



# HOW IT CAME TO PASS

THE WESTERLY  
and  
BARTON CENTER  
1982

by  
De Arv Barton





# THE WESTERLY

AN ABBREVIATED HISTORY  
OF A HOUSING PROJECT FOR  
SENIOR CITIZENS

## ABOUT THE AUTHOR

DeArv G. Barton was first a successful businessman. He joined Music Corporation of America in 1934. He was promoted to Vice President in 1935 and opened the Central States Office in Cleveland.

During the 30's and 40's he played an important part in the development and advancement of the "Big Band Era" and was largely responsible for discovering and promoting the careers of Perry Como, Dean Martin, Kay Kyser, Sammy Kaye and others.

In the 40's he began a new assignment as National Sales Supervisor of TV Film Distribution after MCA purchased Universal Studios.

In the 60's Mr. Barton recognized the great unmet need for reasonably priced, decent housing for older people. In connection with his business travels, he conducted a nationwide survey of senior citizen housing activity. In 1955 he organized a group of interested Lakewood citizens dedicated to creating housing for needy older citizens of the community.

In 1961 the group was successful in securing the first loan in the State of Ohio under the Housing and Home Finance Agencies, Section 202 program. The first "Westerly" apartment building was dedicated in 1963, with 160 suites of reasonably priced, attractive housing. Additions in 1969 and 1974 resulted in the present complex of 500 suites, the largest non-profit project in Ohio and one of the largest in the country.

Mr. Barton's foresight resulted in the establishment of a Senior Center which was named in his honor in 1964. It became a pioneer community center, established as a private non-profit corporation. It has grown today to 1,500 members and offers one of the most extensive activity programs in the country.

Mr. Barton's leadership as President of the Board of Trustees resulted in many innovative programs and activities for Barton Center and the Westerly. In 1980 the Westerly was instrumental in opening a new 65 unit apartment which provides meal service and a housekeeping package for the frail elderly who wish to continue to live independently.

Today, Mr. Barton is "President Emeritus" of the Westerly and General Consultant for MCA-Universal.

He has served two terms as a Director of the Lakewood Rotary Club and in 1968 was named Lakewood's "Man Of The Year" by the VFW. He was a delegate to the White House Conference on Aging in 1971.

IN PARTICULAR RECOGNITION AND THANKS  
for the contributions and cooperation  
of:

MRS. PAUL CAROTHERS

ROBERT C. CARR

FRANK P. CELESTE

LAWRENCE FAULHABER

MRS. LILLIAN GARBER

MRS. BYRON GREGG

THE LAKEWOOD JAYCEES

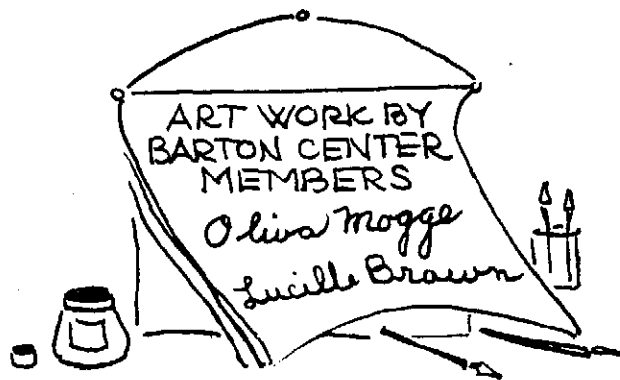
MS. CHARLOTTE MCQUILKIN

NICK MILETI

MRS. GERTRUDE NELSON

WALLACE G. TEARE

My helpful wife.....and many others.



## PREFACE

### "GROPING FOR AN ANSWER" !!!

In the beginning it was only a dream!! A vague, yearning, sort of dream that lurked in the hearts and minds of hundreds of older adults..."If only there could be...." "Wouldn't it be wonderful if...etc.,etc.,etc.,!!"

These older people were looking for answers! Answers to those haunting concerns about their later years..."Where will we live? Will we have to move to a strange area? Will we be able to afford it? What about our friends, our church, our relatives? Will we be able to find new friends and new interests in a new environment without moving far away? etc.,etc.,etc.,"

Oh yes!! They knew there were some "Old Folks Homes" where they could go as a "last resort". Turn over to them all their worldly possessions and "rocking-chair-away" the rest of their lives,---but wasn't there something better??

1952 - 1953

THE CRADLE

It all began in 1952. Several of the members of the Women's Club of the Lakewood Methodist Church decided that there was a need for a non-sectarian, community wide, organization to be created expressly as a gathering place for the older people of the west side.

So they formed the "Lakewood Golden Age Club" which remains alive and active to this day. Mrs. Gilbert Nelson, a woman deeply involved in church and community affairs was elected as its first president. Another active member, Mrs. Eilers, was appointed as the Club's first Counselor. Her duties were to acquaint the older citizens of the community with the advantages of the club and to promote new memberships. Such a good job was done by Mrs. Eilers and her co-workers, that by the end of 1953 over one hundred (100) members attended the Club's first birthday party.

They met every Tuesday afternoon in the parlors of the Methodist Church. Their programs were varied in appeal...cards, dancing, song-fests, discussion groups and, of course, ALWAYS refreshments. It was essentially a friendly, social club. Something for every member to enjoy along with their peers.

But it wasn't all "fun and games" at the Lakewood Senior Citizens Club. Mrs. Byron (Betty) Gregg succeeded Mrs. Eilers as "Counselor". Early in 1954 Betty electrified the Club by presenting to them a new and challenging idea. She said in essence....

"We must not be satisfied with being only a social club. There is work to be done in this community. There is one great immediate need to which this Club is well-qualified to address itself. It is time that this community be awakened and assume its responsibility for the comfort and well-being of our older citizens. Let's not wait until they are helpless bed patients. Then it will be too late...LET US FIND A WAY TO MAKE REASONABLY PRICED, DECENT HOUSING AVAILABLE TO MANY NEEDY SENIOR CITIZENS OF THIS COMMUNITY.

Right here in our own club we have members that are being turned away from rental housing just because of their age. Landlords are saying in effect "no dogs, pets, no older people". What are we to do...be relegated to second floor, sub-standard rooms over a saloon or grocery store? This is a deplorable situation and together we can and must do something about it."

Betty's impassioned plea did not fall on deaf ears! Mrs. Nelson, Mrs. Leet and others were stirred by Betty's remarks and added strong comments of agreement. "Let's join hands and do it" came from a chorus of voices. By unanimous vote, it was decided that the Club would adopt the problem of housing for older people as their major project. Mrs. Leet named Betty Gregg as Chairman of "THE LAKEWOOD SENIOR HOUSING PROJECT"... "dedicated to finding adequate, reasonably priced housing for needy senior citizens of this community."

1954

AROUSING A COMMUNITY

During the year of 1954 Betty Gregg and her committee really went to work. Among their many accomplishments were:

- \*\*\* - Several Radio Station appearances on WTAM by Betty Gregg, Gertrude Nelson and several others.
- \*\*\* - A formal appeal to Mayor Kauffman and the Lakewood City Council, who replied "there were no city funds available."
- \*\*\* - Wide circulation of a questionnaire to area elderly people to better determine their needs and desires.
- \*\*\* - Talks to many organizations and groups by various members of the committee.
- \*\*\* - Enlisting and receiving strong editorial support from local and Cleveland newspapers...and much, much, more.

For the first time there was being aroused an areawide interest in the plight of their older people. Letters and phone calls began pouring in. They all expressed much sympathetic support for the committee's cause and agreed that some action should be taken to help find, or create, reasonably priced housing for our older people. All this, but no one was offering a viable plan or any financial support. An idea of rehabilitating an older large existing home was explored. Realtors, suggested several available locations, but 'WHERE DO WE FIND THE MONEY'? No answer!!!



1955 - 1956

A NEW COMMITTEE

On February 16, 1955, the following notice appeared in the Lakewood Ledger:

"There will be a meeting of the Planning Committee for the 'Lakewood Golden Age Housing Project' on February 21 at 8:00 p.m. in the Gray Room of the Lakewood Methodist Church."

That meeting was well attended. Most of the regular committee members were present. In addition a number of other interested citizens attended as visitors, probably attracted by the Lakewood Ledger notice.

Mrs. Frank Leet chaired the meeting. She called for reports from committee members. One by one they reported on their activities. Each report, while interesting, added up to much effort, but very little encouraging progress.

Mr. DeArv Barton, a first time visitor, spoke of his great interest in the area of elderly housing and told of his visits to several such projects in various parts of the country. He reported on different types of non-profit elderly projects that he had visited, particularly in Florida and on the West Coast.

Following Mr. Barton's remarks, Mrs. Leet asked him if he would be willing to serve on their committee. He said he would be glad to serve, but suggested that Mr. Frank Celeste (a practicing Attorney), and Wallace Teare (an Architect, both Lakewood residents), be invited to also serve. There was immediate agreement to these suggestions. Mrs. Leet then renamed the Housing Committee to be Mrs. Nelson, Mrs. Gregg, Ethel Ward, Frank Celeste, Wallace Teare, Mr. Barton and herself. Others who were interested and desired to serve on the committee would also be welcomed.

The first meeting of this enlarged committee was held several days later at the home of Gertrude Nelson. All of the above appointed were present. Gathered around Mrs. Nelson's dining room table, it was decided that Mr. Barton should serve as Chairman.

Financial sources were, of course, the first matter of discussion.

Ethel Ward (a retired school teacher) offered to donate Two Hundred Dollars (\$200.00) for the current expenses. This was the first real money to be received by the group.

Now, with money, there was, of course, need for a Treasurer; Frank Celeste proposed Ray Strong, a Lakewood resident and a Vice President of National City Bank, to be invited to serve on the committee as Treasurer. Agreed.

Several subsequent meetings were held at homes of the committee members. Various types of ideas were considered. Should they concentrate on finding one of the larger old Lakewood homes and convert it to accommodate eight or ten needy older citizens, or should they try to find an available piece of Lakewood property and direct their efforts toward constructing a "motel type" building, capable of accommodating a larger number of people? How could the costs of either plan be met and made self-supporting at rental rates within the reach of those they wanted to serve?

Then, at a later meeting, Frank Celeste exploded a "bombshell"! Through one of his legal clients he had knowledge of the availability of a piece of lakefront property on Edgewater Drive. In order for it to be financially practical, however, it would require erecting a high-rise building with one hundred (100) or more suites. This was a revolutionary concept for the committee. Raising their sights from a modest, motel type building to a ten or twelve story lakefront high-rise building took them by surprise, but immediately fired their imaginations and hopes.

Mr. Celeste, being an Attorney and familiar with real estate procedures; Wallace Teare, an Architect, and Ray Strong, a bank executive, gave the committee an excellent nucleus of "know how expertise". Together they worked out an exciting proposal.

Without cost to the committee and because of his great interest in the budding field of elderly housing, Wallace Teare and his firm, Weinberg & Teare, prepared a preliminary rough sketch of a proposed lakefront building. Needless to say, when Mr. Teare unveiled these sketches to the committee, they were much impressed. Now, at last, here was a tangible goal that they could see on paper.

But all was not downhill for the committee. Many details must be worked out. To transact the business they should be a corporation, not just a committee. "Lakewood Senior Citizens, Inc." was created and remains the parent corporate body to this day. (1982). Substantial funds must be immediately found to cover mounting costs. A brochure must be prepared and a suitable name selected before any sales efforts could begin. These details and many others needed immediate attention. Fortunately, the professional experience of Teare and Celeste (Mr. Celeste had just been elected Mayor of Lakewood), were invaluable at this juncture.

Some of the immediate financial pressure was relieved by a gift of approximately two thousand five hundred dollars (\$2,500.00) from Tom Unik, a friend of Mr. Barton's. The name "Lake House" was adopted for the proposed building. Robert Carr, a professional public relations executive and also an active man in Lakewood Community affairs, was added to the Board of Trustees, on which he still serves. His professionalism was soon to be evidenced by his creation of excellent sales brochures.

At this point an "angel" was needed to secure options for the purchase of the land and hold it until sales of the apartments could meet this cost. That "angel" appeared in the person of Sam Abrams, an east side resident, and a Vice President of the Gerst-Sylvester-Walsh Advertising Firm. Abrams and a group of investors put up the option fee necessary to hold the site for the benefit of the proposed cooperative, resident owned building.

All was now in place to move forward and make it happen!!!

1957 - 1958

"LAKE HOUSE"...A SAD STORY

On May 14, 1957, an application was filed with the Federal Housing Administration, along with Weinberg & Teare's preliminary drawings for a \$3,435,500.00 loan to construct a non-profit, cooperative Lakewood apartment building for elderly people at 11850 Edgewater Drive.

The building was to be a ten-story, 250 suite structure to be co-operatively owned and operated by the suite purchasers. Under Section 213 of the National Housing Act, the building was to be financed through a forty year federal loan and low mortgage interest which would be repaid from the downpayments and monthly charges to the resident purchasers.

The announced estimated costs of suites would range from \$1,200 to \$2,500 downpayment, and monthly charges of approximately \$85 to \$150 per month. Exact costs would depend on suite size and economic conditions when the building was opened. This monthly charge would cover all maintenance and amortization costs and add a monthly percentage to the buyer's equity. Construction would begin in early 1958 and occupancy by Fall of 1959.

How great this all sounded!! The Board was agog with excitement and enthusiasm. Wallace Teare and his firm were authorized to start immediate work on the 'working drawings'. Metropolitan and local newspapers printed many stories and pictures of "Lake House", a "proposed new project for older citizens of Lakewood."

