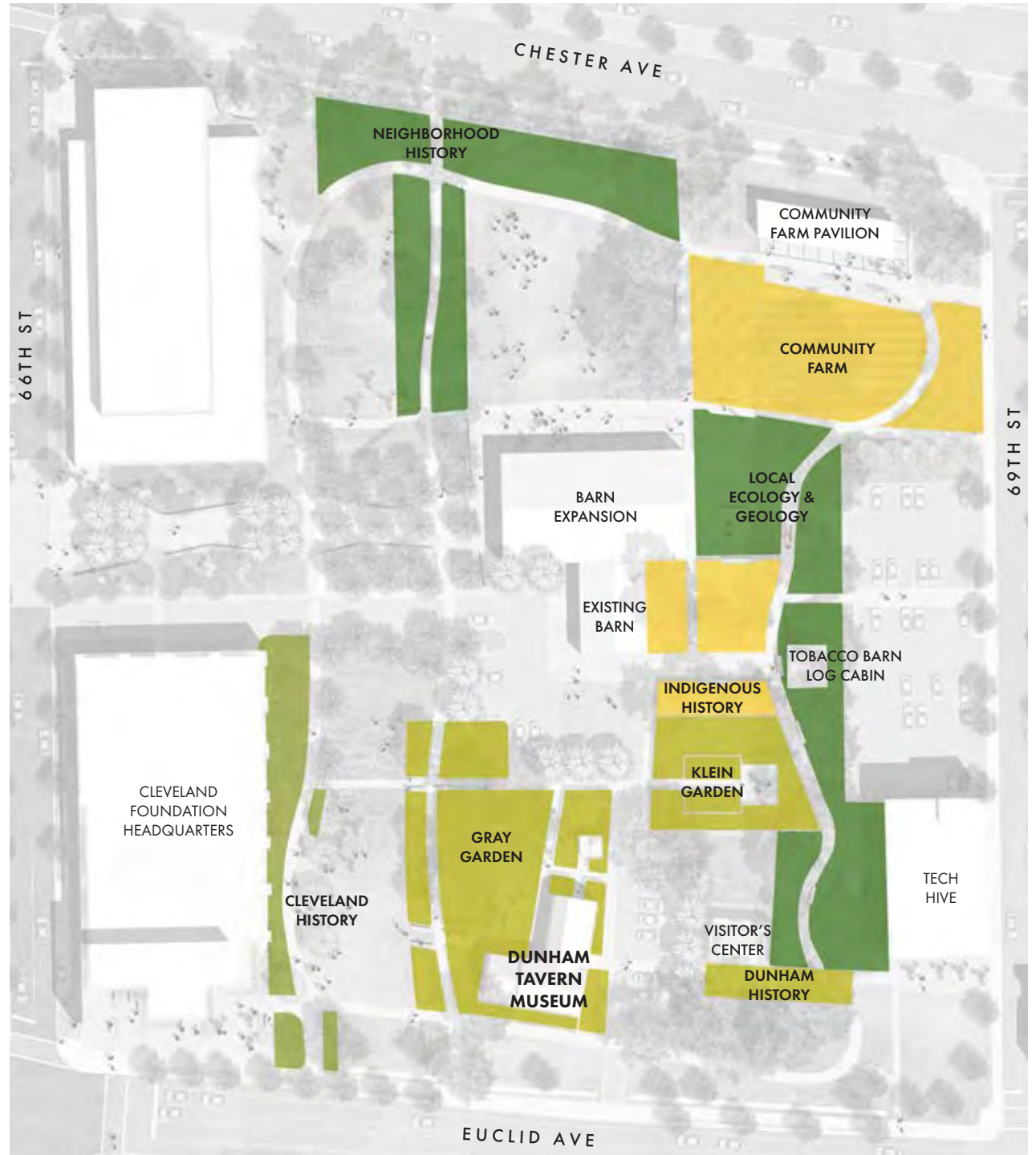


Master Plan Recommendations



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



Tree Canopy

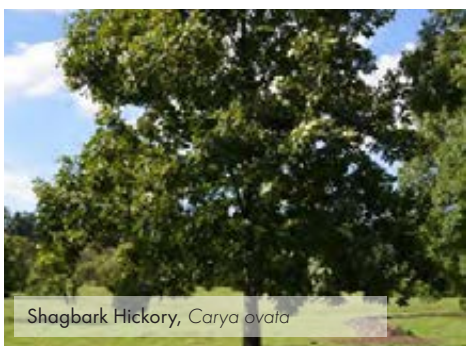
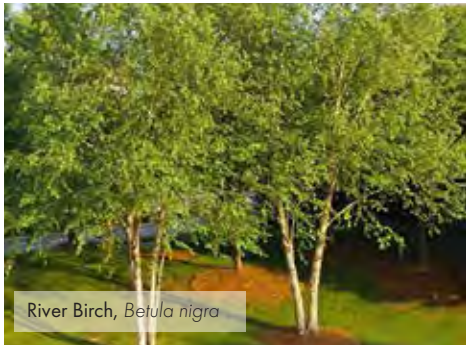
The Master Plan proposes new tree planting to enhance the current character of the Dunham campus's tree canopy. Trees are proposed within the campus to provide shade, emphasize view corridors and aid the existing tree canopy's growth. Trees are proposed along the edges of the campus to create a more 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.

LEGEND

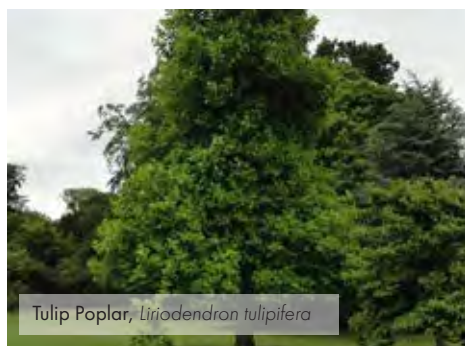
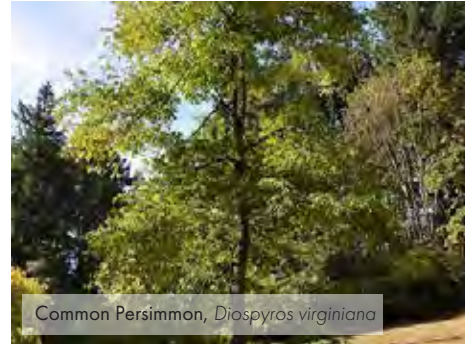
-  Proposed Trees
-  Proposed Street Trees
-  Existing Trees



Master Plan Recommendations



Master Plan Recommendations | Planting Palette



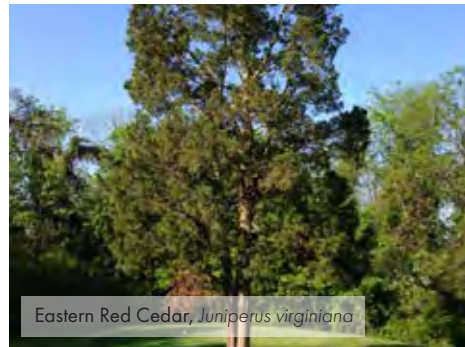
Master Plan Recommendations | Planting Palette



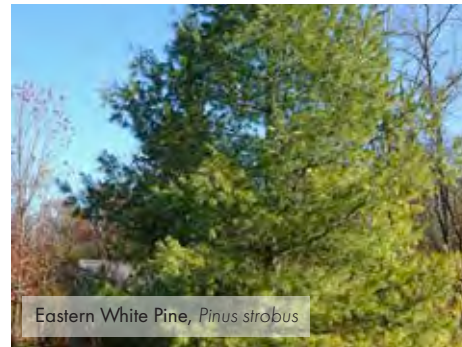
Master Plan Recommendations | **Planting Palette**



Virginia Pine, *Pinus virginiana*



Eastern Red Cedar, *Juniperus virginiana*



Eastern White Pine, *Pinus strobus*



Serviceberry, *Amelanchier canadensis*



Allegheny Serviceberry, *Amelanchier laevis*



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* 'Centzam'



David Crabapple, *Malus* 'David'

Master Plan Recommendations | **Planting Palette**



Prairie Fire Crabapple, *Malus x 'Prairifire'*



American Plum, *Prunus americana*



Staghorn Sumac, *Rhus typhina*



Inkberry, *Ilex glabra 'Shamrock'*



Dwarf Fothergilla, *Fothergilla gardenii*



Dwarf Fothergilla, *Fothergilla gardenii*



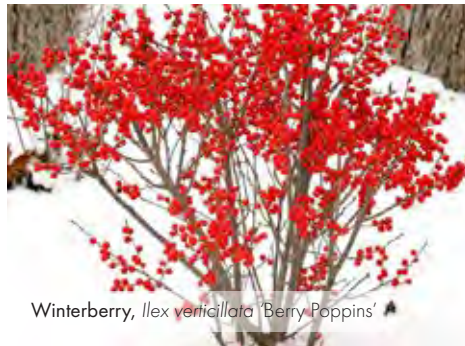
Sweet Pepperbush, *Clethra alnifolia*



Great Laurel, *Rhododendron maximum*



Winterberry, *Ilex verticillata 'Nana'*



Winterberry, *Ilex verticillata 'Berry Poppins'*



Panicle Hydrangea, *Hydrangea paniculata 'Invobo'*



Hortensia, *Hydrangea arborescens 'NCHA3'*



Bloodtwig Dogwood, *Cornus sanguinea 'Midwinter Fire'*



Pragense, *Virburnum 'Pragense'*



Mountain Laurel, *Kalmia latifolia*



Boxwood, *Buxus spp.*

Master Plan Recommendations | Planting Palette



Autumn Moor Grass, *Sesleria autumnalis*



Little Bluestem, *Schizachyrium scoparium*



Indiangrass, *Sorghastrum nutans*



Switchgrass, *Panicum virgatum* 'Shenandoah'



Upright Switchgrass, *Panicum virgatum* 'Northwind'



Tufted Hair Grass, *Deschampsia cespitosa*



Northern Sea Oats, *Chasmanthium latifolium*



Common Wood Sedge, *Carex x blanda*



Feather Reed Grass, *Calamagrostis x acutiflora* 'Karl Fearster'