The sales campaign now began. Bob Carr's excellent brochure was widely distributed. Through the courtesy of the Higbee Company, a fully furnished model suite was set up in their downtown store. Metropolitan Management, a recognized Cleveland real estate sales and management firm, was engaged to handle all applications and sales.

And THEN THE BUBBLE BURST!!! It soon became apparent that Lakewood Senior Citizens, Inc., had made one fatal error!! They had failed to realize that the lower income older citizens which they were originally organized to serve were not able to, nor interested in, PURCHASING an apartment. Several tentative sales were made, but very few! Metropolitan Management advised they would no longer be the representatives. Higbee's advised that they had need for the model suite store space. The whole plan crumbled. With great regret and a "few tears", it was decided that the project must be abandoned.

A costly lesson had been learned: "DON'T TAKE YOUR EYE OFF THE TARGET"!! The original "target" was to make available reasonably priced RENTAL housing for older people. It was found that they didn't want to, or couldn't BUY property at this time of their lives. The NEED remained the same.

Fortunately, the substantial investments that had been made by Weinberg and Teare and the Abrams group were retrieved by a purchase of the land option by the firm of Marvin Helf. They retained Weinberg and Teare to redesign and erect the building as a conventional apartment house. The name "Lake House" stands today on Lakewood's "Gold Coast" as the remaining vestige of this ill-fated venture of Lakewood Senior Citizens, Inc.

1958 - 1959 - 1960

"REGROUPING & REPLANNING"

Although still reeling from the shock of the Lake House "fiasco", the Lakewood Senior Citizens Board met in late 1958 to consider how they would pick up the "pieces" and put them back together. "Discouragement" was not a word in their vocabulary!! Rather with a resolve to avoid past errors and build on experience, they proceeded on a new tack.

These were some of the lessons that had been learned:

- (1) Most oldsters did not have the funds or desire to make a major housing purchase or investment at this stage of their lives.
- (2) It was definitely established that there was great interest by many older people in apartment-type living, with their peers, but ONLY on a rental basis.
- (3) Location was of utmost importance. They wanted to be "in the center of things"...close to shopping, churches, and transportation.
- (4) There was a particular interest in suites with separate bedrooms, although, efficiencies were, by some, acceptable if fairly large and at reasonable rental.

About the time the ill-fated Lake House plan was getting underway, there was developing new legislation in Washington under which, for the first time, the Federal Government would make available low interest direct loans to non-profit organizations for the construction of rental housing for low and middle income elderly. This action was officially designated as "Section 202 of the Housing Act of 1959." Although the passage of this legislation had become known to the Board in 1959, the Lake House project was too far under way for them to take advantage of it. Although passed in 1959, the Act was not funded until 1960.

But now, the Board did have a very hopeful new approach...A realistic financing plan was now to be available. The only question was "when"?? Wallace Teare advised that the Board wait for Section 202 to be funded.

While waiting for the expected announcement as to governmental action to provide Section 202 financing and in order to be ready for it when it happened, the Board forged ahead with its planning. First, a new location must be found more acceptable to the elderly. Several locations were considered.

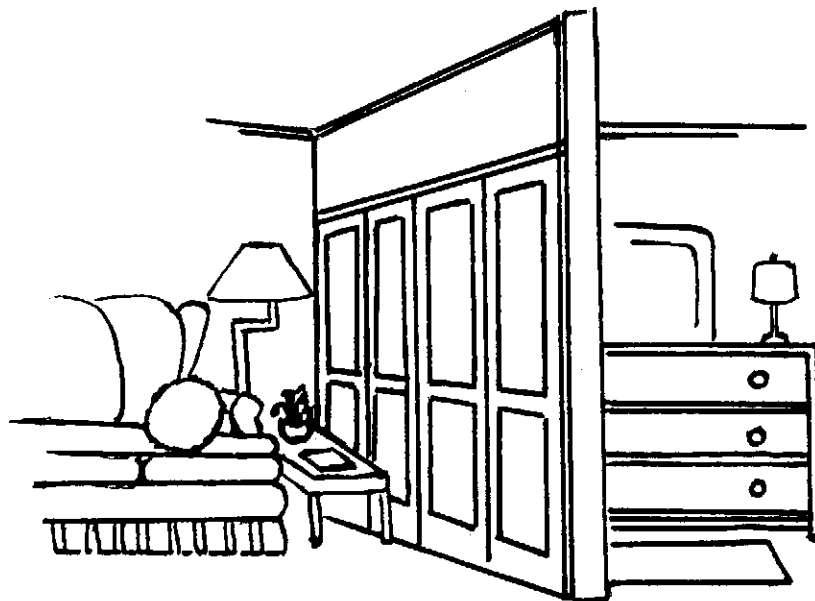
On February 19, 1959, a meeting of the Board was held in the Office of Mayor Celeste. Invited to this meeting by Mayor Celeste were Carl Dryer, Firmin Deibel and Carl Mitzell, three outstanding business men and community leaders. The matters of location and interim financing were up for discussion. Mayor Celeste introduced the possible availability of the Kaiser property (then an abandoned coal-yard) on Detroit Avenue. The location seemed ideal to the entire group. Messrs. Dryer, Deibel and Mitzell volunteered to advance sufficient funds to handle preliminary expenses.

On February 21, 1959, the above group with several Board Members met at the Kaiser home. Mrs. Kaiser, a widow and herself a senior citizen, became very interested in the idea of selling for the purpose of constructing an elderly housing building. Through the financial assistance of Messrs. Dryer, Deibel and Mitzell, an option to purchase was arranged for the Kaiser property fronting on Detroit Avenue and running north to the N&W railroad tracks.

Immediately, negotiations were started for further options to purchase three older houses and a four suite apartment building that directly adjoined the Kaiser property to the west on Detroit Avenue. The acquisition of these options after considerable negotiation, resulted in the possible ownership of 3.6 acres ideally located in the heart of Lakewood.



With the above negotiations completed, Wallace Teare and his associates proceeded with the preliminary drawings. The plans proposed an eight story, 160 suite, high-rise apartment building designed especially to meet the needs of the elderly. Handrails in all hallways; doorways wide enough to accommodate wheel chairs; convenient grab-bars in all bathrooms; a twenty-four hour security alarm system in each suite; ample closet and storage space and other ideas built into a plan designed to afford maximum convenience, comfort and security to the older person. Already Weinberg and Teare were earning a national reputation as pioneer architects specializing in the housing requirements of senior citizens. Their knowledge and expertise served to prove invaluable in guiding the Board through the maze of details that made possible the successes that were to follow.



FINANCING AT LAST..1960 - 1961 - 1962

On July 21, 1960, Wallace Teare received the long awaited word!!  
A letter from the Housing and Home Finance Agency in Washington.  
It read in part as follows:

"This Agency will shortly begin operations under the Direct Federal Loan Program for Housing for the Elderly authorized by Section 202 of the Housing Act of 1959.

"Because you have expressed interest in this program, we are enclosing a copy of our press release dated July 18 and a copy of the policies and requirements which will govern loans of this kind."

As was true with most bureaucratic releases, the enclosures were lengthy, complicated and needed much clarification. Then ensued weeks and months of frantic negotiations. Reams of correspondence; volumes of forms to be filled out; dozens and dozens of phone calls between Cleveland and Washington, and a large number of trips by Celeste, Teare, Barton and others for personal conferences with department heads and influential departmental officials.

At this point particular recognition should be given to the contributions of two men: Mayor Frank Celeste and Architect Wallace Teare. Without the special talents and contributions of these two men, the Westerly would probably not exist.

MAYOR FRANK CELESTE: His many important political connections in Washington; his title as Mayor of Lakewood and his legal background gave the Lakewood Senior Citizens' application a "Running Start" and often preferential consideration, not available to many other applicants.

WALLACE TEARE: His long time dedication to the creation of a Lakewood elderly project and his expertise and "follow through" from application to construction completion, could hardly be measured by any expressions of appreciation from the Board.

In the early spring of 1961, mainly due to all of the above mentioned efforts and negotiations, word came to Frank Celeste from Robert C. Weaver, Administrator of H.H.F.A. that the application of Lakewood Senior Citizens, Inc. had been tentatively approved.

"Tentative"...in that it would be subject to securing a "sponsorship" acceptable to the agency. The government's concern was that while Lakewood Senior Citizens, Inc. was composed of individually well-qualified persons, the sponsorship of a recognized, established, viable, non-profit organization would be necessary.

Strange as it may seem, a sponsoring organization was not immediately easy to find. Naturally, the first such group to be approached was the Lakewood Methodist Church....(the original sponsors of the project.)!! Armed with enlarged charts showing exterior appearance, interior layouts and designs...DeArv Barton and Wally Teare made a full-blown presentation of the project to the entire Board of Trustees of the Methodist Church. Many questions were answered, seemingly to the satisfaction of what appeared to be a very receptive Board. Rev. Fallon, who chaired the meeting, added some very favorable comments. The meeting closed on a high note of enthusiasm and adjourned for further consideration. So sure were the Westerly Board of a favorable decision, that they prepared a comprehensive legal agreement that was presented to the Pastor for acceptance.

BUT THE LAKEWOOD METHODIST CHURCH WHO HAD ACTUALLY GIVEN BIRTH TO THE IDEA, DECIDED AGAINST THE SPONSORSHIP. To this day it is not known just why!! Presentations were then made by Barton and Teare to several other organizations such as Rotary, Kiwanis and other church groups. All seemed immediately interested, but after consideration, they balked on "assuming long-term responsibilities" or other reasons.

At about eight o'clock on a cold early 1960 December morning, a call came to the home of Mr. Barton from Mayor Celeste. "Can you come down to my office right now? I have a young man here I would like you to meet." Shortly thereafter Mr. Barton was introduced to Nick Mileti...President of the Lakewood Jaycees!! He had come to the Mayor and said "Mr. Mayor, what needs to be done in Lakewood? The Lakewood Jaycees are looking for an important meaningful project to

serve this community."

Early in 1961 Barton and Teare presented what had now come to be facetiously called their "dog and pony show", to the assembled Board of the Lakewood Jaycees. Again in March the same presentation was made to the full Jaycee membership. A few days later, Mileti advised Mr. Barton that the Jaycee Board and membership had un-animously approved the Jaycee sponsorship of the Lakewood elderly housing project.

The project now had an acceptable sponsorship....the Lakewood Chapter of the Jaycees!! What could be more fitting? A civic minded group of young men of the community taking an active interest in helping with the problems of their oldsters!!

The By-Laws of Lakewood Senior Citizens, Inc. were now revised to establish a Board of seven members, four of which were to be appointed by the Jaycees and three to represent the community at large.

On October 24, 1961, Bob Carr suggested "The Westerly" as an appropriate name for the new building. The Lakewood Senior Citizens Board liked it and adopted the name which has since become a very popular one in the west shore area.

The original four (4) appointees by the Lakewood Jaycees to serve on the Board of Lakewood Senior Citizens, Inc., were: Harry Vande Velde, (then President), Past Presidents Larry Faulhaber and Nick Mileti. Also appointed was Don McQuilkin, a member of the Lakewood Jaycees and a Past President of the Cleveland Jaycees. The remaining "at large" numbers were veterans DeArv Barton, Gertrude Nelson and Robert Carr. The revised Lakewood Senior Citizens, Inc. Board now read as follows:

DeArv Barton-----President  
Gertrude Nelson-----Secretary  
Don McQuilkin-----Treasurer  
Robert Carr  
Larry Faulhaber  
Nick Mileti  
Harry Vande Velde

Each year a newly elected Jaycee President came on the Board for a three year term thus replacing his older predecessor. The "at large" veteran members served for an indefinite period.

It was now October 1961. All requirements had been met. All signals were "GO"!!! The Government said "GO AHEAD"!!

Weinberg and Teare began at once to prepare the architect's working drawings. By the spring of 1962 the architect's plans were ready for submission to contractors for competitive bidding.

Seven contractors submitted their bids for the job. The low bidder was the Weinstein Construction Company of Akron. On April 1, 1962, Mr. Barton signed the agreement authorizing the Weinstein Company to construct the building at a cost of one million four hundred seventy five thousand four hundred fifty dollars (\$1,475,450.).

"Construction was to begin at once and to be completed within 365 consecutive calendar days."

## THE DREAM UNFOLDS...1962 - 1963

The years of nineteen sixty-two and nineteen sixty-three were memorable ones in the history of the Westerly. It was during these years that Detroit Avenue saw an old "abandoned coalyard" replaced by a magnificent eight story apartment building to serve about one hundred and seventy-five happy and contented older people.

As the construction work progressed and the steel beams began to rise, story upon story, there was a proportionate growth in community interest. Requests for information and applications poured in in increasing numbers. Since none of the Board were in a position to spend enough of their personal time on the project, it became apparent that there was need for a full-time person to co-ordinate, supervise and manage the immediate and future operation. What better decision than to employ their old Jaycee friend and Board Member, NICK MILETI? Nick, at the time, was a practicing Attorney and Assistant Law Director for the City of Lakewood. As an original Jaycee member of the Board and a Jaycee member, he was quite familiar with the background and details of the Westerly development. Most importantly, Mileti had become personally very interested in and sympathetic to, the needs and desires of Lakewood's older people. The Board was most fortunate to have this fine, capable, young man accept the position. New Jaycee President, Harlan Saxton, replaced Nick on the Westerly Board.

Gertrude Nelson, Board Secretary, was now commissioned to review, classify and file all inquiries and applications. She also was to select and organize a "screening committee" to become activated when interviews of applicants were to begin. All inquiries, as received, were meticulously filed in chronological order. Personal interviews were to be scheduled at a later date.

By late Fall of 1962, the construction of the Westerly was well along. The exterior was practically finished and the interior work would proceed during the winter months. Everything was pretty much on schedule.

Mary Pickford presents a valuable original painting by Thomas Sully from her personal art collection at "Pickfair".

The picture now hangs on permanent display in the Barton Center Rotunda.



Although there was little need for a great deal of additional publicity or promotion, Mr. Barton, through his Hollywood and show business connections, was able to arrange for Mary Pickford and her husband, Buddy Rogers, to agree to make a special trip to Cleveland to inspect and assist in promoting the Westerly.

Miss Pickford, now a senior citizen herself, had developed a great interest and had become actively involved in making reasonably priced housing available for older people. On November 1, 1962, Miss Pickford and her husband, Buddy Rogers, arrived in Cleveland and graciously spent a packed-full day as guests of the Westerly Board. Their schedule ran about as follows:

9:00 a.m. A conducted tour of the Westerly building  
10:00 a.m. A Tour of the city  
11:00 a.m. A press conference  
12:00 noon A VIP invitational luncheon  
3:00 p.m. Reception and tea at the Clifton Club  
6:30 p.m. Grand dinner at Lake Shore Hotel

Through all this Miss Pickford was suffering from a severely sprained ankle, but true to the show business axiom.. "the show must go on"..she bravely went through the strenuous day on crutches. At the final dinner she appeared before an overflowing audience of senior citizens. They all loved her!! She was the "sweetheart" of their generation!! She made a short but inspiring talk and was presented the "keys to the city", by Mayor Celeste. Thus wound up a busy and historic event in the development of the Westerly. Of course, all media gave it headline coverage. It was an important public relations boost for the Lakewood elderly housing project.

By the early spring of 1962, Gertrude Nelson had selected and indoctrinated her "blue ribbon" screening committee. She had carefully selected them from qualified community citizens.



Beginning June 20, 1963, appointments were made with the previously screened and, therefore, acceptable, applicants. The first lease was signed on this day with Mr. and Mrs. Paul Carothers. The original Carothers' inquiry and request for an application was dated July 1, 1961, Application #1 even before the construction of the building had begun!! During the month of July and August, Gertrude's committee maintained a full schedule of appointments and interviews. Many more leases were signed during this period. All signed renters were advised by Managing Director Miletic that the starting date schedule for move-in and occupancy would be July 15th. By August 15, all suites were occupied or spoken for.

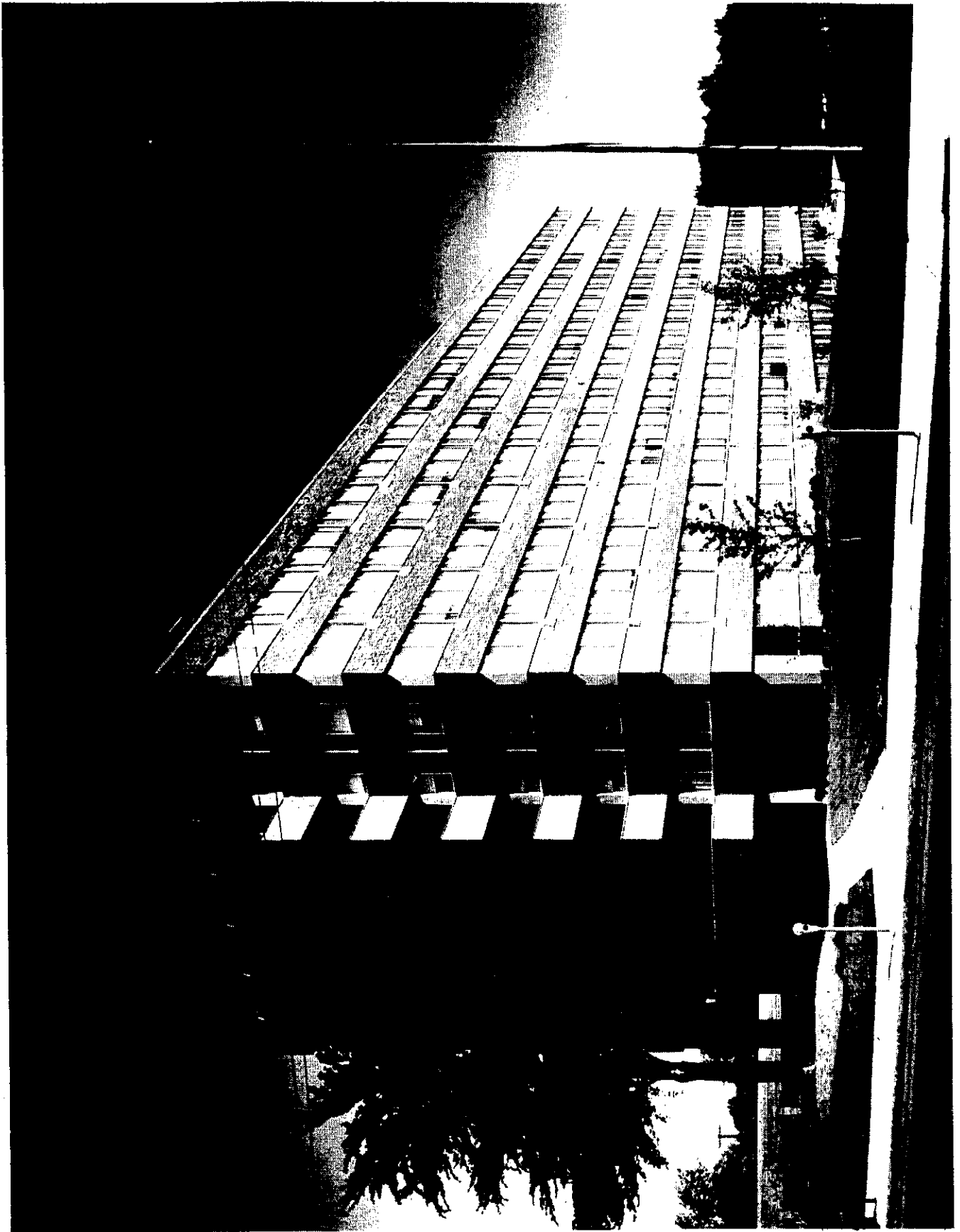
On November 21, 1963, the formal dedication ceremony of the Westerly was held in the lounge room. In attendance were city, state and federal officials and many others who had been involved in making the day possible. Sidney Spector from Washington representing the Home and Housing Financing Agency was the main speaker. Mayor Celeste and DeArv Barton also made brief talks.

Mr. Barton ended his remarks by saying:....  
"To all those who "dreamt the dream" and the many who directly or indirectly have given so unselfishly of their time, talents and substances... to all of these WE DEDICATE THE BUILDING.

"To all of those hundreds who in the future will find here contentment, happiness and fulfillment in their later years...to them 'WE DEDICATE THIS BUILDING.'

"To the Supreme Being in whose spirit it was conceived, in whose spirit it was built and in whose spirit it shall continue to serve...'WE DEDICATE THIS BUILDING THAT WE HAVE CHOSEN TO CALL THE WESTERLY."

IT HAD COME TO PASS



# WESTERLY

AN APARTMENT BUILDING FOR SENIOR CITIZENS  
CONSTRUCTED WITH A LOAN FROM THE  
HOUSING AND HOME FINANCE AGENCY  
UNITED STATES OF AMERICA

SPONSOR: LAKEWOOD JAYCEES  
OWNER: LAKEWOOD SENIOR CITIZENS, INC.

FIRST BOARD OF TRUSTEES  
DEARV G. BARTON, PRESIDENT

HARLAN F. SAXTON                      ROBERT GARR  
MRS. GILBERT D. NELSON            LAWRENCE E. FAULHABER  
DONALD R. MCGUILKIN                HARRY J. VANDE VELDE

NICK J. MILETI, MANAGING DIRECTOR  
FRANK R. CELESTE, MAYOR OF LAKEWOOD

ARCHITECTS: WEINBERG AND TEARE  
CONTRACTOR: WEINSTEIN CONSTRUCTION CO., INC.

JULY 1963

SERVING PEOPLE...1974 - 1975

The first months of operation of the Westerly were in many ways quite "hectic"!! There were no guidelines. No precedents on which to base decisions. Dozens of daily problems and questions had to be met and answered. At first, this had to be virtually a "boot-strap" operation..meeting and solving the situations as they arose and establishing policies and rules based on these decisions. Day by day and week by week, by trial and error, a viable program of operation slowly evolved. Naturally, the responsibility for these decisions fell largely on the capable shoulders of Managing Director, Nick Mileti. His good judgment and tact in meeting these early problems charted a course and established a base of procedures that shall always stand to his credit.

The overwhelming success of the Westerly and the enthusiastic reports from its residents spread through the community like a "prairie fire". Many inquiries and applications continued to come in daily. Of course, since the building was filled, a waiting list soon grew into the hundreds.

The Lakewood elderly housing project was also fast attracting national recognition. High officials from the Home and Housing Financing Agency in Washington were frequent visitors anxious to inspect and study this most successful 'Section 202' operation. The Westerly was proclaimed a model project of its kind in the United States. Visits by interested delegations from all parts of the nation became an almost daily event. All were courteously received by Nick Mileti who proudly showed off the facility and gave his guests information and suggestions for possible use in a similar development in their home communities. The Westerly had thus become the inspiration for many housing projects now serving thousands of elderly people throughout the nation.

More recognition came in March of 1964. Our sponsors, the Lakewood Jaycees, received the first place award for the most outstanding project by any Jaycee Chapter in the state of Ohio. Their jubilation had

barely subsided when on July 2nd a Lakewood Jaycee delegation was summoned to Dallas, Texas where the annual national Jaycee convention was being held. Here they were paid the supreme honor of being named as sponsors of the best project in the nation for cities between 50,000 and 200,000. Peter Shimrak, current President; Harlan Saxton (immediately Past President) and Past Presidents Nick Miletic and Larry Faulhaber \* went to Dallas to accept the award on behalf of their chapter. The Westerly Board of Trustees shared reflected honor because all four of the Jaycee delegates to Dallas had been or were serving on the Westerly Board during the exciting years of its planning and development. Everyone was very proud of their Jaycee sponsors.

Another reason for pride during 1964 and 1965 was that during these fledgling years the plan for an elderly activities center came into being and laid the foundation for the tremendously successful Senior Center that was to follow. The story of this development will be treated in detail in a separate section later in this narrative.

\* On 3/26/1964 Larry Faulhaber, and original Jaycee member of the Westerly Board, was elected to serve as Treasurer of Lakewood Senior Citizens, Inc.

## ANOTHER BUILDING?

1966 - 1968

Pressure, pressure, pressure!!! Every member of the Board, every member of the staff and most Westerly residents were subject to it!! "Can't you help me get into the Westerly?" "Where do I stand on the waiting list?" "My mother so needs a place like that...and so on and so on".

The waiting list was now approaching a thousand. It seemed the entire West Shore elderly community wanted to move into the Westerly. It was often heartbreaking to have to deny some of the poignant pleas made on behalf of needy "loved ones". Unfortunately, the Westerly had only one hundred and sixty units.

Recognizing the above conditions, the Board of Trustees knew they must find a way to serve more older people. Since Lakewood Senior Citizens, Inc. owned 3.68 acres of property and the Westerly building occupied only approximately 10,000 sq. ft., it was logical to consider another building on the same site. In May of 1966, the architectural firm of Weinberg and Teare were asked to make a site study and bring their recommendations to the Board. Soon thereafter, Wallace Teare, representing the firm, met with the Board and presented a proposal for the construction of an eleven story, L-shaped building with 160 one bedroom suites to lie directly north of and be connected to, the existing Westerly building. The cost was estimated to be two million dollars.

Since the proposed project would cover only approximately 13,420 sq.ft., there would still remain more than eighty-six percent of the acquired area for parking and landscaping. After close study and considerations of the proposal, the Board unanimously agreed to file an application with H.U.D. for another Section 202 loan of \$2,000,000. Upon completion of preliminary drawings and other required data, the application was filed on June 6, 1966.

On July 15, 1966, the Lakewood Sun Post emblazoned a headline announcement and preliminary drawings of the proposed "Westerly addition." Mr. Mileti also announced that certain operating economics might result in lowering rents for tenants in the existing Westerly. An exciting prospect!!

But all did not go as smoothly as had been hoped. The initial preliminary plan as presented to the Board was for a building of one hundred sixty all one-bedroom suites. This type of suite was, of course, where the demand was by far the greatest. After a long delay in the approval process, competitive bids were made by interested contractors. They all came in at almost \$300,000 more than anticipated. The financing for this addition was to come from the government under the same loan program (Section 202) as had been used to construct the first building, but construction costs in this area had risen sharply since 1962. Re-application for an increase in the loan request was made, but was not allowed.

The only alternative was now for the architects to re-design the building to make costs fit the available appropriation. This resulted in a revised plan for a scaled-down structure which eliminated all one bedroom suites and substituted what were to be called "bedroom-alcove" suites which, in reality, were large efficiency suites but large enough to comfortably accommodate a double bed or sofa bed. It was with great reluctance that the Board agreed to this compromise design. The only alternative was no building at all. The answer was obvious!!

Of course, with this turn of events, the hope for a rent reduction also had to be abandoned. However, keeping rents for present tenants the same while rents were rising elsewhere did, in a sense, represent a reduction.

Unfortunately, an unavoidable delay of several months now occurred to re-negotiate the loan and to allow the architects time to complete the redesigned drawings. Although the public announcement of the planned addition had occurred in August of 1966, it was not until May of 1968

that competitive bids were ready to be submitted to contractors. The winning bidder was Paugh and Farmer of Cleveland. Construction was to begin immediately.

"Ground breaking" ceremonies for the Westerly addition took place on July 17, 1968.