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*



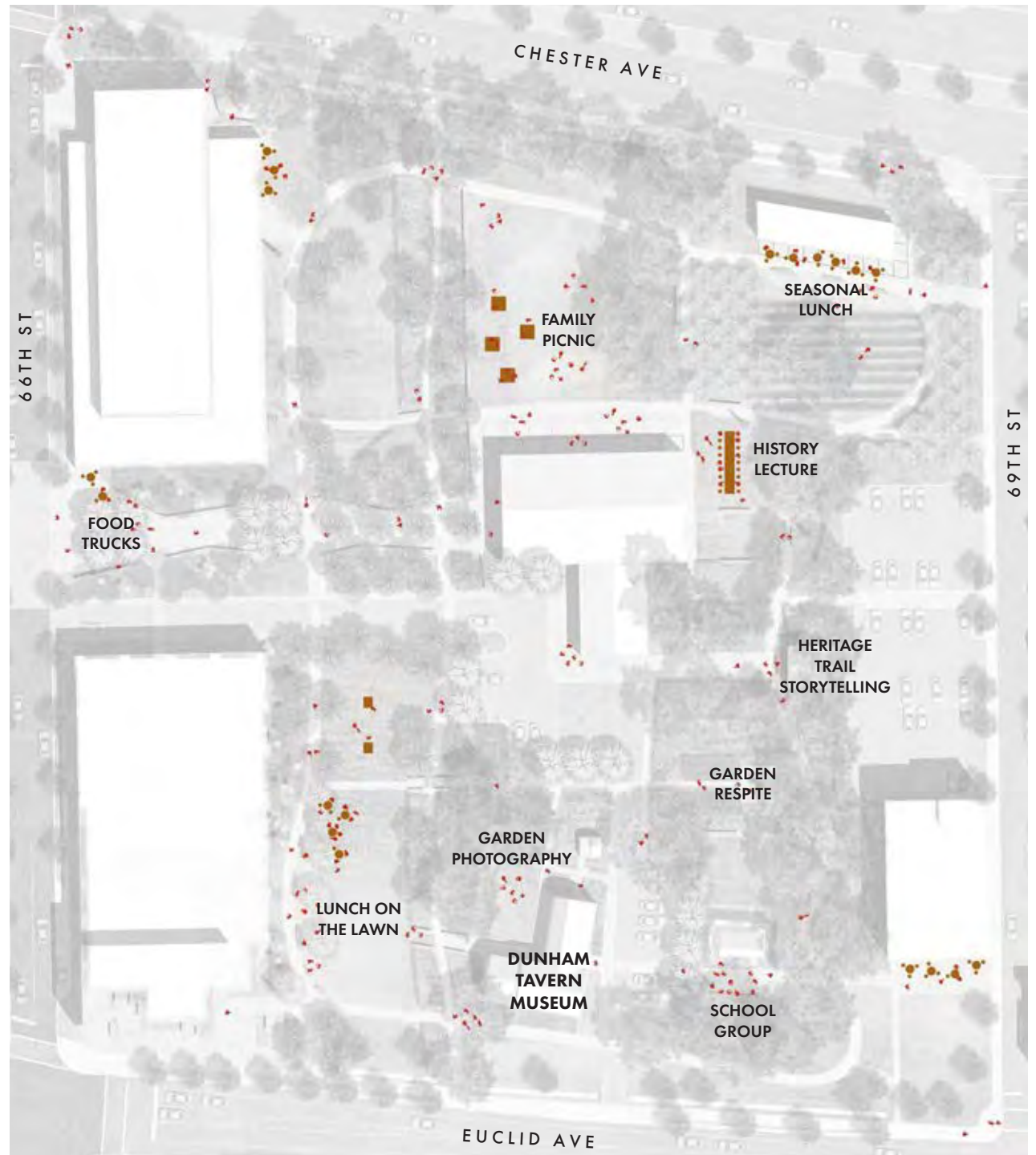
Goatsbeard, *Aruncus dioicus*



Bluestar, *Amsonia tabernaemontana*

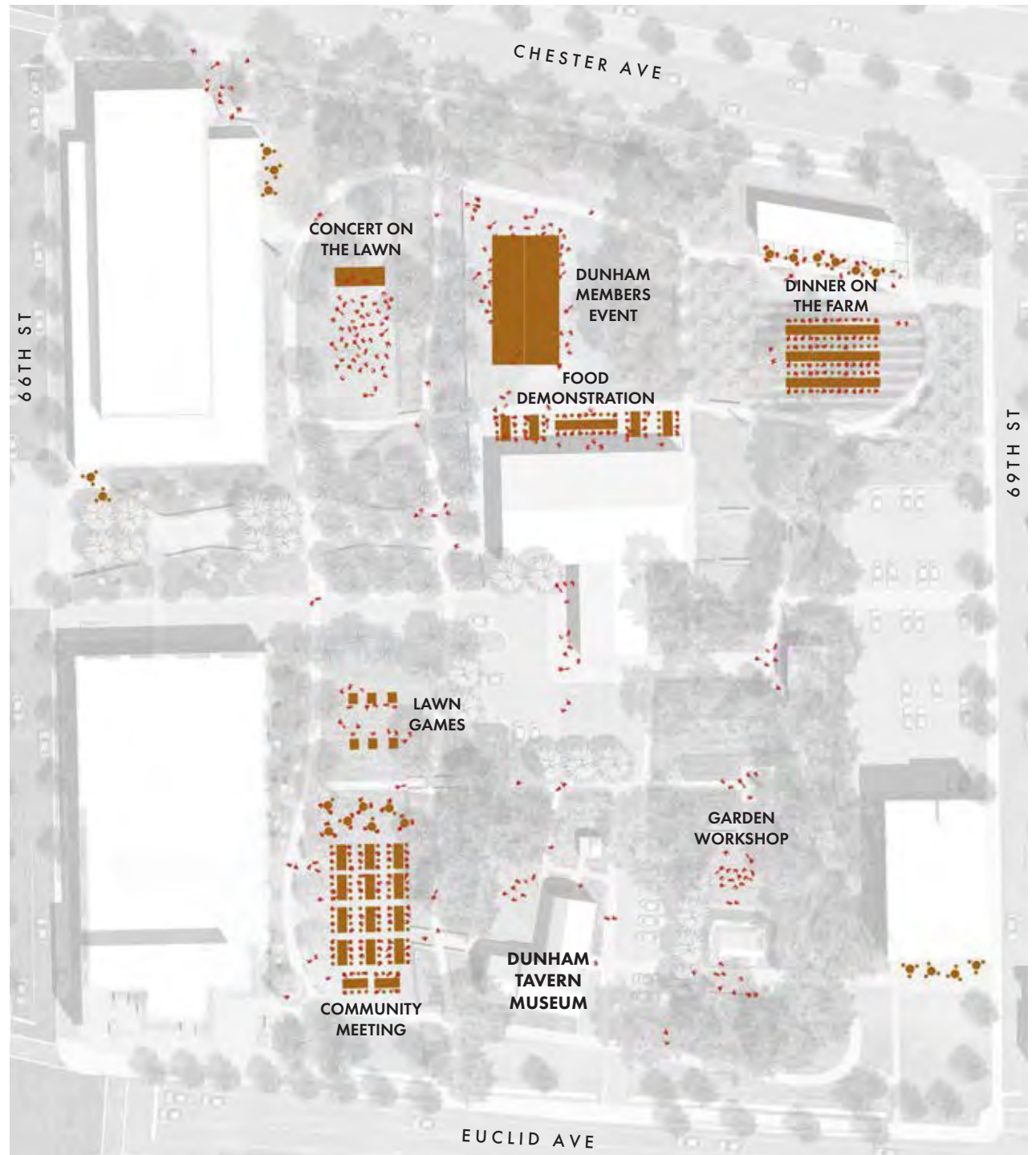
Programming | Every-day

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.



Programming | Event-day

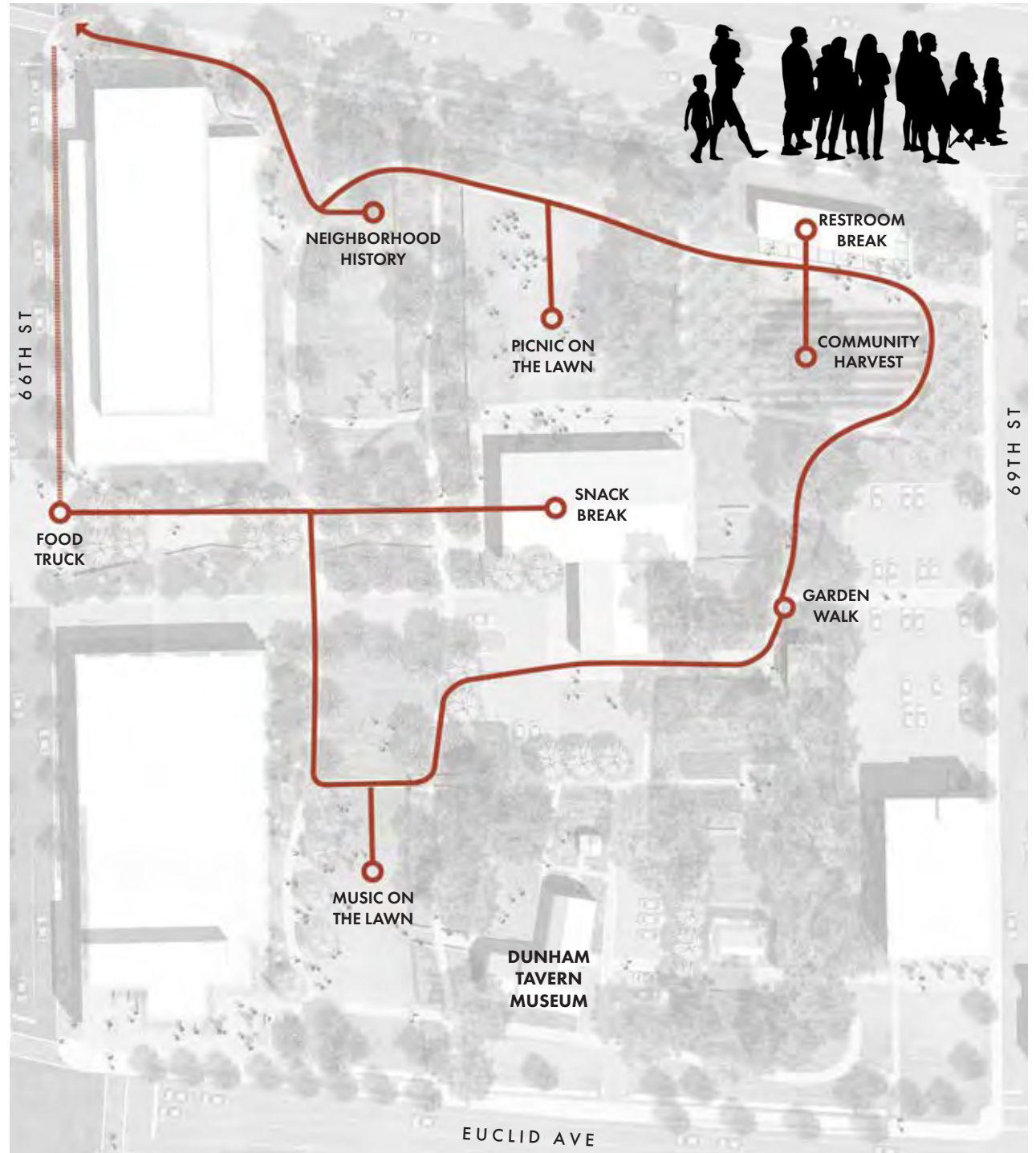
During a large event day, Dunham's campus could be easily transformed into a hub of activity. The Master Plan's proposed open lawns and specialty plazas could be filled with tables and seating, a large event tent, and a performance stage. This flexibility would allow Dunham to offer programs such as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



Programming

WEEKEND OUTING

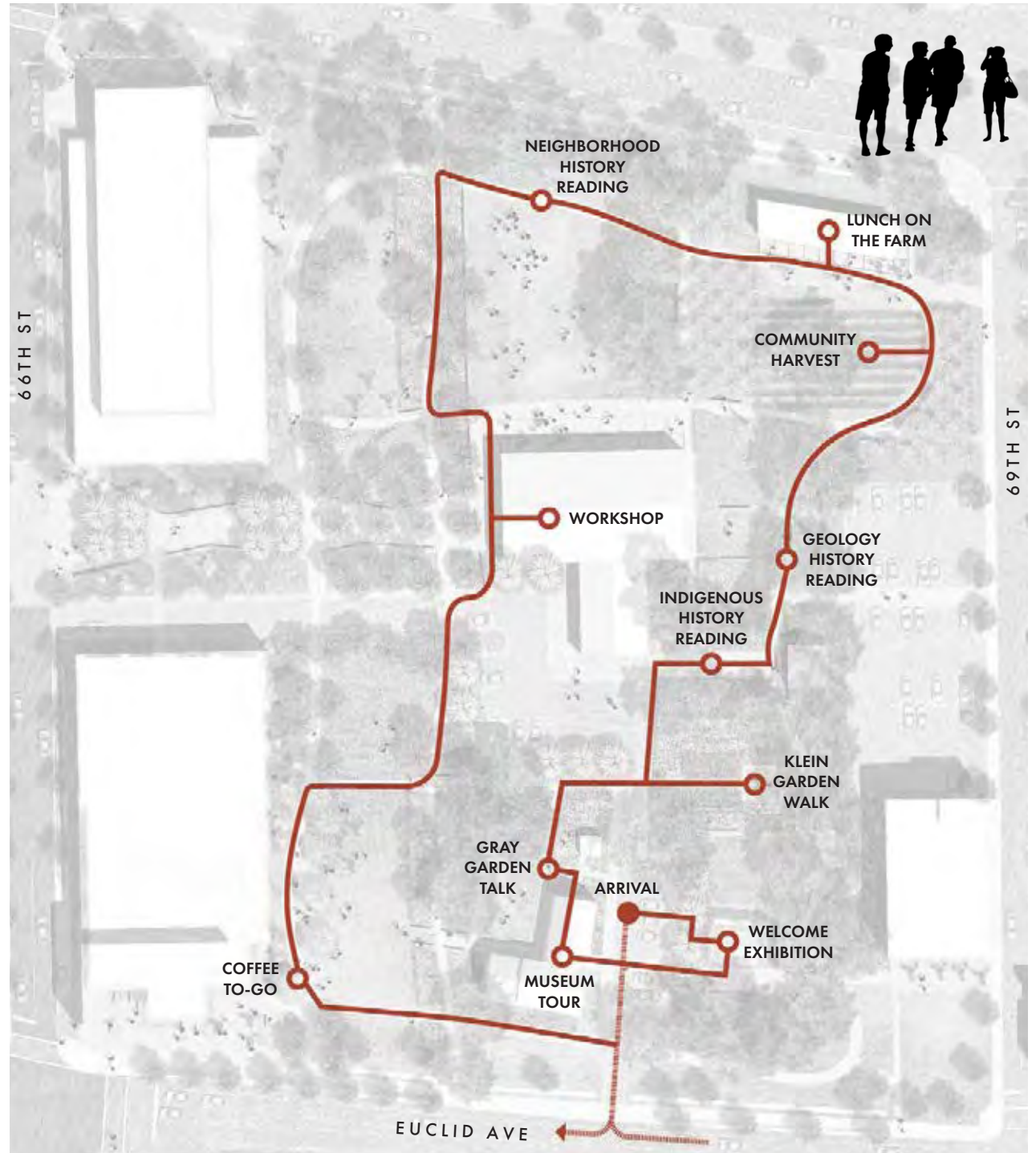
During the weekends, visitors can come to Dunham's campus to enjoy the Museum's associated programming at the Community Farm, Barn Expansion, and open lawns. With a walk through the campus, weekend visitors can view the historical displays at the various specialty gardens while also participating in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



Programming

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.