BUILDING # II (North Bldg.)

1969-1970

By the early spring of 1969, the construction of the Westerly addition was well along. The progress was being closely "monitored" by the many "waiting list" applicants who were hopeful that there would now be room for them in the new building.

Not only would this connecting addition provide housing for approximately one hundred and sixty (160) more needy elderly persons, but it would serve to double the space on the ground floor, available for use by the fast-growing senior center. The design called for increased office space for the Center and much needed additional space for class and activity rooms.

The most exciting part of the new addition, however, was to be the "AUDITORIUM"!! A large sloped floor room, equipped with two hundred (200) comfortable theater-type seats. This facility would provide a very unique and most useful new dimension to the burgeoning senior activity center.

By early summer, Gertrude Nelson was called upon to re-organize a 1969 version of her "admissions committee", which had functioned so efficiently in 1962. Several of the original committee members were enlisted and some new faces were added. Gertrude began at once to train and reindoctrinate the group. They decided to use the same screening and selection process that had proven so successful in filling the existing building.

It must be remembered that the original announced plan for this second building was to have only one bedroom suites as dictated by the preferences of an overwhelming majority of those on the waiting list. Since, as above explained, it was necessary to re-design the building to consist of all "bedroom alcoves" (large efficiency) type suites, the task of the screening committee was made somewhat more difficult than before. A considerable number of waiting list applicants, when interviewed, continued to express their desire for a one bedroom arrangement. However,



WESTERLY ADDITION  
LAKEMOOD, OHIO  
SE - OHIO - 23  
DATE 1/68

after showing the model efficiency suite and pointing out its attractive features, the committee succeeded in renting a majority of the suites by early November. Understandably, almost all of the rentals were to single persons (mostly widows). There were, however, several married couples who moved into a "bedroom alcove" suite with the hope (but no promise) that they might be given a preferential opportunity to later be transferred to a one bedroom apartment in the other building.

Although the building failed to fully meet the Board's original hopes, (one bedrooms), the "North Building" as it was now known, served to provide a very satisfying and comfortable housing arrangement for many additional older persons of our community, and, of course, give a dramatic boost to the service programs of the "Barton Center" as it had now been named. (See later section).

By early 1971, the second Westerly building was fully occupied and proudly serving its happy residents.



First look at completed plans for a \$2 million addition to The Westerly and Barton Center was taken at a board meeting by (left to right) Ebbert Thomas, Jeffrey Zarth, Lawrence Faulhaber, Dwight McVicker, Robert Carr, architect Wallace Teare, Peter Schimrak and (seated) Mrs. Gilbert Nelson, DeArv Bartop, president of the board, and Nick J. Mileti, director of the Westerly and Barton.

BUILDING # III (West Bldg.)

1971-1973

Even after having satisfied the needs of some of the 160 applicants in the new North Building, it was hard to believe that the Westerly waiting list still totaled nearly 1,000. The popularity of the Westerly among the areas elderly continued to grow. Instead of relieving some of the "pressures" as had been hoped, they actually seemed to increase.

At a regular Board Meeting, President Barton raised the question..... "What do we do now?" Another building would, of course, be the logical answer. 'But how?' They were boxed in!! Their southern boundary fronted on Detroit Avenue. On the north ran the N & W Railway. The eastern line abutted the Lutheran Church, and the yards of good homes facing on Manor Park Avenue. On the west was property owned and being used by the Podway Automobile Agency. There remained from the original 3.68 acres barely enough space to meet the present buildings parking and landscaping requirements. These space limitations were known all too well by the Board Members.

At this point Managing Director, Nick Mileti, observed that the Podway Automobile Agency frontage on Detroit Avenue immediately adjoining the Westerly property line on the west, had approximately seventy feet on Detroit that was only being used by the Automobile Agency for auxiliary showroom and parking purposes. "Maybe Podway would agree to sell this adjoining frontage and the piece behind it to where his property ended"....(about 200 ft.). (See black outlined section on aerial photo). This parcel would provide ideal space for building expansion and would serve to straighten the Westerly property line from the railroad to Detroit Avenue. (See photo.)

Mileti was delegated by the Board to approach Podway with the idea. Podway was receptive. Clearance of the title and closing details involved a long and complicated process of legal negotiations. However, a mutually acceptable agreement was finally reached, and the property

was optioned.

Weinberg, Teare and Herman were asked to immediately go to work on a suggested building design for the site. It will be remembered that buildings I and II had been built with funds provided under Section 202 of the Housing Act of 1959, which was a direct loan program. This program had now been phased out and transferred to "Section 236 of the Housing Act of 1968." Under this program funding was arranged through conventional sources such as local banks or financial institutions. These loans were government insured through the Federal Housing Administration (FHA).

Under Section 236, the restrictions were not as limiting as under the 202 program. The Architects could now expect acceptance of designs of expanded types as dictated by the demand.

Wally Teare presented to the Board the Architect's preliminary proposal. It provided for a fifteen (15) story, 179 suite building...ALL ONE BEDROOM. The overall cost including land purchase and other expenses were estimated at \$3,800,000.00

Naturally, the Board was very pleased at the prospect of now making available a large number of one bedroom apartments.

On March 21, 1972, an application was filed with FHA for an insured loan for \$3,800,000 to build "Westerly III". Then followed the usual lengthy negotiations always necessary prior to the granting of such loan guarantees. Finally on November 14, word came to the Board through Representative William E. Minshall that a loan had been approved for \$3,750,200.00

In planning Building III, it was hoped that a design could be worked out that could as successfully and usefully serve to connect Building III to the others as the connection had been between Buildings I and II. Due to topographical and other considerations, the Architects located the building to lie due west and parallel to Building I facing on Detroit Avenue. The distance between

Buildings I and III would be approximately 100 feet. A connective corridor at the back seemed a logical means of joining the buildings.

Mr. Barton had long expressed a personal interest in somehow providing a greenhouse for the use of the Senior Center members. He suggested to the Architect that they consider trying to build one in a space along the connecting corridor. In a short time, Wallace Teare presented to the Board an exotic plan. He proposed that instead of a corridor, the buildings be connected by a circular, all glass structure. A glass wall would divide the circular room. One half would be used as a decorative greenhouse, and the other half as a connecting promenade and sun lounge..."A terrific idea"!!

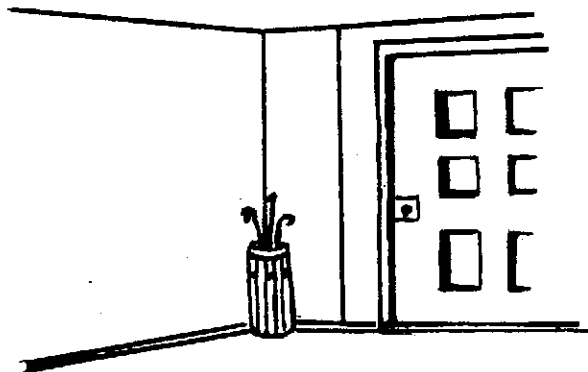
However, FHA looked askance at such a "frill" and would not include it in the financing. But the Board considered the idea so great, that they arranged separate financing through a local banking institution.

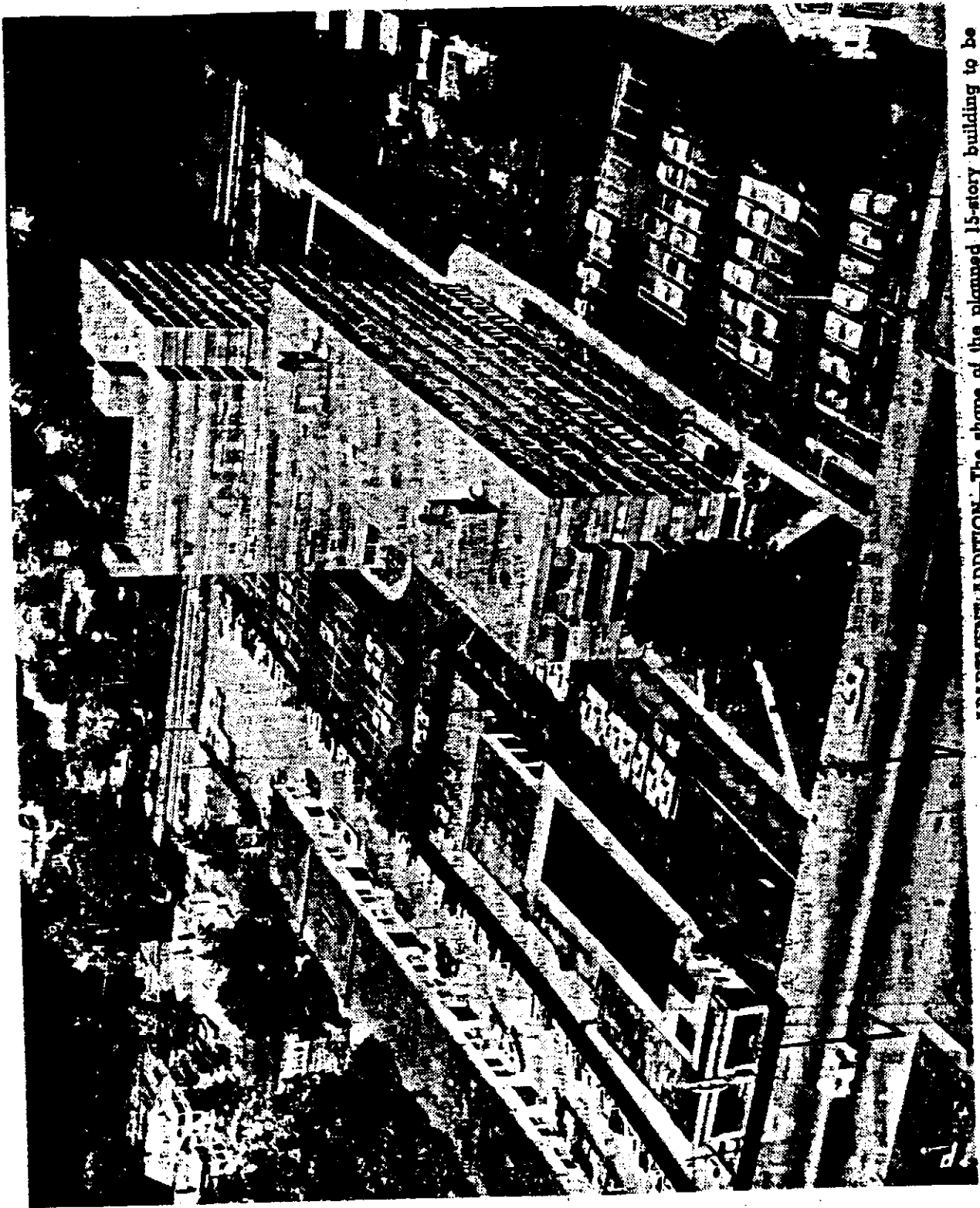
So was born "THE ROTUNDA"!! What the auditorium had been to Building II, the Rotunda would prove to be to Building III.

"It's another touch of "pizzaz", commented showman Miletii!!"

"Sensational" echoed greenhouse lover Barton!!

As usual, the complete working drawings for Building III must now be prepared by the Architects. After their completion, the construction contract was awarded to Paugh and Farmer, the same company that had proven so satisfactory as general contractors on Building II. The work began almost immediately. In spite of a lengthy delay due to a building trades strike, the building was completed and ready to begin occupancy by mid 1974.





**APARTMENT ADDITION**—The shape of the planned 15-story building to be added to the Westerly apartments for the elderly in Lakewood is shown in the black area outlined in white on the left. The black lines around it outline the new site to be purchased. Photo by Weisberg, Teerst, Richter, Herman.

### FILLING BUILDING III

On June 1, 1973, Larry Faulhaber, who had been serving Lakewood Senior Citizens as Treasurer for both the Westerly and the Center, was persuaded to accept increased responsibilities as General Manager of the Westerly Apartments. He replaced Nick Mileti who was forced to resign in order to give his full attention to his fast-growing "sports empire". It was with much regret and great thanks for his past contributions that the Board accepted Mileti's resignation. He was made an "Honorary Director".!!

Larry Faulhaber, of course, was a logical and well-qualified successor. The Board unanimously agreed that Larry should be offered the position of General Manager of the Westerly complex. Later experience has certainly proved the wisdom of this decision.

One of the first major responsibilities to be faced by Larry was the completion and renting of 179 suites in Building III. He began selecting and briefing a new screening committee. In this matter; as in so many others, the Lakewood Jaycees proved to be of invaluable assistance. Larry's new team, including new Treasurer and Jaycee member, John Dick, tackled the job in a well-organized and efficient manner, and in a very short time had most of the 179 suites rented even before all construction on the building was completed. Since construction was progressing from the first floors up, much pressure was put on Larry by early lower floor renters to allow them to accept the considerable inconveniences of moving into their completed lower floor suites even while construction completion proceeded on the upper floors. After some negotiations with city officials, Faulhaber was able to obtain permission to allow a limited number of "move-ins" in late June. The entire fifteen (15) floors, however, were not ready for move-in until the Fall of 1974 when full occupancy was realized.

One of the important contributory factors effective in renting Building III suites was the availability of the "Federal Rent Supplement Program". Under this program twenty-six (26) qualifying residents need



only to pay 25% (one quarter) of their income as rent. The remaining portion of the rent which must be reviewed and approved by the Department of Housing and Urban Development, was paid to the owner by the government. This was the first experience for Lakewood Senior Citizens and the City of Lakewood with direct "RENT SUBSIDIES". The Board of Trustees and City Council studied the program carefully. There was concern over the concept which might be construed as "Welfare" or a "Handout". Acceptance of this program was, however, finally approved by the Board and City Council. The twenty-six (26) units were quickly grabbed up and a waiting list for others grew rapidly.