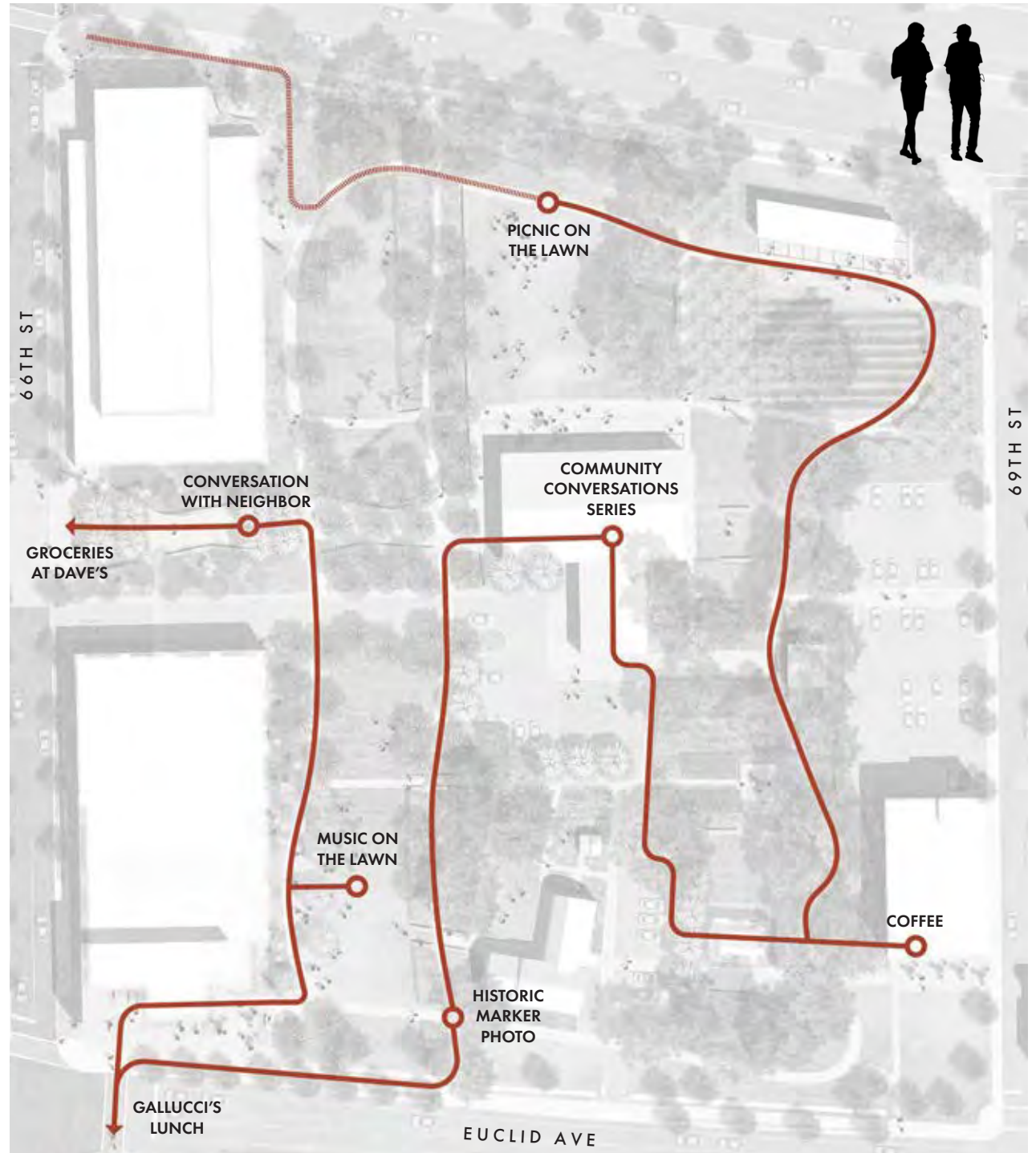
Master Plan Recommendations



Programming

HOUGH NEIGHBOR

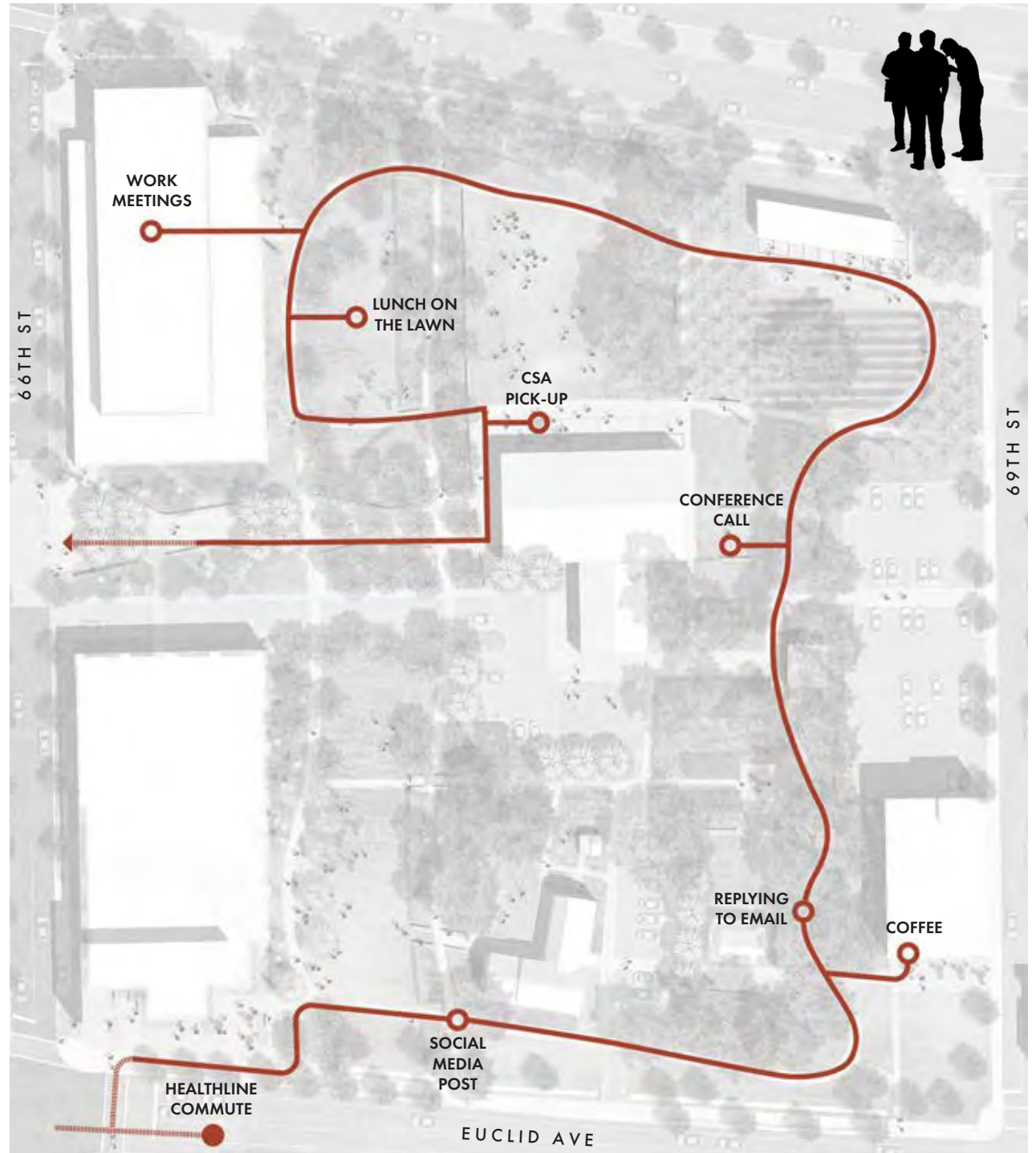
A neighbor in the Hough community can visit Dunham through its more open and accessible entrances along Chester Ave. Neighbors might enjoy the Museum's variety of programming, have a picnic on the open lawns, or walk along the Heritage Trail on the way to Gallucci's Market to the south and Dave's Market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



Programming

OFFICE MEETING

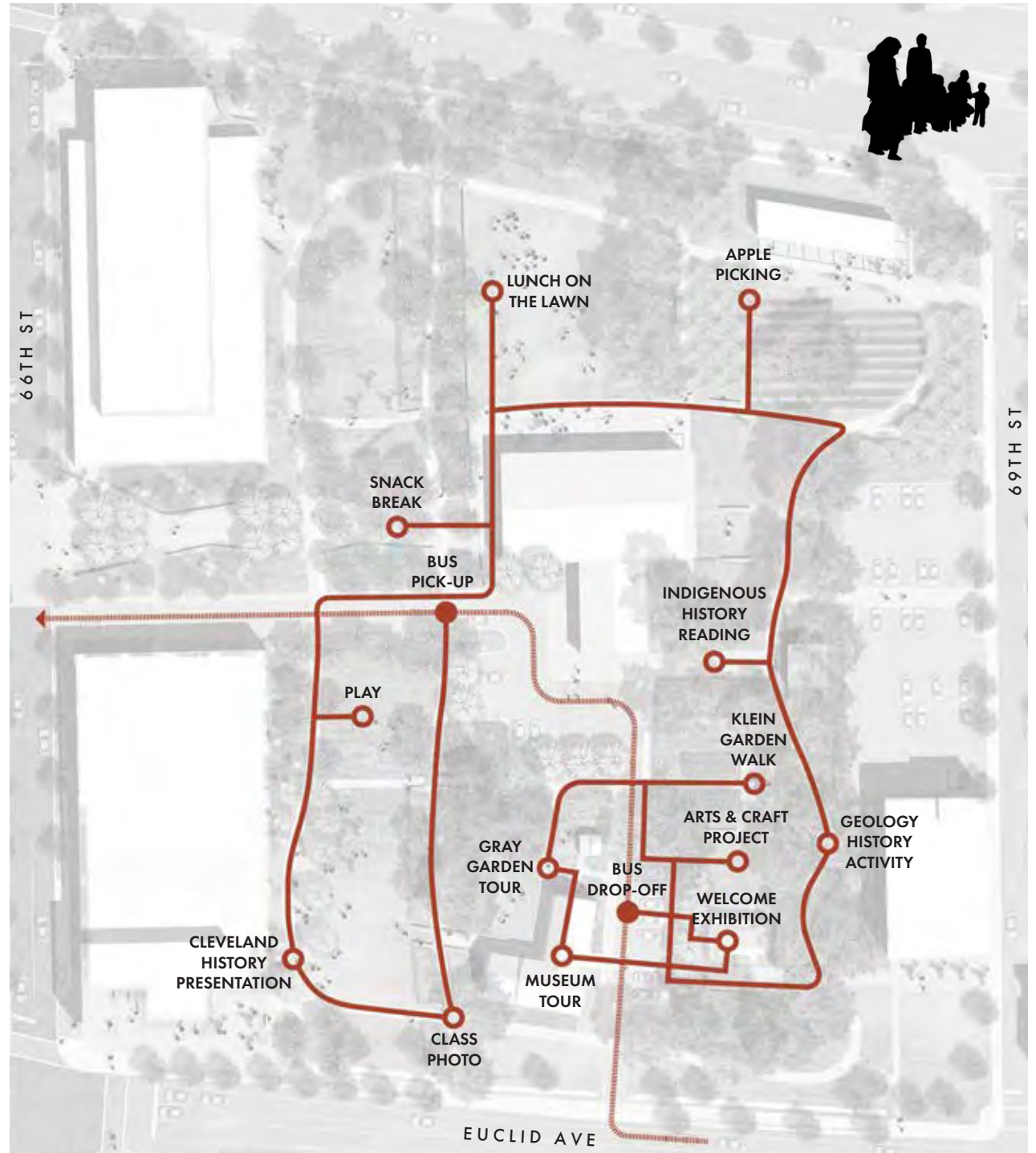
With new MidTown development to the west of Dunham's campus, nearby workers can experience Dunham's campus on their lunch break. The Heritage Trail offers a peaceful respite from the workplace and can invite workers to explore more of Dunham's campus.