In 1978, Westerly residents were able to take advantage of the "Section 8" program which made rent subsidies available through the Cuyahoga Metropolitan Housing Authority. Residents were finding inflation cutting deeply into their already limited incomes. There was a tremendous demand for the limited number of subsidy certificates available. Forty-five (45) of the residents of the original buildings qualified for these subsidies and a long waiting list developed.

In 1979, the Department of H.U.D. informed the staff that Lakewood Senior Citizens might be eligible to apply for its own Loan Management "Section 8" contract. After some time an 85 unit allocation was approved for residents of Westerly Buildings I and II. Contact was made with all residents with less than \$4,000.00 in income. Some declined as a matter of principle, but most accepted gratefully. As time went on and rent increases became necessary, again a waiting list developed for these available units. There were now nearly 150 residents in the Westerly complex, who were benefitting through the rent supplement or Section 8 rental assistance programs and another 50 residents who could qualify if additional units were available. These subsidy programs proved to be of great benefit to many financially pressed Westerly residents.

**NEW — IN SPIRIT AND PURPOSE!**

**NEW — IN RENOVATION AND INNOVATION!**

# **South Westerly**

**AN APARTMENT BUILDING  
FOR ELDERLY MEN AND WOMEN  
WHO — EVERY DAY — NEED  
FOUR KINDS OF ASSISTANCE:**

**1. FINANCIAL AID**

Your rent payments are approximately 25% of your monthly income. The remainder of your rent is subsidized under the federal government's Section 8 Housing Assistance Program.

**2. NOURISHING MEALS**

Enjoy your main, mid-day meal in the top-floor dining room.

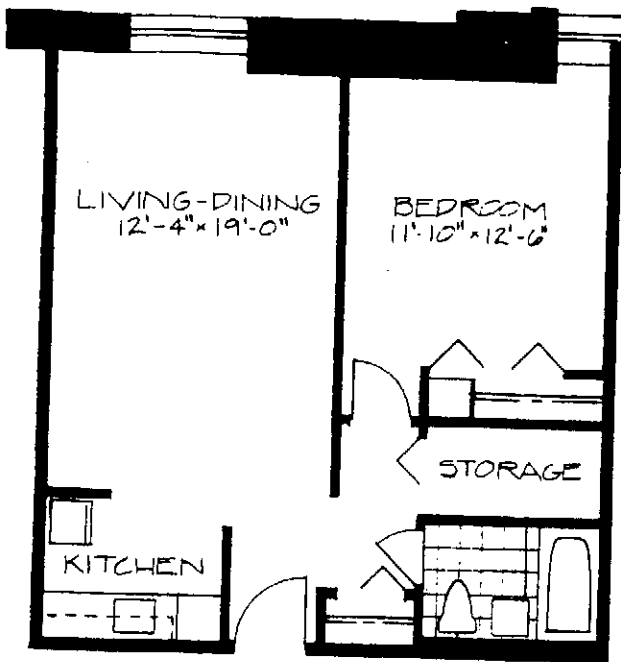
**3. HOUSEKEEPING HELP**

Your apartment receives a thorough cleaning every two weeks.

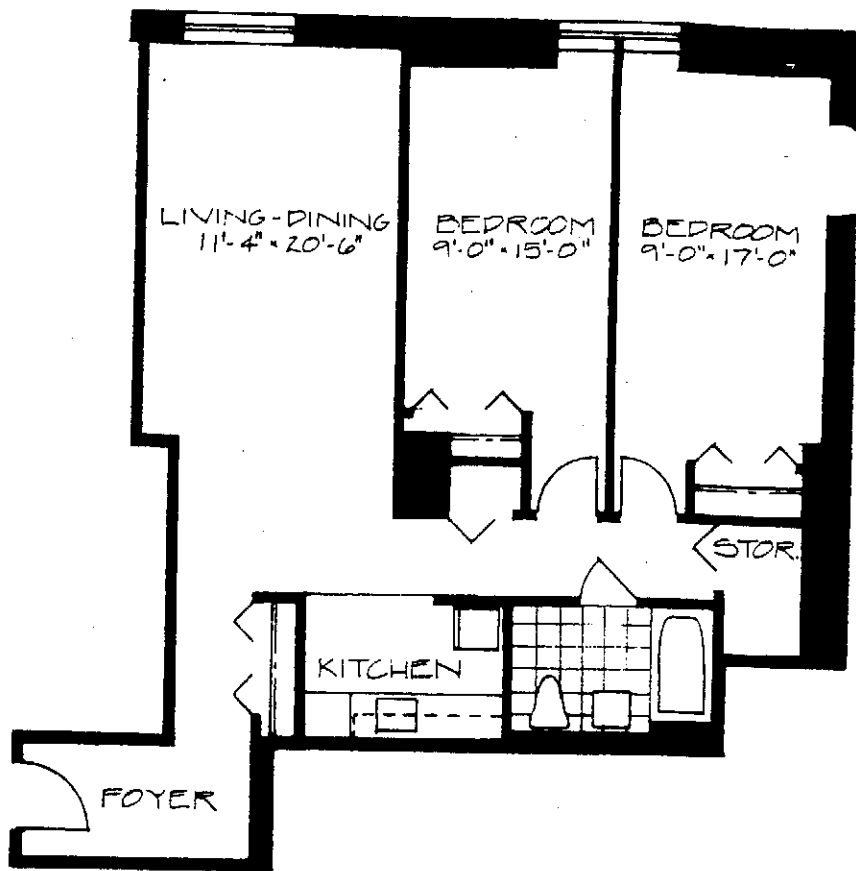
**4. NEARBY MEDICAL FACILITIES**

Lakewood Hospital and many doctors' offices are only a block or two away.





**ONE-BEDROOM APARTMENT** foyer leads to a pleasant living room, an efficient and fully-equipped kitchen, and a cozy bedroom. Notice the closet space and private storage room. You'll find other convenient features everywhere — bathroom grab bars, electrical outlets 24 inches off the floor, emergency call system, corridor handrails. Because the South Westerly is a renovated building — using, for instance, the warehouse's large, interior columns — dimensions and room shapes are not precisely alike.



**TWO-BEDROOM APARTMENTS** are located on the building's sunny south side. All suites are handsomely carpeted.

Until 1980, the sturdy, L-shaped building at 14401 Detroit Avenue was Lakewood Moving and Storage Company's office and warehouse.

Now it is transformed into the South Westerly — 54 one-bedroom, 9 two-bedroom, and 2 efficiency apartments. RTA buses stop at the door, and the Barton Center — with its wealth of social, recreational and educational programs — is across the street.

Men and women, 62 or over, who can no longer live comfortably and safely in a regular house or apartment, are welcome here. Prospective residents are asked to submit a doctor's report (on a South Westerly form) with their application.

Income limits are set by the Department of Housing and Urban Development. Current limits will be discussed at your interview. Rents are based on

resident's income (Social Security; pensions; investment income; disability payments, if any). Allowance is made for medical insurance and unusual medical expense. A resident's rent is approximately 25% of his or her income.

The South Westerly's Assisted Living Package — a large, nutritious meal each day and housekeeping help — is an additional cost.

South Westerly Associates is the building's developer and owner. Lakewood Senior Citizens, manager of the Westerly's 500 suites on the north side of Detroit Avenue, is the manager of these 65 newly-constructed apartments.



# South Westerly

14401 Detroit Avenue, Lakewood, Ohio 44107  
Call 521-0053 for information and application forms

## THE SOUTH WESTERLY

It now was 1978. Approximately five years (5) after Building III had been completed and filled.

During these years the Lakewood Senior Citizens Board had not been dormant. The completion and rapid filling of Building III had only served to re-emphasize the continuing demand for more elderly housing. Almost immediately studies began on further expansion possibilities.

For some time the Board had been aware of needs unmet in the services of the existing Westerly buildings. As the years had gone by, there had occurred an increasing number of incidents of older Westerly residents who had come to a point in their lives where they could no longer live comfortably or safely in their present apartments. No, they were not really ill!! They didn't want nor require hospital or nursing-home care, but the incapacities and often chronic ailments of older age, dictated a need for a change in their lifestyle.

- (1) They still wanted to live independently in an apartment of their own.
- (2) They wanted at least one nourishing meal to be prepared for them each day.
- (3) They wanted someone to regularly relieve them of the heavier housekeeping responsibilities.
- (4) They wanted to feel safe and secure in the knowledge that 24 hour emergency assistance was easily and quickly available.
- (5) They wanted continued availability of entertaining and social activities.
- (6) And, of course, they wanted all this at a cost within their means.

In short they wanted and needed SOME ASSISTANCE in their daily living requirements. The Board gave long and deep study as to how they might meet these needs. Many alternatives were considered. Should they construct another high-rise apartment building similar to the existing

Westerly with added facilities and service? Where should or could it be located? Could or should some cooperative arrangement be made with the Lakewood Hospital? Would the city assist in some manner? What, if any, government assistance could be expected such as Section 8 or 202? Should an outside developer be considered, etc., etc., ???

Answers to many of the above questions were resolved by the Federal Housing Administration (FHA), who advised that further Section 202 (Construction) or Section 8, rental assistance funds, would not be available for some time in Lakewood. There were, however, some Section 8, rental assistance funds, available for REHABILITATION ("Rehab.") projects. This, of course, did not include financing for the purchase of the land or the building to be rehabilitated.

Directly across the street from the Westerly site was the Fernstrom Moving and Storage Company. It occupied a fifty (50) year old six (6) story "fortress-like" building. Rumor came that the owners wanted to make a move to another location, and that the building was for sale. A real estate developing company operating under the name of "J.Christopher Enterprises" expressed to the Board a willingness to purchase and rehabilitate the building, if assured of FHA Section 8 and "rehab" support.

The J.Christopher Company was also willing to give Lakewood Senior Citizens a long-term management agreement and comply with their operation policies. This meant that the Lakewood Senior Citizens Board and their staff and management team would have complete policy and operational control, thus assuring an operation which would be geared to meeting the unserved needs, above outlined.

Applications were prepared and filed with FHA on behalf of J.Christopher Enterprises requesting both Section 8 and rehab funding for the Fernstrom Storage building.

After months of meetings and negotiations, word came from FHA in mid July 1979 that the Section 8, rental assistance, request had been

approved. John Ferchill, President of J.Christopher Enterprises was delighted. Only the "HUD" insured mortgage to cover "rehab" building costs, now awaited approval. But many details had yet to be worked out between the developer, HUD, and the City. It was not until May of 1980 that all was cleared and construction began.

In 1979, the architectural firm of Teare and Herman were retained to design the rehabilitated structure. Wallace Teare and his firm were here called upon to perform the "second miracle of Detroit Avenue." The first, of course, was to transform an old abandoned coal yard into the beautiful existing Westerly complex!! Now, the challenge was to convert a 1929 vintage warehouse structure into comfortable living apartments for older people. Some doubters said "it can never be done".

But it was!! Windows were cut through the 18 inch masonry walls, paint and plantings brightened up the time-worn exterior and behold....an attractive apartment building with sixty-five (65) very desirable suites emerged. An architectural marvel!!

On November 15, 1980, the first tenant moved into the "South Westerly". By December 16, every one of the sixty-five (65) suites had been rented....and a waiting list began to form. Due to the rental assistance program, the residents' rent payment was approximately twenty-five (25%) percent of his or her income, which in most cases figured to a very reasonable amount. The South Westerly's "Assisted Living Package"....a full nutritious meal each day and regular housekeeping assistance was furnished at an additional reasonable cost.

Now, over seventy (70) older adults are enjoying the comfort and security of "Westerly Style" living at a cost within their means. Most of the needs and desires of these people as listed in an earlier paragraph, had been satisfied. The Board and staff of the Westerly, of course, were very pleased with this additional housing service now being made available to more needy older persons of their community.

## RECOGNITION

In these pages, we have given credit to a number of individuals whose contributions were recognized in connection with some specific Westerly activity. There are, however, unmentioned hundreds of others, who in one way or another, contributed liberally of their time, talents and money. Unfortunately, it is not possible to individually recognize all of these deserving people all of whose contributions were invaluable.

There are, however, a few individuals who because of their seniority or particular service should be given special mention.

### HARRY & MARGARET BAKER

When the first building opened for occupants in mid 1963, Nick Mileti was immediately faced with the problem of finding professional maintenance and custodial help. He hoped to employ a qualified couple who could live on the premises. In near desperation he hired a series of underqualified custodial couples who came and went in rapid succession.

Then, as if by providential intercession, came Harry and Margaret Baker!!!

Mr. Baker had a lifetime of experience as an engineer and maintenance supervisor. His credentials were most impressive. Harry and Margaret decided the Westerly was the place they wanted to permanently work and live. They were employed and moved in on September 16, 1964.

In a very short time the Bakers proved how super-qualified they were for the position.

As the complex grew from one to three buildings, and the booming Barton Center services grew more and more demanding, additional help was, of course, required. Harry Baker was named "Building Superintendent" and was assigned full responsibility for the employment, training and supervision of the growing maintenance staff. From a beginning where

only he and his wife had alone handled the entire job, the custodial staff now (1981) numbers eleven (11) full and part-time employees. Harry was given a private custodial office. His supervision and direction always kept the buildings in excellent condition.

In 1975 Harry Baker after eleven years of loyal and devoted service reluctantly retired at the age of 75. The lives of Harry and Margaret had become so much a part of the "Westerly life-style" and had established so many warm and personal relationships with its residents, that they could not face completely breaking the bonds and move elsewhere. They chose to continue living in their Westerly home and do so to this day (1981). Harry still keeps a "weather eye" on the building operation, and he and Margaret remain deeply involved as volunteers in many Barton Center activities.

Two wonderful people!!!

#### LILLIAN GARBER

In 1964 Mrs. Lillian Garber was concluding eighteen (18) years of service as assistant to the Purchasing Agent of the Lakewood Board of Education and was looking forward to a quiet retirement. She was an early applicant at the Westerly and moved in as a resident in the latter part of 1964.

By mid 1966 Manager Miletì was searching for a new general purpose, full time, clerical assistant. The first, Mrs. Rudolph, had retired after 3 years on the job.

One evening in early June Mrs. Garber's apartment phone rang. It was Mr. Miletì. "He would like to talk to her and would she please come down to his office." Puzzled and with some trepidation she assented. Miletì said "I have been watching and checking on you. Would you consider working full time in the Westerly Office"? She loved her Westerly home and was coming close to retirement from the Board of Education. After a few days of consideration and talks with her employer



she accepted Mileti's offer.

Lillian now has acted as Secretary, Bookkeeper, Telephone Operator, Receptionist, Rent Collector, Bank Depositor, Office Manager, etc., you name it...Lillian did it!! She even patrolled the halls and answered the phones at night in the early days when the Baker's needed a night off. She performed all of these duties with quiet efficiency and intelligence. She even at times managed to squeeze in time to show her own lovely apartment to an interested applicant and these efforts seldom failed to result in a signed lease.

After fifteen (15) years to the date of this writing (1981), Lillian Garber now with a staff of assistants, is still serving faithfully as Manager of the Westerly front office. With her ingratiating personality and superb tact, she serves as an indispensable link between Westerly residents and the management.

A second career that started at an age when most are looking forward to complete retirement!!!

#### CAL VOLLMAN

To the everlasting credit of Harry Baker was his employment of Cal and Rita Vollman. In selecting new custodial employees, Harry measured each with a view to their character and growth potential.

In Cal Vollman, Harry found a young, ambitious man who was interested in a permanent profession and future. Although with little previous custodial experience, here was a man who wanted to learn. Harry Baker liked him and recognized his possibilities. Vollman was employed on February 26, 1973.

With an eye to his own approaching retirement, Harry spent many months with Cal on an intensive training program on every phase of the maintenance of the buildings. Cal proved an apt understudy and when Harry retired in 1975, Cal Vollman was well prepared to take over the

responsibilities and title of "Building Superintendent". As was true with his predecessor, Cal soon established an excellent personal, as well as professional, relationship with the Westerly residents. After nearly nine (9) years on the job, Cal Vollman remains to this day (1981) the key man of the Westerly and Barton Center maintenance staff.

SUMMATION 1981

The entire completed Westerly Complex at this point consists of four (4) magnificent high-rise apartment buildings as follows:

Building I - 8 stories (Completed 1963) 160 Suites  
Cost \$1,874,000.00

Building II - 10 stories (Completed 1971) 160 Suites  
Cost \$2,200,000.00

Building III - 15 stories (Completed 1973) 179 Suites  
Cost \$3,750,000.00

South Westerly- 6 stories (Completed 1980) 65 Suites  
Cost \$2,400,000.00

A total of 564 Suites One Hundred Percent (100%) occupied.

A waiting list of approximately 1,500.

Total original cost approximately \$10,000,000.00

Estimated Present Value \$18,000,000.00

Operated by Lakewood Senior Citizens, Inc. Sponsored by the Lakewood Jaycees. \*

The above facts show that Lakewood Senior Citizens, Inc. are now operating a multi-million dollar housing project, serving over 600 older people, and with a waiting list of many hundreds of eager applicants.

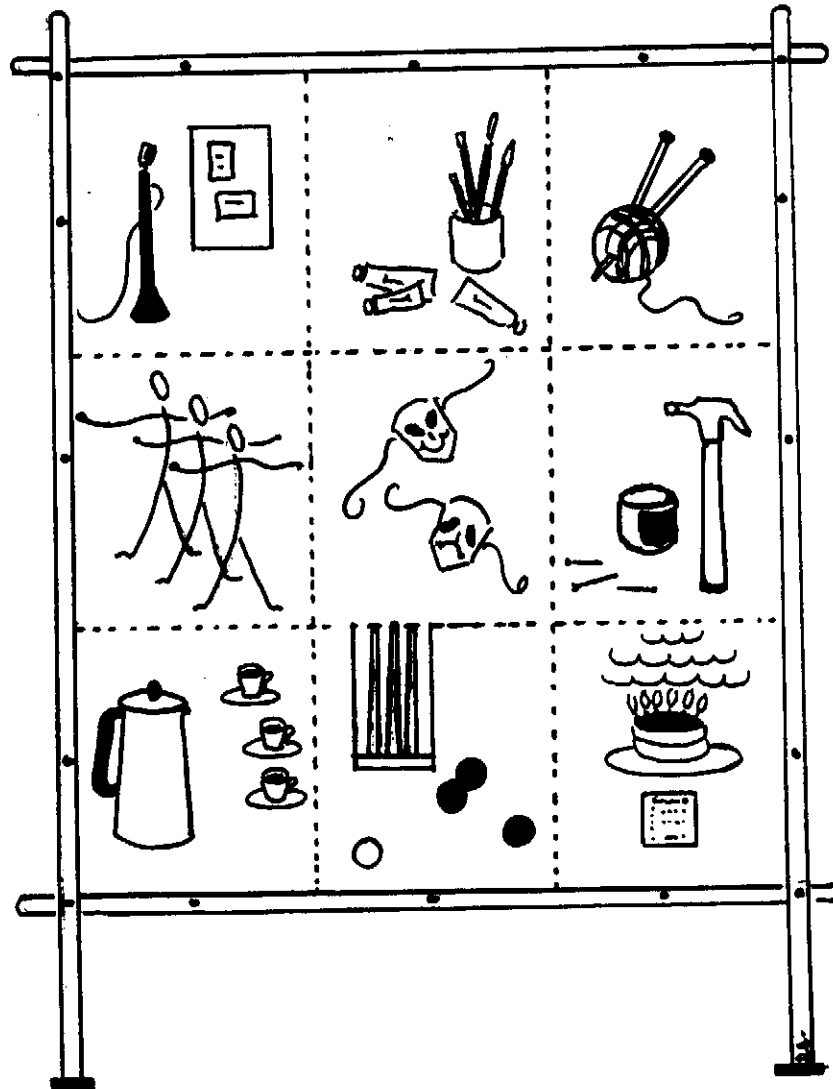
.....And all this developed from the "dreams and efforts of a tiny group of determined people way back in 1954."

"MIGHTY OAKS FROM TINY ACORNS GROW!!!

\* South Westerly owned by Christopher Enterprises and managed by L.S.C. Service Corp. an arm of Lakewood Senior Citizens, Inc.

# BARTON CENTER

THE STORY OF A  
MULTI-PURPOSE SENIOR CENTER.



## THE EARLY YEARS

Let us now roll the calendar back to the morning of July 15, 1963. The first moving van had begun unloading household furnishings at the newly completed "Westerly" apartment building. Hour by hour, on a pre-scheduled basis, a constant parade of such vans were to unload their cargoes at the new Westerly dock.

On the various floors of the eight story building all was "hustle and bustle". Carpet layers were moving out their last tools from a completed job; windows were being measured by curtain companies; the future tenants were busily directing movers as to where to place furniture and cartons; telephone installers were asking where to locate the instruments, etc., etc.,!!

This hectic activity tapered off as the days went by and the residents were little by little becoming settled in their new homes. Now began the process of getting acquainted with their new neighbors. At first they exchanged friendly greetings as they passed in the halls or on the elevators. But the most meaningful acquaintanceships usually began at "mail time" in the front entrance reception lobby. In the beginning this was the only public area to have been furnished with chairs and lounges. Here the tenants could visit while waiting for the mailman, or compare messages from friends and relatives after he came. Slowly, but surely, the neighbors were getting acquainted. Starting new friendships, many of which were to ripen into associations that would last for the rest of their lives.

But while all of this activity and sociability was transpiring on the occupied floors, the ground floor rooms stood empty and unused. For the most part they had only been seen by residents locating and filling their assigned storage lockers. Otherwise, the ground floor displayed only bare walls and empty rooms.

The architects and the Board of Trustees had originally designated the ground floor to be used as a social and activities center for use by the Westerly residents and other older people from the entire community.

But the first residents found little here but silence and unused space..."WHY"?...you ask?? For one good reason..."MONEY"!!

The Section 202 government loan program was generous in providing funds for the construction of a magnificent elderly apartment building...but it stopped there!! Just as the residents had to furnish their own suites, so local and community sources must be looked to to provide all movable equipment and furnishings for the public spaces. To originate a usable senior center, there was an immediate need to raise funds to purchase lounge furniture, folding chairs and tables; kitchen equipment such as dishes and silverware; arts and crafts equipment and supplies; a piano; pool tables; office furniture...and, of course, much, much, more.

Individually and collectively the Board, the Jaycees and many others went to work throughout the area to solicit financial assistance to meet the many requirements of a functioning senior center. An immediate generous response rewarded their efforts:

- The Cleveland Foundation gave \$12,725.00 for furniture and equipment.
- The Beaumont Foundation made a two year grant of \$15,000.00 to employ an activities director and staff.
- The Kulas Foundation purchased two pianos, an organ and television set.
- \$2,800.00 in cash donations came from generous Lakewood businesses and citizens.
- \$2,000.00 was raised at the Westerly Art and Antique Show and Sale highlighted by a donation from Mary Pickford from her personal collection at "Pickfair" in Hollywood.
- The Lakewood Jaycees (sponsors) raised an initial \$2,000.00 and pledged continuing regular future support.
- And most important of all were a flood of offers by individuals volunteering their time and talents to be used by the center in any way desired.

By March of 1964 the "Westerly Senior Center" was ready for operation. It offered a spacious lounge to be also used as a recreation and

dining room; a fully equipped kitchen; a dividable room for arts and crafts; a quiet and comfortable library; a pool and game room; a workshop or hobby room; an office and other spaces for yet undesignated uses. The west shore older people now had, for the first time, the start of a multi-purpose center programmed to meet the social, educational, recreational, cultural and psychological needs of the oldsters of their community.

Several months before the anticipated date of opening the center, the Board realized that there would be a need for a full-time director with some background in creating, organizing and co-ordinating an activities program for older people. Because of the newness of this field, it was not easy to find a person with such qualifications.

Spearheaded by Nick Mileti, a nationwide search was launched. Applications were received from as far west as California; east as New York City; north as St. Paul, Minnesota and south as Nashville, Tennessee. After importing and personally interviewing a number of these people, the Board found a most qualified applicant in "their own backyard."

EDWARD J. WJONIAK, who hailed from the far east side of Cleveland was at the time employed as Director of the Woodhill Extension program of the East End Neighborhood Home. His experience, education and deep interest in problems of the elderly led to his immediate selection. It was agreed that his employment should begin March 1, 1964 allowing him several weeks to give notice to his present employer and arrange personal affairs.

The wisdom of the Board's decision very soon became evident. Even before his official starting date, Ed began acquainting himself with the Westerly residents and the Lakewood community. Conferring closely with Mileti, he began at once to outline plans for an activities program.

As planned, the "Westerly Senior Center" opened its doors on March 1, 1964. Although not yet fully equipped, the center offered an interesting, though limited, program of activities. Ed sought out and developed most of the early programming around the talent and abilities he found in the volunteers available to him. In fact, volunteerism was to become the "corner stone" on which the center would be built and prosper in its future growth. The activity program from the beginning expanded daily, "learning as they were doing".

In the first few months, the Westerly Senior Center was already becoming of vital interest to many older citizens of the community. In that short time the center had started a newspaper, "THE BREEZE"; began classes in enameling, painting and sewing; made many cancer dressings for the American Cancer Society and stuffed animals for hospitalized children. They had held birthday parties, mystery trips and theater parties. These and much more...and this was only the beginning!! All of the activities were enthusiastically received, well attended and growing in popularity each day.

September 15, 1964 was designated as "Registration Day" for the Westerly Senior Center. Since its inception on March 1 and during its formative months, there had been no formal membership requirement. But now, the time had come for a more organized membership plan. A membership "sign up" drive was publicized to begin September 15th. An annual fee of Three Dollars (\$3.00) entitled all signing members to an identification card and the privilege of participation in all center activities. Westerly residents automatically became members. Within a short time, the card-carrying members numbered several hundred.

For some months the Board had considered the advisability of finding a different name for the center. It had become increasingly evident that there was a wide-spread impression in the community that the "Westerly Senior Center" was a center for the use and convenience of only Westerly residents. Considerable publicity effort was expended to try to correct this misconception, but with little effect.



The logical answer was to change the name!! A number of suggestions were considered, but no decision was made.

At a regular meeting of the Board held on April 1, 1965, President Barton was attending a business convention in Washington, D.C. and Board Member Bob Carr chaired the meeting. The matter of the name again came up for discussion. Nick Mileti suggested the name "BARTON CENTER" in recognition of DeArv Barton who had spearheaded the efforts that had brought the Westerly into existence. It was unanimously voted that the new name be adopted.

Upon his return and hearing of the Board's action, Mr. Barton was "greatly surprised, somewhat embarrassed, but, of course, very flattered."!!! "BARTON CENTER" was soon to become known as a very popular "gathering place" and activity center for the older population for the entire West Shore area.

"CHANGING OF THE GUARDS"

1965-1981

On February 16, 1965 Ed Wjoniak notified the Board that for personal reasons it had become necessary for him to tender his resignation as Director of the Senior Center. Ed had served in that position just over one year. In that time he had founded and established a flourishing activities center. His competence was testified to by the rapid growth in membership and the programming excellence.