Programming

SCHOOL GROUP

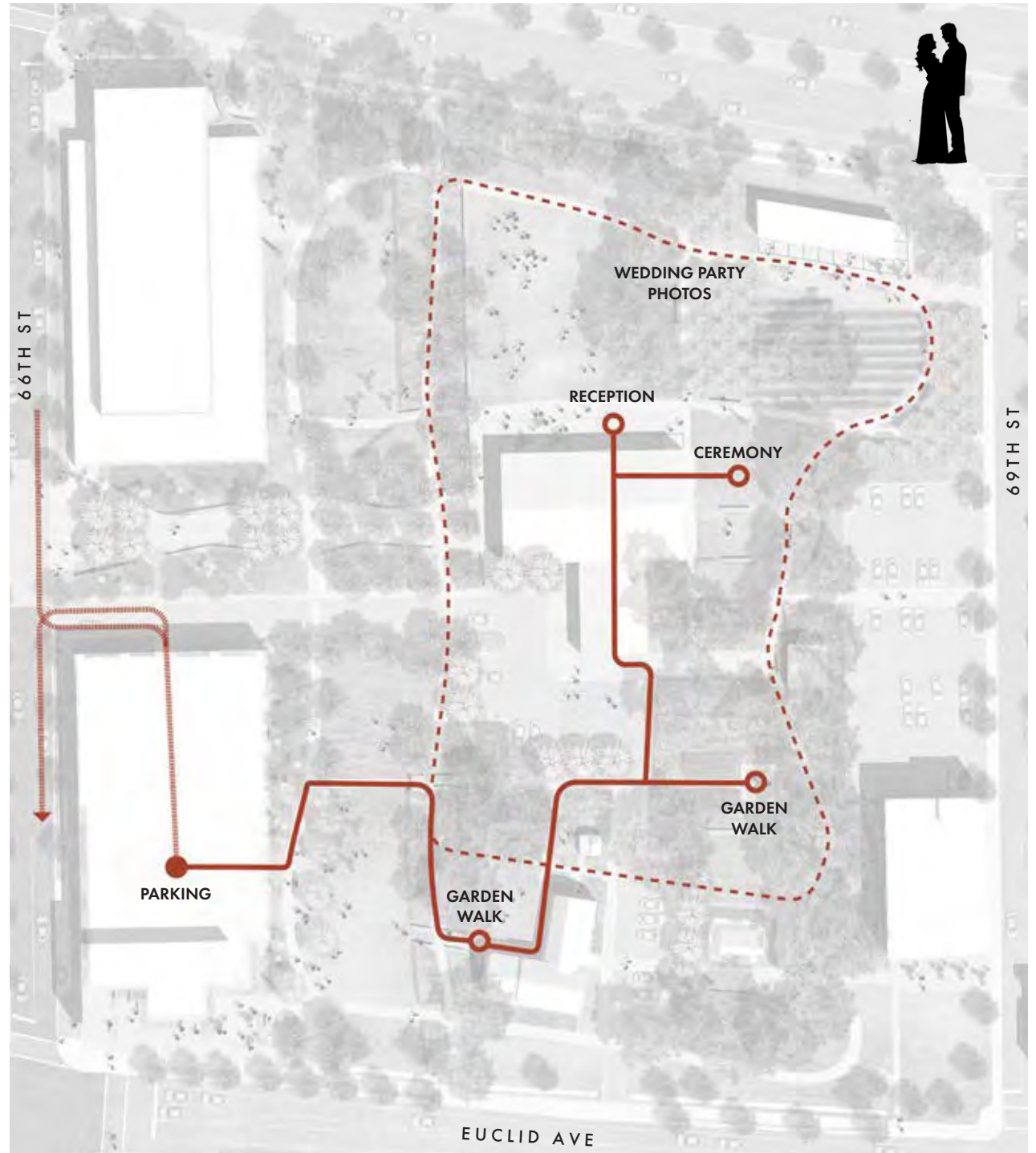
School groups visiting Dunham have a wide variety of activities they could participate in, both within the Museum and on the campus grounds. With many opportunities to learn about Dunham's and Cleveland's history on the Heritage Trail, students can experience many educational activities while also being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



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



Rendering from Euclid Ave & E. 69th St



Rendering from Chester Ave



Rendering | Entry Garden and Heritage Trail



Master Plan Recommendations
Rendering | Visitor's Center



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



Rendering | Entry Meadow and Heritage Trail



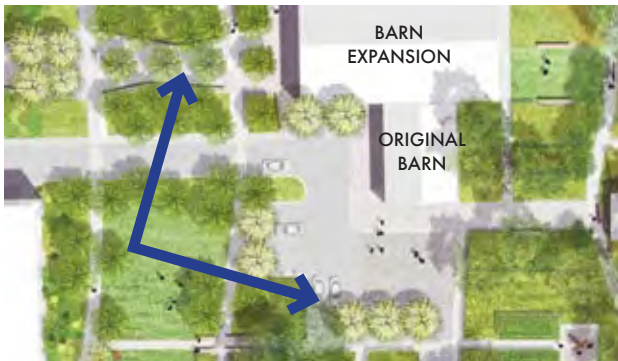
Rendering | Heritage Trail and Log Cabin



Rendering | Farm, Orchard, and Community Farm Pavilion



Rendering | Central Lawn and Barn Expansion



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 Programming

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.

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.

Existing Conditions



Short-Term Priority Projects



Long-Term Priority Projects





LEGEND

- (A)** Meadow Walk
- (B)** Visitor's Center
- (C)** Heritage Trail
- (D)** Farm Renovation
- (E)** Orchard Enhancement
- (F)** Landscape adjacent to Cleveland Foundation

- 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

LEGEND

- (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.



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 of 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

	Low		Medium		High
Hard Costs:	\$8,355,775	Hard Costs:	\$12,256,890	Hard Costs:	\$18,073,760
Soft Costs:	\$1,615,155	Soft Costs:	\$2,365,378	Soft Costs:	\$3,488,752
Contingency:	\$835,578	Contingency:	\$1,225,689	Contingency:	\$1,807,376
Low Total:	\$10,806,508	Medium Total:	\$15,847,957	High Total:	\$23,369,888

Total Master Plan Phasing Estimated Cost

Short-Term Priority Projects

Low	
Hard Costs:	\$3,202,475
Soft Costs:	\$597,495
Contingency:	\$320,248
Low Total:	\$4,120,218

Medium	
Hard Costs:	\$4,583,590
Soft Costs:	\$843,718
Contingency:	\$451,859
Medium Total:	\$5,885,667

High	
Hard Costs:	\$7,186,260
Soft Costs:	\$1,324,252
Contingency:	\$718,626
High Total:	\$9,229,138

Long-Term Priority Projects

Low	
Hard Costs:	\$5,153,300
Soft Costs:	\$1,017,660
Contingency:	\$515,330
Low Total:	\$6,686,290

Medium	
Hard Costs:	\$7,673,300
Soft Costs:	\$1,521,660
Contingency:	\$767,330
Medium Total:	\$9,962,290

High	
Hard Costs:	\$10,887,500
Soft Costs:	\$2,164,500
Contingency:	\$1,088,750
High Total:	\$14,140,750

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

Total costs include hard costs, soft costs, and contingency for each short term priority project.

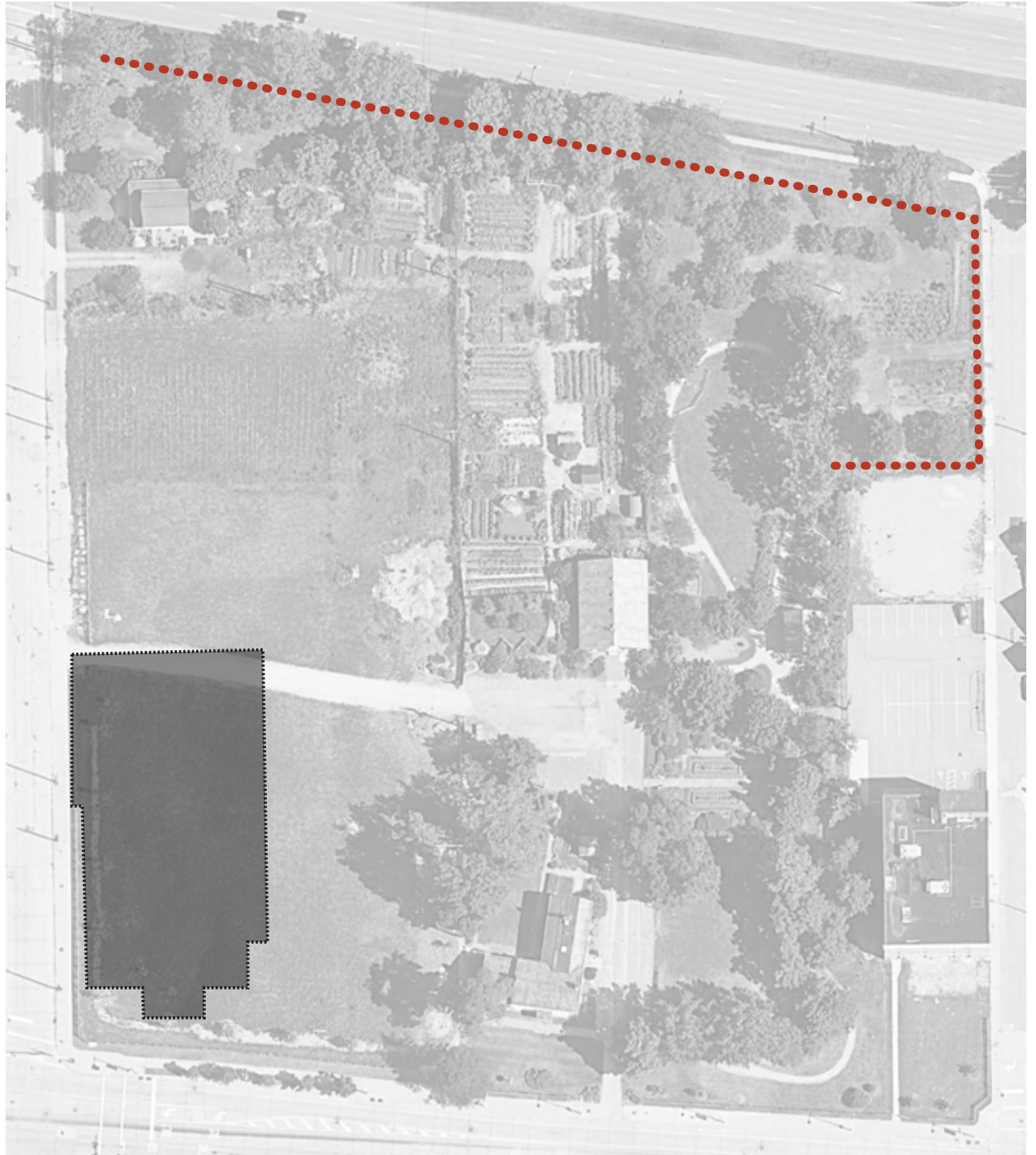
Long Term Phasing Estimated Cost

		Low	Medium	High
A. Barn Expansion	Total Costs:	\$4,550,000	\$ 6,500,000	\$ 9,100,000
B. Farm	Total Costs:	\$ 115,440	\$ 163,540	\$ 240,500
C. Orchard (Lump Sum)	Total Costs:	\$ 71,500	\$ 71,500	\$ 71,500
D. Community Farm Pavilion (Lump Sum)	Total Costs:	\$ 455,000	\$ 780,000	\$ 1,300,000
E. Klein Garden	Total Costs:	\$ 126,750	\$ 211,250	\$ 295,750
F. Tobacco Barn / Log Cabin (Lump Sum)	Total Costs:	\$ 260,000	\$ 390,000	\$ 520,000
G. Specialty Gardens	Total Costs:	\$ 851,175	\$ 1,418,625	\$ 1,986,075
H. Arrival Plaza	Total Costs:	\$ 170,625	\$ 284,375	\$ 398,125
I. Utility Improvements	Total Costs:	\$ 85,800	\$ 143,000	\$ 228,800
Total	Total Costs:	\$ 6,686,290	\$ 9,962,290	\$ 14,140,750

Total costs include hard costs, soft costs, and contingency for each long term priority project.