It was with regret that the Board of Trustees accepted the Wjoniak resignation. His contribution had been outstanding. During his one year of direction, the center membership had come to know him as a helpful friend and admire him as an effective leader.

The Board acted quickly and decisively. It was decided to consolidate the administrative responsibilities of the Westerly Apartments and the Senior Center under one head. Nick Mileti had been acting solely as Managing Director of the Westerly Apartments. He would now be assigned the added responsibilities of over-all supervision of the Center. Realizing the immediate need for an Activities Director, Nick appointed Mrs. Marion Shaibly to serve until a permanent replacement could be found.

In a short period Mrs. Shaibly found that the growing work-load required a full-time paid secretarial assistant. There were no funds available to employ one!! Fortunately, the Lakewood Board of Education, who had become a co-sponsor of the Senior Center, came to the rescue. Charles Foster, Director of Adult Education for the Board of Education and a strong supporter of the Center, made available a secretary from his own staff, Mrs. Winifred Bowen. Her salary would continue to be paid by the Board of Education. She began her duties at Barton Center on September 1, 1965 and was to serve as a loyal and efficient Secretary for the next ten years.

On April 1, 1966, Mrs. Shaibly withdrew from her position as Activities

Director. Again, through the good offices of the Board of Education and Charlie Foster, the vacancy was filled from their staff.

Mrs. Christian Arnesen had been performing a very important duty for the Board of Education and the community, acting as a welcoming and liaison person for newly arrived Lakewood residents...a forerunner of the present "Welcome Wagon" program. Making her available to Barton Center was probably one of the most important "strokes of fortune" that ever happened for the Senior Citizens of Lakewood.

Effective September 1, 1971, because of the failure of the passage of a much needed school levy, the salaries of Gladys Arnesen and Win Bowen had to be dropped from the payroll of the Board of Education. By this time the financial position of Barton Center had become stabilized to the point where these salaries could be absorbed and the invaluable services of this pair, could be retained.

The team of "Gladys and Win" were to give to the Barton Center over a decade of devoted service. Their energy, enthusiasm and humor became legendary to the Barton Center members. Under Gladys's leadership and Win's assistance, they would witness and direct the growth of the Center from a schedule of six (6) classes and one (1) service project to over thirty (30) classes and many service activities. Membership had grown from approximately 200 to nearly 1,500 and volunteer hours of service totaled well up into the thousands.

On January 21, 1976, Gladys Arnesen shocked the audience in a packed auditorium with the announcement that she and Win had decided to take retirement on March 31st. Speaking for both of them she said:

"Retirement is a fact of life here. We think almost everyone will be most generous in realizing that the time has come for us. Besides giving a lot, we have gotten a lot back. This has been the most rewarding experience of our lives. It will be really hard to leave. We love you all."!!

After March 31, 1976, "Gladys and Win" would be missed, but never forgotten at Barton Center.

Larry Faulhaber, Westerly General Manager, was now promoted to Managing Director with the additional responsibilities of planning and organizing Barton Center programs and activities. His first job was to hire an activities co-ordinator.

It was in early January of 1976 that Larry chanced to be having a conversation with former Board Member, Don McQuilkin. Larry casually commented:

"Don, as you know in April we are going to have to find a new Activities Co-ordinator for Barton Center. Would you happen to have any ideas as to anyone who would be qualified to fill that position?"

"Yes" answered Don..."My wife, Charlotte."

"No, I am serious" said Larry.

"So am I" replied Don. "She could do the job!" He then recited a few of Charlotte's many qualifications.

"Do you really think Charlotte would be interested in this position on a permanent basis" asked Faulhaber?

"You'll have to ask her" replied Don.

Char was most interested. She saw it as an opportunity and a challenge. Since she was raising a family of five (mostly teen-age) children and was involved in many community activities, some scheduling adjustments were necessary on both sides. A mutually agreeable time schedule was, however, eventually worked out.

On March 1, 1976, "Char" (as she likes to be called) began her employment under the competent tutelage of Gladys Arnesen who was to retire on March 31st. This month of on-the-job training assured a smooth transition in the direction of activities at Barton Center.

Char with her multi-faceted talents, quickly established herself as a most capable leader and director. In rapid succession there followed a stream of new classes and innovative ideas such as "Dinner Theater", "Moving To Music", "Cafe International", etc.,etc.,

These new activities added to an already crowded schedule and the expansion into more evening activities, soon prompted the necessity for additional paid assistance.

It was in the Fall of 1976 when Char suggested to Mr. Faulhaber that she be allowed to commission an acquaintance, Sherri Britton, whom she had known as a scriptwriter and with theater experience, to write the first "Dinner Theater" script... "THE GOLDEN YEARS." So successful was the event and so talented and inspiring was its vivacious writer and director (Sherri) that both the "Dinner Theater" and Sherri Britton were to become an important permanent part of Barton Center. Sherri went from a consultant to part-time in 1977 and then to a full-time Special Events Co-ordinator in 1979.

During the early years of this new administration, former Barton Center volunteer and Westerly resident, Florence Reilly, became the part-time Secretary for Larry, Char and Sherri. She served four (4) years in this busy position.

In 1980 Larry turned most of his Barton Center responsibilities over to Char and Sherri so that he could devote more time to Westerly management activities and supervision of the newly added South Westerly. Florence Reilly became part of the new South Westerly team and was replaced by Chris Jones as Barton Center Secretary. Chris proved to be a talented addition to the team with a background in flower arranging as well as secretarial skills and an eagerness to take on new responsibilities.

Today's (1981) Barton Center team consists of Larry Faulhaber, Director; Char McQuilkin, Activities Director; Sherri Britton, Special Events Co-ordinator and Chris Jones, Secretary.

They carry on the Wojniak, Mileti, Schaibly, Arnesen, Bowen tradition of leading the way with creative and innovative programs and activities for mature adults over sixty-two (62) years of age in the West Shore area.

## BARTON CENTER HIGHLIGHTS

1964 - 1982

It would be impossible to here delineate, even in a minor way, the hundreds of noteworthy projects and activities of BARTON CENTER over this eighteen (18) year period. We are, therefore, sorting out some of the outstanding features, facilities and accomplishments over these years, with apologies to the great number of equally deserving projects and individuals that space here will not allow to be treated.

## "THE BREEZE"

"Greetings to you all!! Here it is!!  
VOL.I,NO.I. The first edition of  
your newspaper. This is your paper.  
For and by members of the Senior  
Center.

On April 1, 1964, all members of the Center were given a copy of a mimeographed "newspaper" whose front page "lead article" began with the above quotation. So was born a new newspaper. An all volunteer staff was recruited and directed by Hazel Miller as Editor and Mrs. Robert Carr as Advisor. It was filled with "newsy" articles and information about the Center, its activities, its members and its coming events.

"VOL.I,NO.I" had no name as its "masthead". Instead there appeared a series of question marks "(???)". On the second page it was announced that a contest would be conducted among the readers with a "prize" to the person whose suggestion was judged most appropriate. There were many entrants. The name of "THE BREEZE" was suggested by three contestants...Jennie Kerr, Henrietta Gohr and Katherine King. How they divided the prize (a Corningware Casserole) is unknown.

To this date (18 years later) THE BREEZE still appears regularly as the official organ of Barton Center with a circulation of over fifteen hundred (1,500) copies. Each issue now is comprised of up to twenty (20) typewritten pages of attractively presented features. Each issue represents hundreds of hours of work by the volunteer staff of approximately thirty (30) Barton Center members.



A COMMUNITY CENTER FOR SENIOR CITIZENS  
14800 DETROIT AVENUE, LAKEWOOD, OHIO 44107  
216-221-3400

## DRIVER EVALUATION PROGRAM

The December 9, 1965 issue of the Lakewood Post published an article concerning two (2) fatal traffic accidents in the last two months involving elderly drivers. In referring to these occurrences Police Chief Stanley Baxter was quoted as saying "many of the drivers stopped by Lakewood Policemen for traffic violations were older drivers who had something wrong with their driving capabilities."

The inferences of this statement caused considerable discussion and concern among Barton Center members. On their behalf Nick Mileti immediately sought an audience with Chief Baxter to discuss the matter. Nick selected a committee to accompany him consisting of himself, Mr. Barton, Chas. Foster (Adult Education Director for the Board of Education), and Larry Faulhaber (Board Member and then also Director of Personnel for Cleveland Electric Illuminating Co.). Out of this meeting was born the "Driver Evaluation Program" believed to be the first such in the nation.

On a purely voluntary basis, older drivers were invited to participate in a self-evaluation program. Each entrant was given a physical examination to check for physical problems; reflex and reaction time; visual and hearing disabilities, etc.,

The driver was then given a simulated road test. Utilizing the driving simulators at Lakewood High School, various driving situations were projected on a screen while the person being tested sat behind the wheel and activated the gas, brake and turn signal controls. Any mistakes or oversights were then reviewed and discussed with the instructor.

The results of all tests remained entirely confidential. Only the instructor and the driver were aware of the findings, thus giving the driver an opportunity for private self-evaluation. The goal of the self-evaluation program was to make good drivers even better. In a few cases older persons taking the course, voluntarily decided to stop



driving and seek other means of transportation.

The "Barton Center Driver Evaluation Program" attracted national attention. The U.S. Department of Health, Education and Welfare expressed an interest in Lakewood's pilot project and requested detailed information from Nick Mileti. Letters and even phone calls of inquiry came from several other parts of the country. Older citizens were showing that they were as concerned as anyone in the problem of dangerous older drivers.

## BARTON CENTER DEMONSTRATION PROJECT

In August of 1966 the Department of Health, Education and Welfare notified Nick Mileti that Barton Center had been granted \$35,108.00 to "conduct a one year Elderly Evaluation project" in the Lakewood Community. This was one of only eight (8) such grants in the United States, chosen to "conduct pilot projects to more closely identify the needs, talents and abilities of the older population." The "Senior to Senior" concept was to use the membership of the center to make an in-depth survey of the needs of the elderly in their communities through personal interviews to be conducted by their peers.

Mrs. Omar (Dee M.) Ranney, an experienced public relations executive, was employed to serve as project director. Drawing from the Barton Center membership, she organized teams to activate the Demonstration Project. A list of several hundred deserving and needy elderly persons was compiled from recommendations of Lakewood clergymen and other social agencies.

Since no calls were to be made without a prior appointment, a telephone corps was formed headed by Westerly resident Paul Carothers and other Barton Center members. They spent days making phone calls; evaluating the degree of need and making appointments for personal visits by a member of the interviewing staff. A most difficult and important assignment.

After a series of comprehensive briefing sessions and armed with information kits, the interviewers began making the pre-arranged calls. Their purpose was to establish a friendly relationship with the elderly person; tactfully try to learn his or her problems, interests or needs and then explain and leave with them a kit furnishing much information regarding available helpful community services such as medicare and social security, assistance for nutrition programs, visiting nurses, adult education courses and also acquaint them with Barton Center and its services. Often the interviewer would invite

the person as their guests for a visit to the Center.

After each call, the interviewer met with Mrs. Ranney and gave her an in-depth report which was recorded and filed for follow-up action. Each Monday afternoon the entire interviewing group met together to discuss their experiences of the past week and perfect their approaches.

Several hundred such interviews resulted in much direct assistance to many older Lakewood Citizens, alleviating problems of many who were lonely, housebound, physically handicapped, under-nourished or had withdrawn from the mainstream of life. Many new Barton Center memberships, of course, also resulted from their visits.

All of these findings and results were evaluated, analyzed and condensed into a comprehensive report by Dr. Leo Simmons of Western Reserve University. This compilation was delivered back to the Department of Health, Education and Welfare who had financed the project.

The beneficial results of this "Senior to Senior" project will ever stand as one of the most worthwhile and rewarding community services in the annals of Barton Center.

Again Barton Center led the way!!!

## HOME TOWN BAND CONCERTS

It was in the early spring of 1967 that Mr. Mileti and Mr. Barton were driving down Lake Avenue, passing Lakewood Park, and noticing the park's Bandstand, Mr. Barton remarked as to how it reminded him of his boyhood in a small Iowa town where the home town band gave a concert every Saturday night. In those days almost every small town had a bandstand and a band. Usually it was located in the center of the town square!!

Mileti's quick mind latched onto the idea..."Why don't we organize a plan to present a series of regular summer band concerts here in Lakewood Park for our Barton Center members and this whole community?" It was an excellent idea, but how would we finance it? "Let's ask the Mayor."

The pair immediately drove to City Hall and unfolded the idea to Mayor Lawther. He was at once interested and began laying out a plan of procedure. The city would furnish the facilities and any extra help required.

A call to Tony Granada, President of the Musicians Union, produced an agreement to pay professional musicians from their "Performer's Trust Fund."

Union Commerce Bank agreed to pick-up the incidental additional costs.

Hal Lynn, a prominent professional musician and agent, was commissioned to select and organize a band of top quality musicians.