Chester Frontage

Remove fence and prune / remove invasive, poor quality, and overgrown vegetation.



Chester Frontage

Project	Quantity	Cost			Notes
		Low	Medium	High	
A. Chester Frontage	827 LF	\$12,405	\$16,540	\$24,810	Includes fence removal and all dead or invasive plants Cost Low = \$15 / SF; Medium = \$20 / SF; High = \$30 / SF
		Total Soft Costs			20% of Hard Costs
		Low	Medium	High	
		\$2,481	\$3,308	\$4,962	
		Contingency			10% Contingency
		Low	Medium	High	
		\$1,241	\$1,654	\$2,481	
		Total Costs			
		Low	Medium	High	
		\$16,127	\$21,502	\$32,253	

Banks-Baldwin House

Relocate house to serve as the Visitor's Center and complete all site improvements.



Banks-Baldwin House

Project	Quantity	Cost			Notes
		Low	Medium	High	
B. Banks-Baldwin House	LS	\$250,000	\$400,000	\$600,000	Includes house relocation and renovation Includes utility connections and adjacent site work
		Total Soft Costs			20% of Hard Costs
		Low	Medium	High	
		\$50,000	\$80,000	\$120,000	
		Contingency			10% Contingency
		Low	Medium	High	
		\$25,000	\$40,000	\$60,000	
		Total Costs			
		Low	Medium	High	
		\$325,000	\$520,000	\$780,000	

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.



Southwest Corner Landscape

Project	Quantity	Cost			Notes
		Low	Medium	High	
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 Cost Low = \$15 / SF; Medium = \$25 / SF; High = \$35 / SF
		Total Soft Costs			20% of Hard Costs
		Low	Medium	High	
		\$195,600	\$260,800	\$456,400	
		Contingency			10% Contingency
		Low	Medium	High	
		\$97,800	\$130,400	\$228,200	
		Total Costs			
		Low	Medium	High	
		\$1,271,400	\$1,695,200	\$2,966,600	

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.

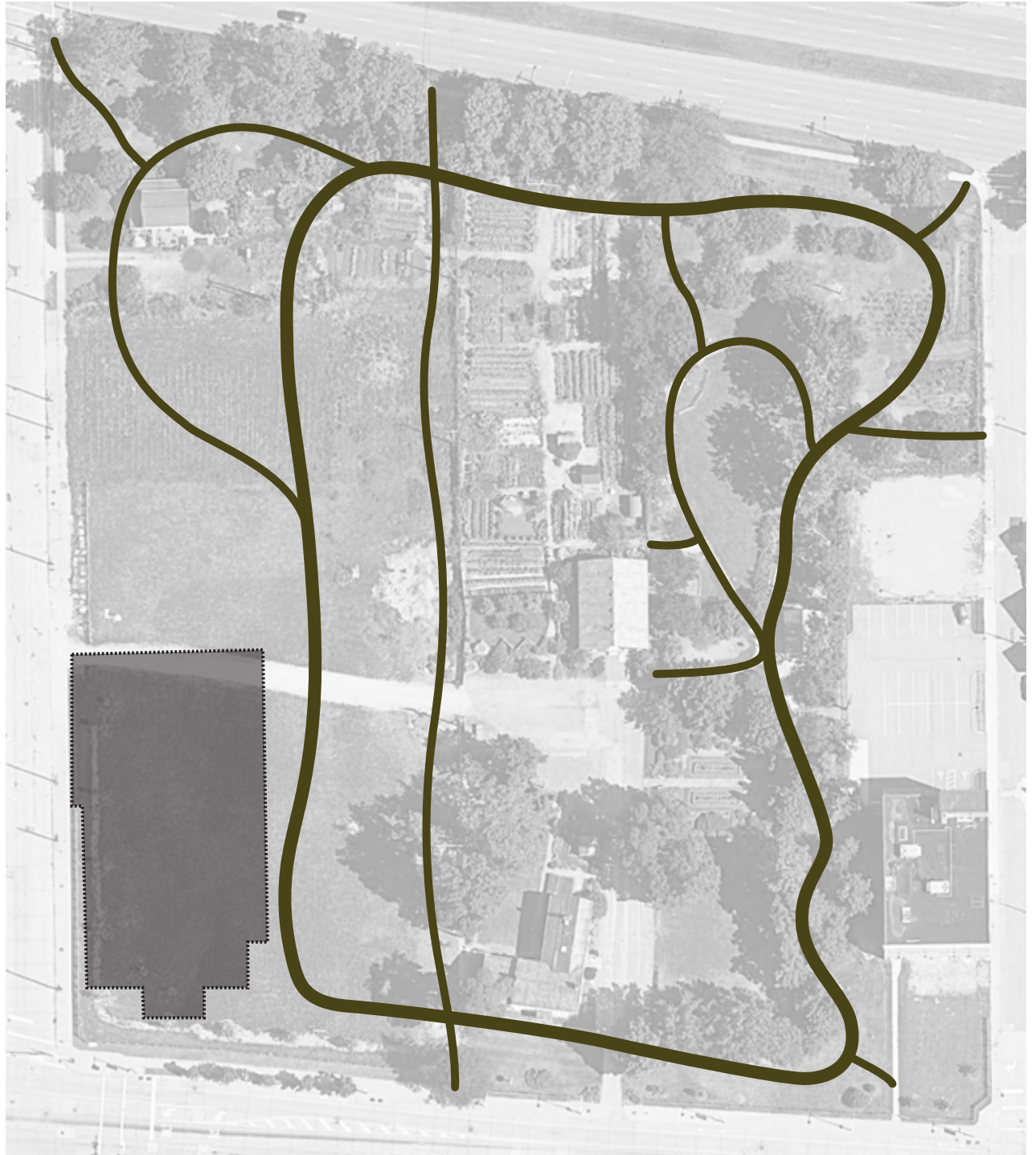


Northwest Corner Landscape

Project	Quantity	Cost			Notes
		Low	Medium	High	
D. Northwest Corner Landscape	77,850 SF	\$1,167,750	\$1,557,000	\$2,335,500	Includes demolition and removal of paving and planting Includes all site paving, planting, and furnishings in project ar Cost Low = \$15 / SF; Medium = \$20 / SF; High = \$30 / SF
		Total Soft Costs			20% of Hard Costs
		Low	Medium	High	
		\$233,550	\$311,400	\$467,100	
		Contingency			10% Contingency
		Low	Medium	High	
		\$116,775	\$155,700	\$233,550	
		Total Costs			
		Low	Medium	High	
		\$1,518,075	\$2,024,100	\$3,036,150	

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.



Heritage Trail

Project	Quantity	Cost			Notes
		Low	Medium	High	
E. Heritage Trail	24,000 SF	\$288,000	\$408,000	\$600,000	Project Area includes primary trail and secondary connection 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
		Total Soft Costs			20% of Hard Costs
		Low	Medium	High	
		\$57,600	\$81,600	\$120,000	
		Contingency			10% Contingency
		Low	Medium	High	
		\$28,800	\$40,800	\$60,000	
		Total Costs			
		Low	Medium	High	
		\$374,400	\$530,400	\$780,000	

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

Project	Quantity	Cost	Notes
F. Orchard	LS	\$65,000	Includes maintenance of existing trees and new tree planting
			Includes arborist consultation
		Contingency	
		\$6,500	
		Total Costs	
		\$71,500	

Barrier Removal

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



Barrier Removal

Project	Quantity	Cost			Notes
		Low	Medium	High	
G. Barrier Removal	840 LF	\$12,570	\$16,800	\$25,200	Includes guardrail and fence removal and all invasive plants Cost Low = \$15 / SF; Medium = \$20 / SF; High = \$30 / SF
		Total Soft Costs			20% of Hard Costs
		Low	Medium	High	
		\$2,514	\$3,360	\$5,040	
		Contingency			10% Contingency
		Low	Medium	High	
		\$1,257	\$1,680	\$2,520	
		Total Costs			
		Low	Medium	High	
		\$16,341	\$21,840	\$32,760	

Gray Garden

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



Gray Garden

Project	Quantity	Cost			Notes
		Low	Medium	High	
H. Gray Garden	8250 SF	\$123,750	\$206,250	\$288,750	Includes garden maintenance and site prep / removal Includes new paving and planting Cost Low = \$15 / SF; Medium = \$25 / SF; High = \$35 / SF
Total Soft Costs					20% of Hard Costs
		Low	Medium	High	
		\$24,750	\$41,250	\$57,750	
Contingency					10% Contingency
		Low	Medium	High	
		\$12,375	\$20,625	\$28,875	
Total Costs					
		Low	Medium	High	
		\$160,875	\$268,125	\$375,375	

Existing Farm

Provide access to farm and manage as a wild, successional landscape.

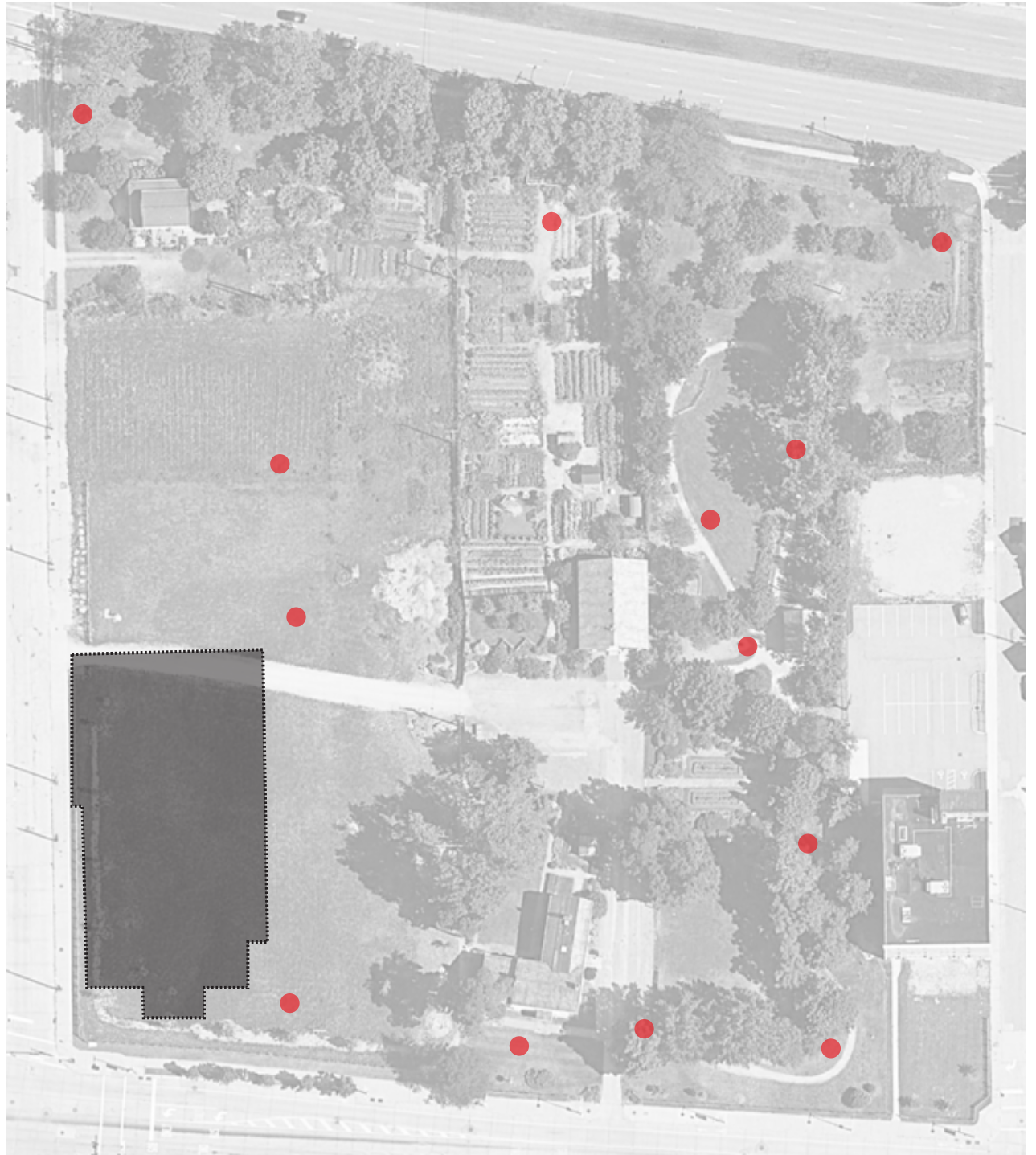


Existing Farm

Project	Quantity	Cost			Notes
		Low	Medium	High	
I. Existing Farm	31,000 SF	\$155,000	\$310,000	\$465,000	Includes site clean-up and removal Includes new paving, edging, planting, and furnishings Cost Low = \$5 / SF; Medium = \$10 / SF; High = \$15 / SF
Total Soft Costs					20% of Hard Costs
		Low	Medium	High	
		\$31,000	\$62,000	\$93,000	
Contingency					10% Contingency
		Low	Medium	High	
		\$15,500	\$31,000	\$46,500	
Total Costs					
		Low	Medium	High	
		\$201,500	\$403,000	\$604,500	

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

Project	Quantity	Cost			Notes
		Low	Medium	High	
J. Wayfinding	LS	\$150,000	\$300,000	\$500,000	Includes existing survey and design of campus wayfinding Includes existing removal and first phase implementation
Contingency					10% Contingency
		Low	Medium	High	
		\$15,000	\$30,000	\$50,000	
Total Costs					
		Low	Medium	High	
		\$165,000	\$330,000	\$550,000	

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.

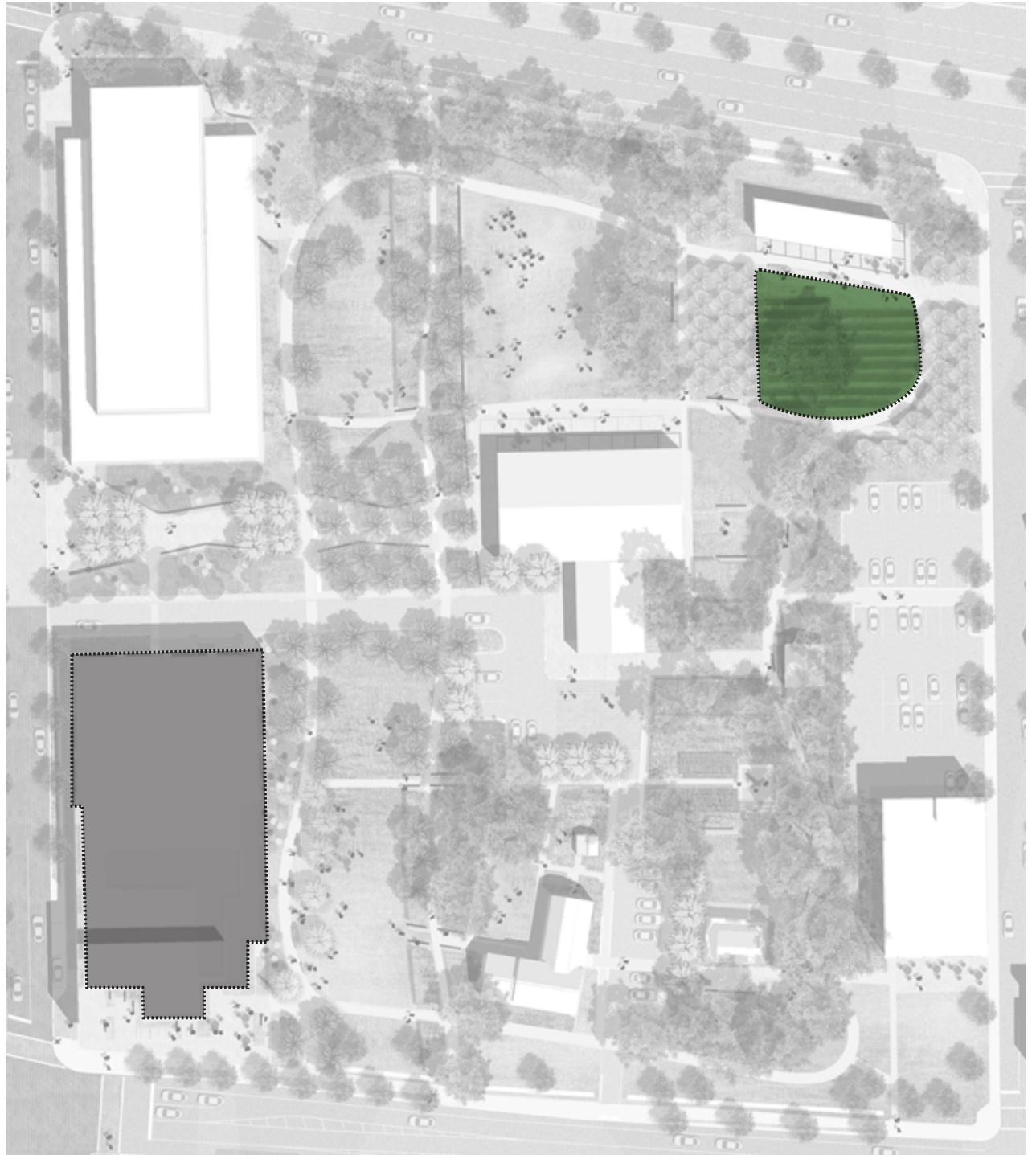


Barn Expansion

Project	Quantity	Cost			Notes
		Low	Medium	High	
A. Barn Expansion	LS	\$3,500,000	\$5,000,000	\$7,000,000	Includes existing barn renovation (2,500 SF) Includes barn expansion / addition (10,500 SF) Includes adjacent site paving, planting, and utility connections
		Total Soft Costs			20% of Hard Costs
		Low	Medium	High	
		\$700,000	\$1,000,000	\$1,400,000	
		Contingency			10% Contingency
		Low	Medium	High	
		\$350,000	\$500,000	\$700,000	
		Total Costs			
		Low	Medium	High	
		\$4,550,000	\$6,500,000	\$9,100,000	

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 of the proposed new farm location.

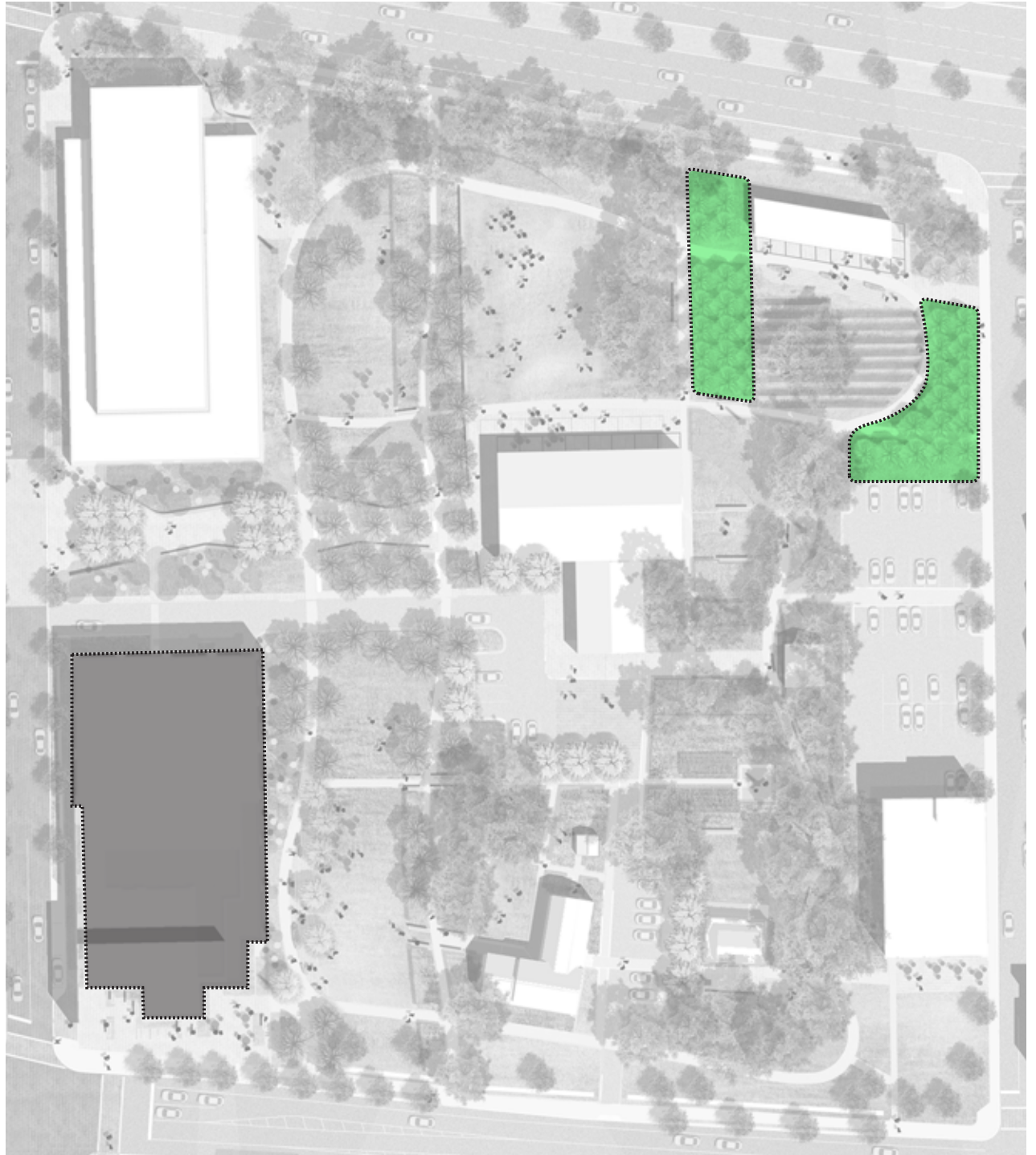


Farm

Project	Quantity	Cost			Notes
		Low	Medium	High	
B. Farm	7,400 SF	\$88,800	\$125,800	\$185,000	Includes site prep, planting, and adjacent paving Cost Low = \$12 / SF; Medium = \$17 / SF; High = \$25 / SF
Total Soft Costs					20% of Hard Costs
		Low	Medium	High	
		\$17,760	\$25,160	\$37,000	
Contingency					10% Contingency
		Low	Medium	High	
		\$8,880	\$12,580	\$18,500	
Total Costs					
		Low	Medium	High	
		\$115,440	\$163,540	\$240,500	

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.

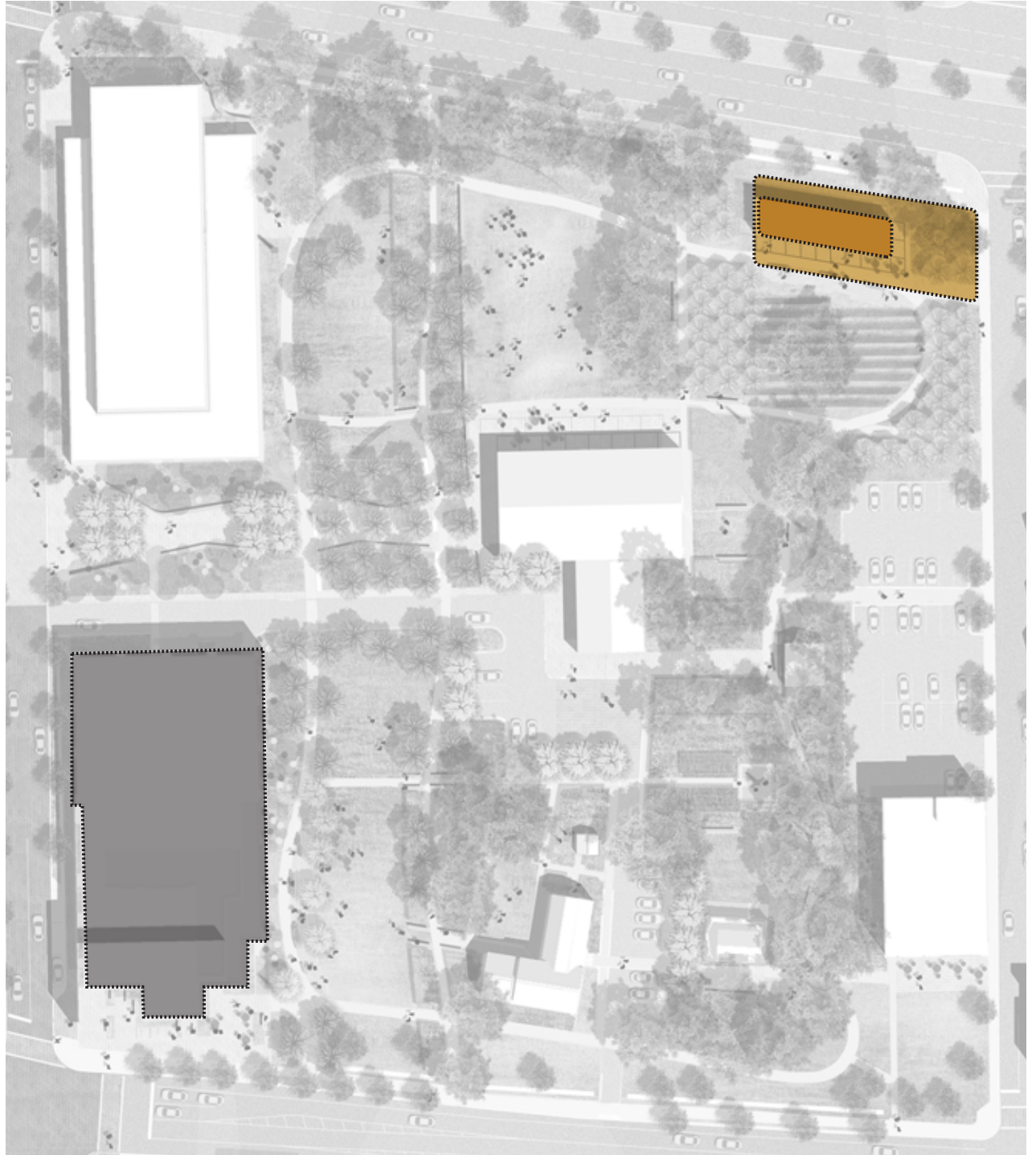


Orchard

Project	Quantity	Cost	Notes
F. Orchard	LS	\$65,000	Includes maintenance of existing trees and new tree planting
			Includes arborist consultation
		Contingency	
		\$6,500	
		Total Costs	
		\$71,500	

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.

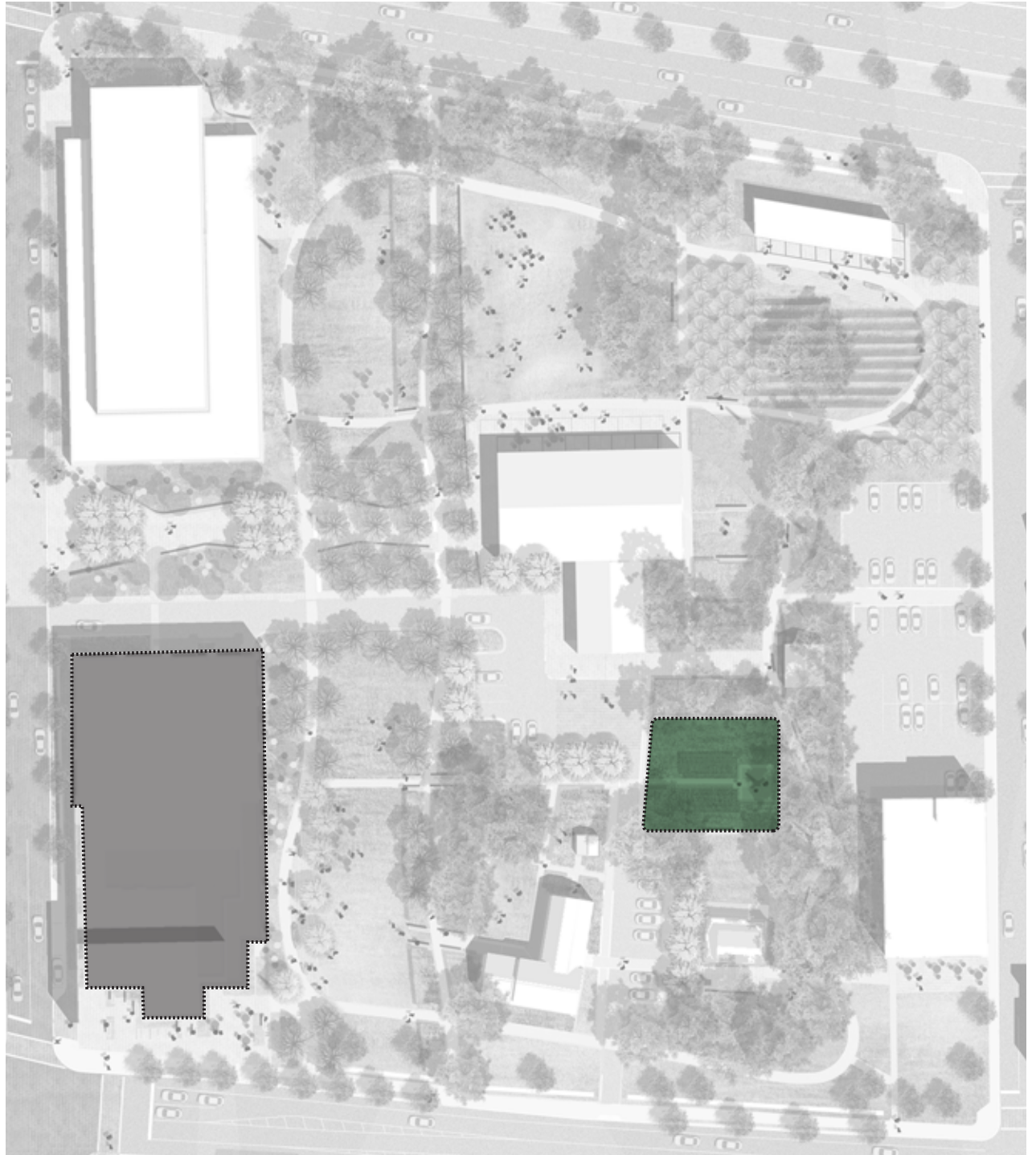


Community Farm Pavilion

Project	Quantity	Cost			Notes
		Low	Medium	High	
D. Community Farm Pavilion	LS	\$350,000	\$600,000	\$1,000,000	Includes building (3,000 SF), site improvements, and utilities
		Total Soft Costs			20% of Hard Costs
		Low	Medium	High	
		\$70,000	\$120,000	\$200,000	
		Contingency			10% Contingency
		Low	Medium	High	
		\$35,000	\$60,000	\$100,000	
		Total Costs			
		Low	Medium	High	
		\$455,000	\$780,000	\$1,300,000	

Klein Garden

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

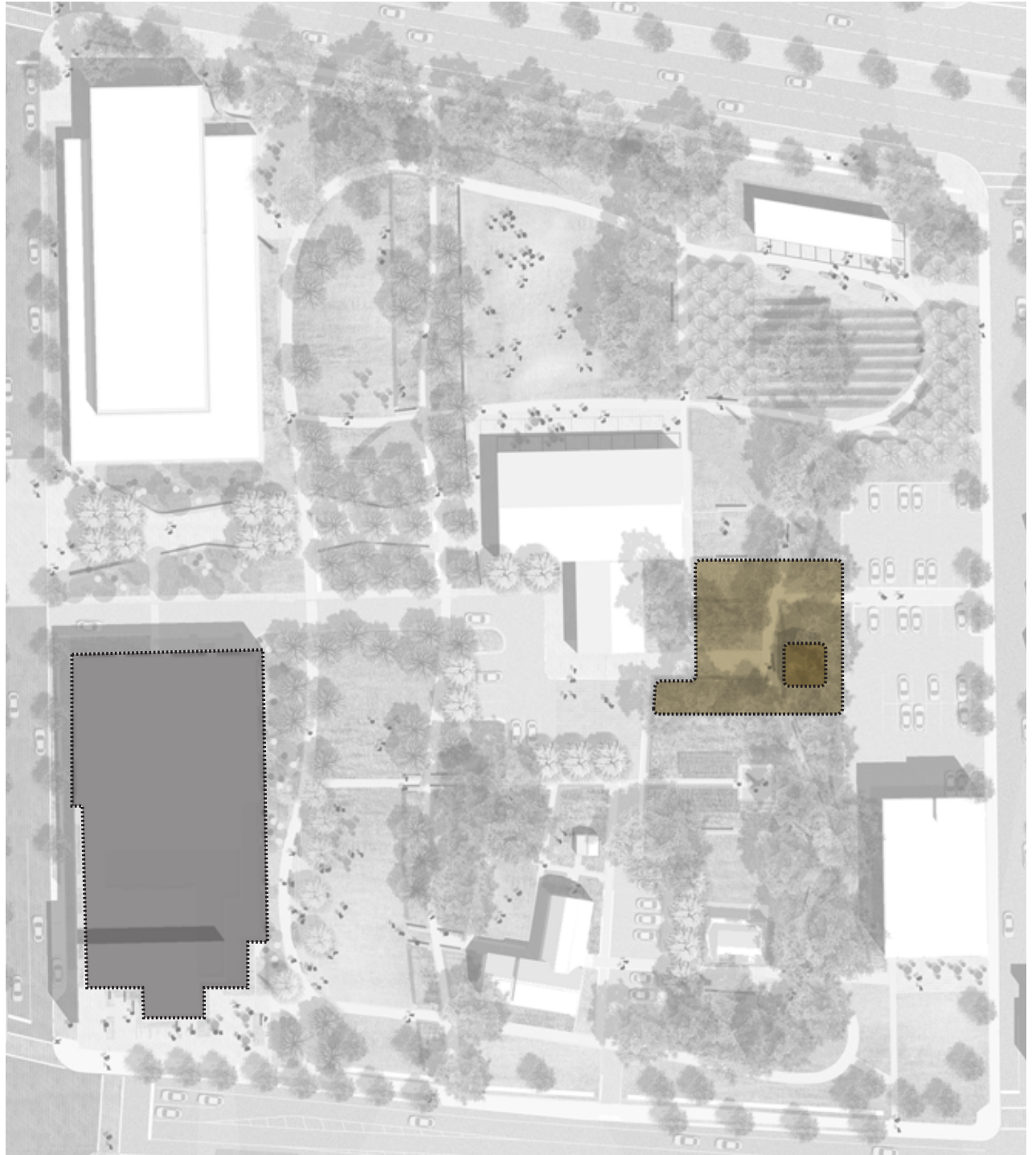


Klein Garden

Project	Quantity	Cost			Notes
		Low	Medium	High	
E. Klein Garden	6,500 SF	\$97,500	\$162,500	\$227,500	Includes garden maintenance and site prep / removal Includes new paving and planting Cost Low = \$15 / SF; Medium = \$25 / SF; High = \$35 / SF
Total Soft Costs					20% of Hard Costs
		Low	Medium	High	
		\$19,500	\$32,500	\$45,500	
Contingency					10% Contingency
		Low	Medium	High	
		\$9,750	\$16,250	\$22,750	
Total Costs					
		Low	Medium	High	
		\$126,750	\$211,250	\$295,750	

Tobacco Barn / Log Cabin

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

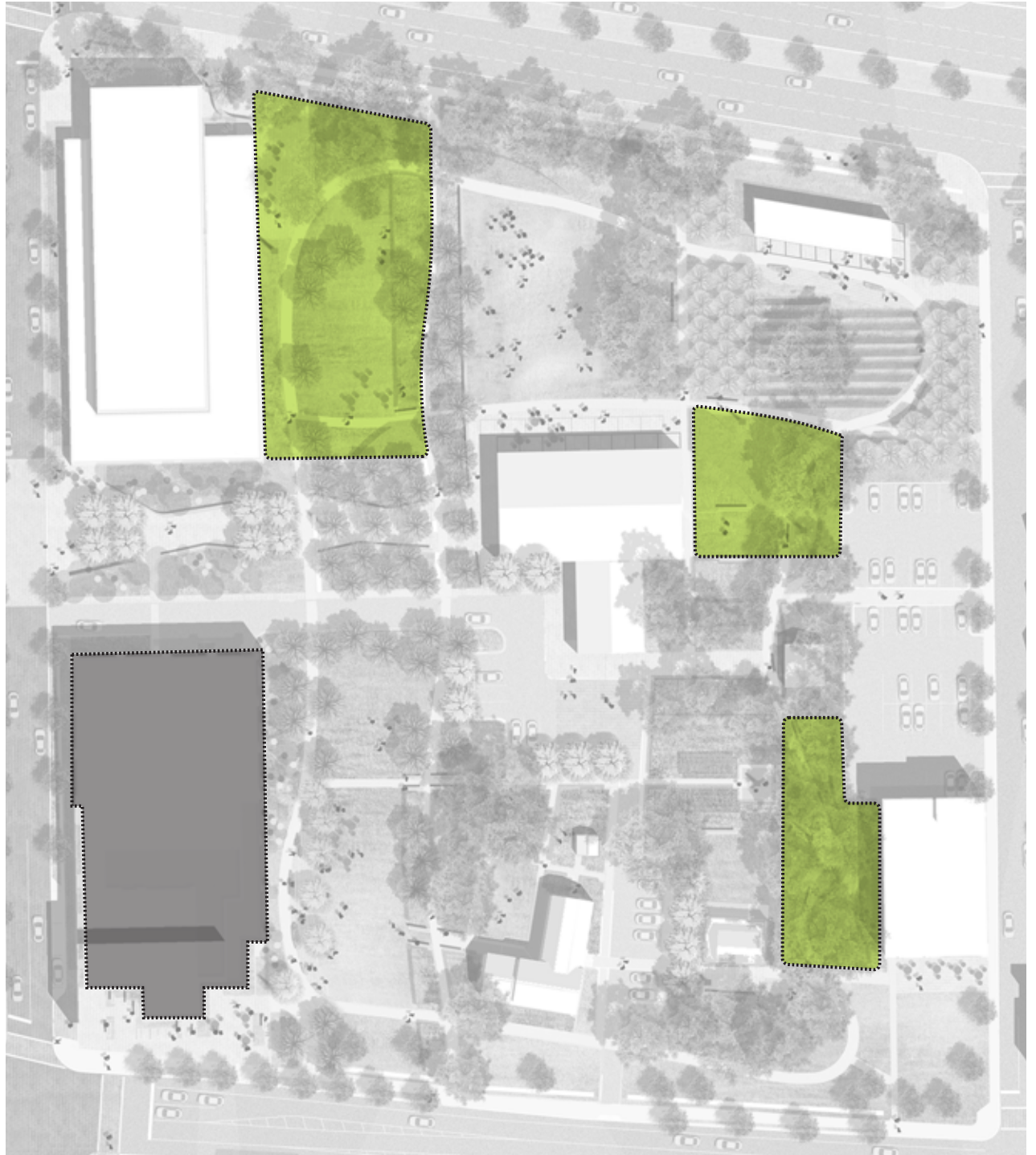


Tobacco Barn / Log Cabin

Project	Quantity	Cost			Notes
		Low	Medium	High	
F. Tobacco Barn / Log Cabin	LS	\$200,000	\$300,000	\$400,000	Includes rebuilding structure in new location Includes utility connections and adjacent site work
Total Soft Costs					20% of Hard Costs
		Low	Medium	High	
		\$40,000	\$60,000	\$80,000	
Contingency					10% Contingency
		Low	Medium	High	
		\$20,000	\$30,000	\$40,000	
Total Costs					
		Low	Medium	High	
		\$260,000	\$390,000	\$520,000	

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.

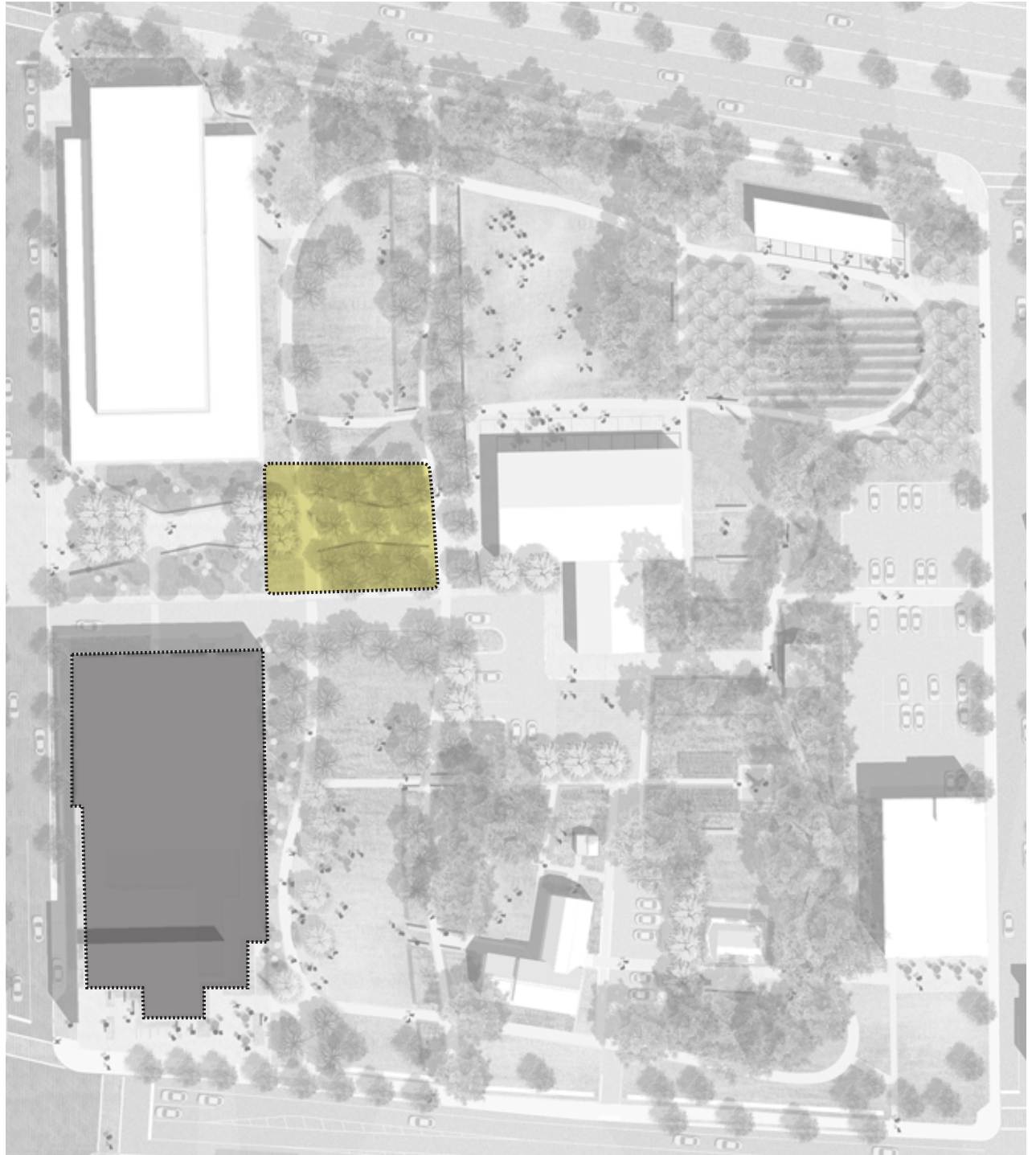


Specialty Gardens

Project	Quantity	Cost			Notes
		Low	Medium	High	
G. Specialty Gardens	43,650 SF	\$654,750	\$1,091,250	\$1,527,750	Includes all site paving, planting, furnishings, and utilities Cost Low = \$15 / SF; Medium = \$25 / SF; High = \$35 / SF
		Total Soft Costs			20% of Hard Costs
		Low	Medium	High	
		\$130,950	\$218,250	\$305,550	
		Contingency			10% Contingency
		Low	Medium	High	
		\$65,475	\$109,125	\$152,775	
		Total Costs			
		Low	Medium	High	
		\$851,175	\$1,418,625	\$1,986,075	

Arrival Plaza

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

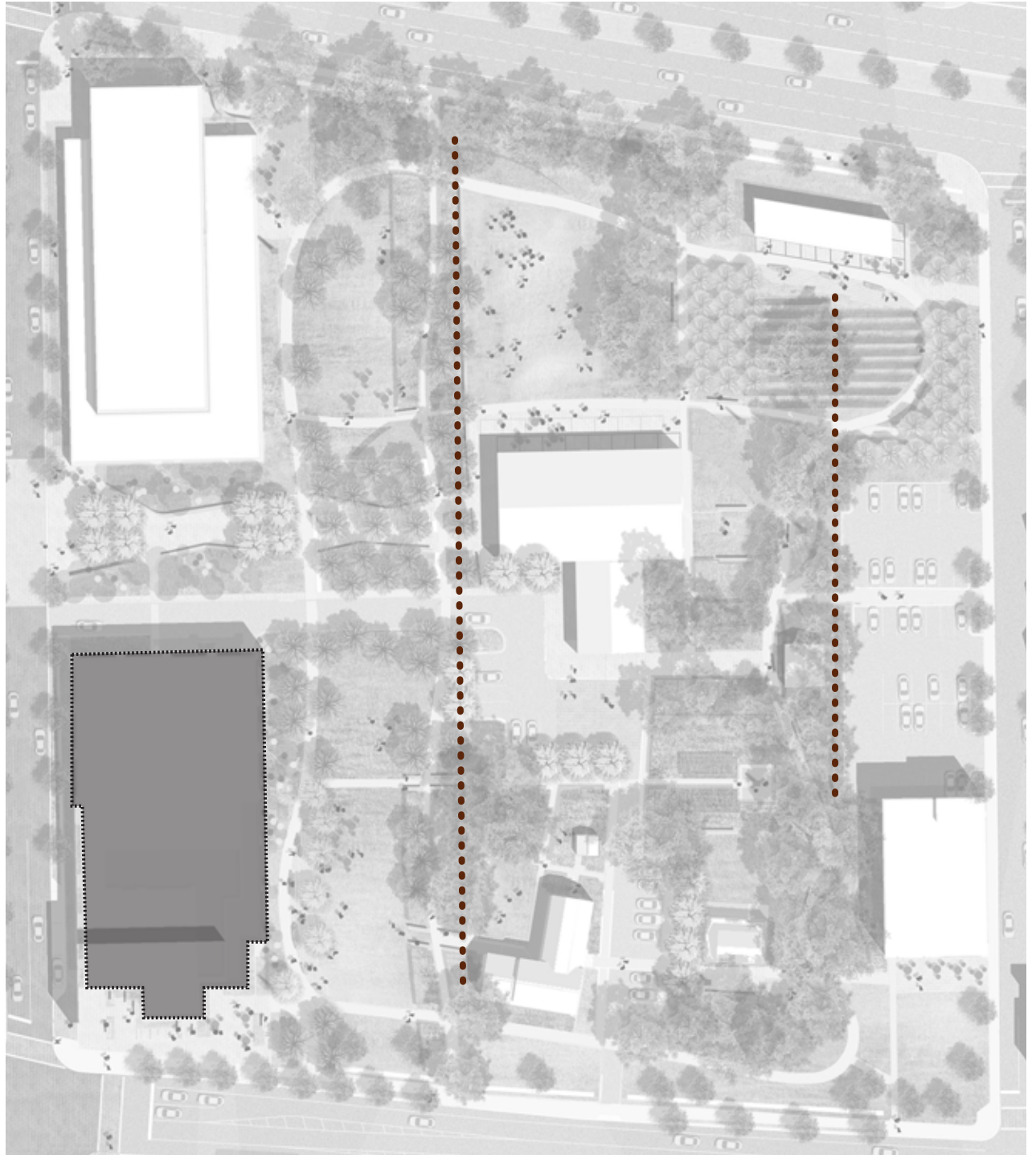


Arrival Plaza

Project	Quantity	Cost			Notes
		Low	Medium	High	
H. Arrival Plaza	8,750 SF	\$131,250	\$218,750	\$306,250	Includes all site paving, planting, furnishings, and utilities Cost Low = \$15 / SF; Medium = \$25 / SF; High = \$35 / SF
Total Soft Costs					20% of Hard Costs
		Low	Medium	High	
		\$26,250	\$43,750	\$61,250	
Contingency					10% Contingency
		Low	Medium	High	
		\$13,125	\$21,875	\$30,625	
Total Costs					
		Low	Medium	High	
		\$170,625	\$284,375	\$398,125	

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

Project	Quantity	Cost			Notes
		Low	Medium	High	
I. Utility Improvements	880 LF	\$66,000	\$110,000	\$176,000	Includes overhead utility removal and burying lines Includes connection points for adjacent projects Cost Low = \$75 / SF; Medium = \$125 / SF; High = \$200 / SF
		Total Soft Costs			20% of Hard Costs
		Low	Medium	High	
		\$13,200	\$22,000	\$35,200	
		Contingency			10% Contingency
		Low	Medium	High	
		\$6,600	\$11,000	\$17,600	
		Total Costs			
		Low	Medium	High	
		\$85,800	\$143,000	\$228,800	

Contact

For more information, please contact:

Lauren Hansgen
Executive Director
Dunham Tavern Museum
lauren@dunhamtavern.org

A blue-tinted photograph of the Dunham Tavern Museum, a two-story wooden building with a porch and a large tree in the foreground. The building features a prominent chimney and a gabled roof. The porch is supported by columns. A large tree stands to the left of the building, and a wooden fence runs across the foreground. The text "Dunham Tavern Museum Master Plan" is overlaid in white on the right side of the image.

Dunham Tavern Museum Master Plan

June 2021 | Dunham Tavern Museum | LAND Studio | Merritt Chase