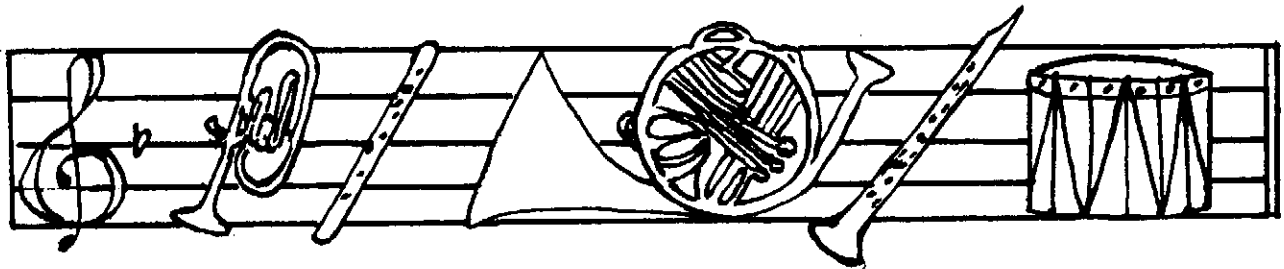
Wayne Mack, a well-known radio personality, was engaged as Master of Ceremonies

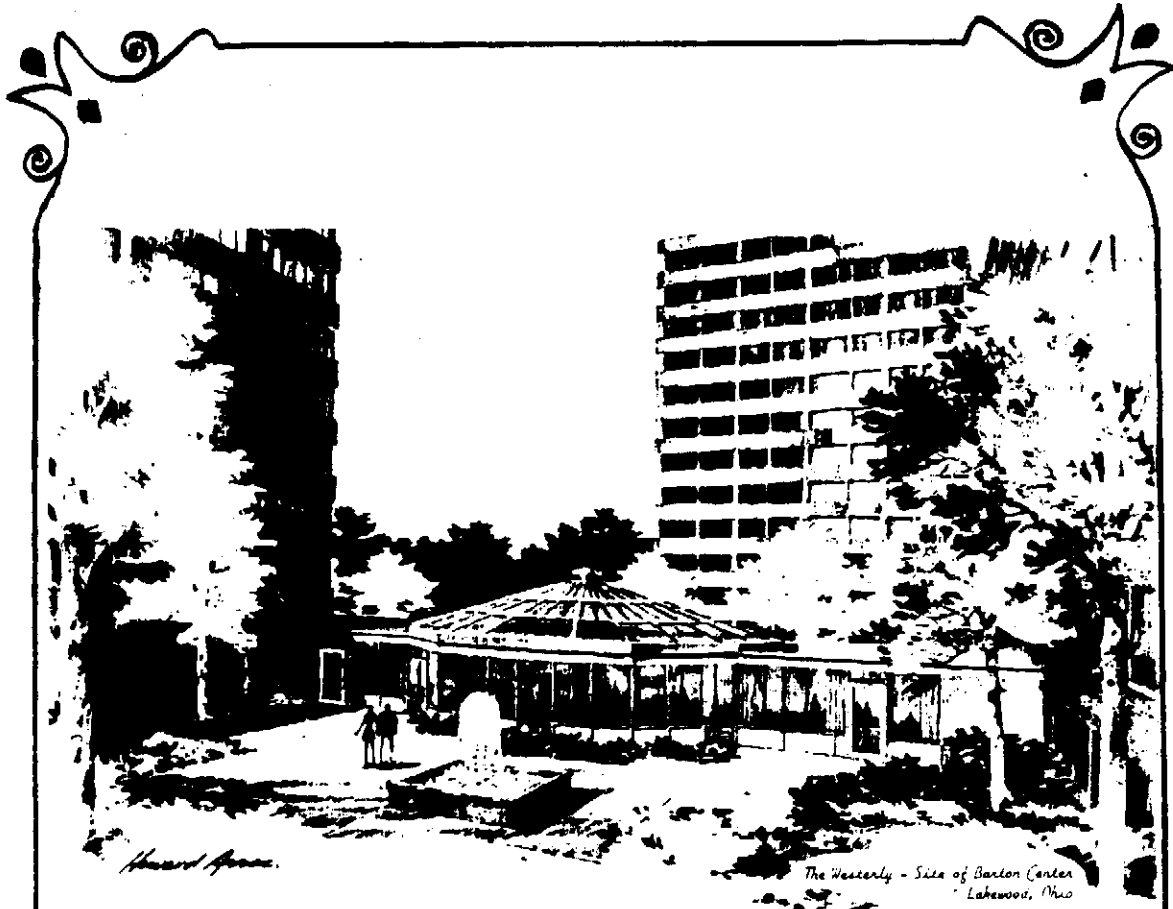
The Lakewood Jaycees and Barton Center would, naturally, lend their full support.

All parts were now in place...and so on Sunday, July 9, 1967 at 7:00 p.m. the first "Lakewood Home Town Band Concert" sounded off. Considering the short notice and minimum publicity, a large audience was on hand.

Over the fifteen (15) years that have followed, the audiences have grown to overflowing proportions. The estimated average attendance in 1981 had reached over five thousand (5,000) per concert. They came from all parts of Lakewood and all surrounding suburbs. Many even came from Cleveland's east side.

They brought folding chairs and blankets for sitting on the lawn. It was a heart-warming sight to see this multitude of happy families enjoying these excellent Sunday band concerts on a balmy summer Sunday evening. Most all stayed until the final note of Sousa's stirring march "STARS AND STRIPES FOREVER", which closed each concert.





~ The Westerly ~  
with a view of the  
Rotunda - Greenhouse  
and the site of  
Barton Center

### THE ROTUNDA (Sun Lounge And Greenhouse)

The glamour section of Barton Center is unquestionably its "ROTUNDA"!! As previously described, it is a circular all-glass enclosed room divided by a glass wall into two semi-circular rooms. It serves as the connecting unit between the existing Barton Center space in Buildings I and II, and the new additional activity space of Building III.

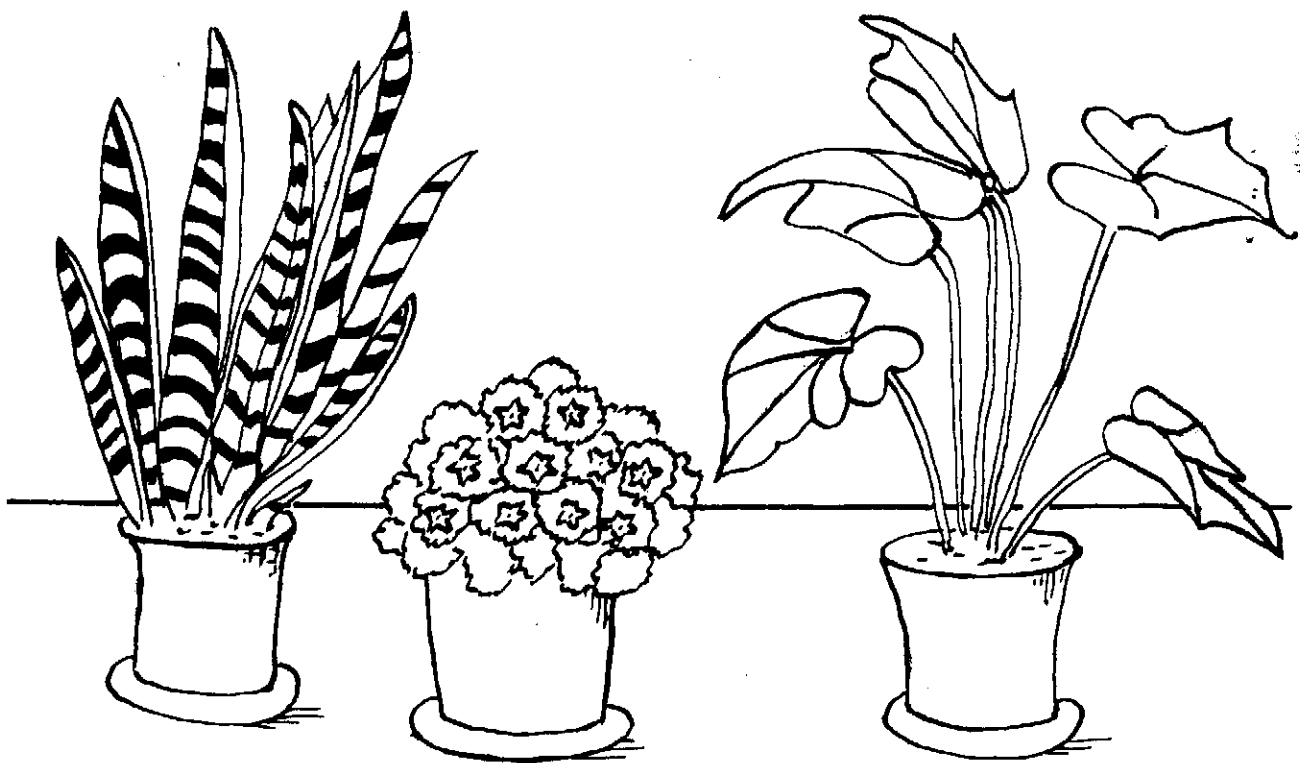
One of these two semi-circular rooms is used as a "SUN LOUNGE AND PROMENADE"...The other as a "GREENHOUSE"!! The Sun Lounge serves as a pleasant lounging and visiting area for the enjoyment of members. The comfortable upholstered furniture and inviting atmosphere is conducive to relaxation and friendly conversation. Imagine yourself sitting in this cozy warm glass enclosed room on a cold winter day watching the snow swirling about outside, or picture yourself lazily watching the rain drops spattering on the glass roof during a gentle summer shower. No wonder they love it!!

No less popular is the "GREENHOUSE"!! It provides to the lounge users an ever changing display of hanging floral baskets, climbing vines and a colorful array of potted flowers and multi-colored foliage.

All this is provided through the efforts of interested center members working with volunteer supervisors and instructors. Here the "Green Thumb" enthusiasts find year around enjoyment. Separate planting areas are sectioned off and assigned for the individual use of this group. The Greenhouse Staff, directed by Mr. Francis Nelson and Miss Marguerite Scotford, provide instruction and assistance to those who need or desire it. Participants have had dramatic successes ranging from vegetables to violets and from orchids to oranges!!

Francis Nelson is a nationally recognized authority in the field of greenhouse horticulture. His particular specialty has been in the field of orchids. His creations have been shown and won honors in

nationwide exhibits. He is a Westerly resident and supervised the original equipment and development of the Barton Center Greenhouse. Francis has enlisted and trained qualified volunteers as assistants, who are effectively and efficiently carrying on the course charted by Francis which assures continued "growing" at Barton Center.





## THE HOLIDAY FAIR

All activity at Barton Center builds up in a crescendo of interest to "climax" at the annual "Holiday Fair." Without question, the largest and most important event of the year.

Its modest beginning took place on November 21, 1965. The event was then billed as "The Country Fair and Fall Festival." Sales of Amish meats and cheeses at "The Country Store" and donated baked goods netted the center a whopping Five Hundred Thirty Six Dollars (\$536.00). Unquestionably, this must become an annual affair!! All Barton Center members caught the spirit and began working toward a contribution that they could make toward the next year's event. Because the established mid-November date was the beginning of the Christmas shopping season, the name became the "HOLIDAY FAIR."

Gifts, boutiques, Holiday novelties, decorations, handsews, crochets, knits, ceramics, enameled and woodcraft pieces were made throughout the year by industrious Barton Center members for sale on this one big day. Also, homemade baked goods; plants grown in the Barton Center Greenhouse; fresh produce in the country store; a raffle of beautiful handmade quilts, afghans, etc., etc., etc.,!! All this and much more have now become a part of the annual "Holiday Fair". It is the largest such event in the West Shore area.

Each year the fair grew and grew. Evidence of the growth and success of this event is attested to by a gross of \$18,300.00 recorded for the 1981 fair.

The Holiday Fair serves multiple purposes, each equally important.

- 1) It goes a long way in helping to finance the costs of operating the Center.
- 2) It provides a meaningful and gratifying objective for the hundreds of volunteers who see here tangible results of their efforts; and
- 3) It brings to the Center hundreds and hundreds of community citizens who are given an opportunity to visit Barton Center and get a first-hand view of its facilities and the accomplishments of its members.

## THE DINNER THEATER

One of the early innovations of Char McQuilkin was the introduction of the Dinner Theater. The first such event took place in the Barton Center Auditorium on November 28, 1976. It was preceded by an optional catered dinner.

Sherri Britton, as previously mentioned, was commissioned as scriptwriter and director. She held a series of auditions and was greatly impressed with the amount of unusual talent that she uncovered...vocalists, comedienne, dancers and actors. Most had never been on a stage before. From this talent she cast her first show..."THE GOLDEN YEARS."

The premier production was a smashing success with both the audience and the cast. All tickets for both the dinner and the performance were sold out several days before the November 28th date. As a result the Dinner Theater was to become a regularly scheduled event at Barton Center. Sherri Britton was made a full-time member of the staff as "Special Events Co-Ordinator." Sherri's great talent and inspiring personality have given many Barton Center members an opportunity to discover and develop heretofore unrealized abilities and to present to their peers many hours of much happiness and enjoyment.

To our knowledge this was the first theater group in the Cleveland Area involving exclusively Senior Citizens.

Again, Barton Center led the way!!!

P.S. After the theater group became established and each show was performed more than once due to demand, Char contacted the principals of several nearby elementary schools and asked if they would like to send some of their children to see the Barton Center Shows; three of the schools sent children several times and have reciprocated by sending their children to perform before Barton Center audiences. This unique exchange, an outgrowth of the Dinner Theater productions, served as a long step toward "bridging the generation gap." The oldsters loved performing before the appreciative youngsters, and in turn enjoyed immensely their reciprocal offerings.

### THE AUDITORIUM

Probably the most used and popular addition to the Barton Center was the "Auditorium". This two hundred (200) seat "theater" boasts a sloping floor; comfortable upholstered theater-type seats; a stage with an attractive full length traverse "back drape" which conceal a much used movie screen. At the rear of the room is a well-equipped projection booth. The room has controlled air-conditioning and is acoustically perfect.

This facility is in use almost every hour of every day that the Center is open. Here movies, lectures, musicals, entertainments, play rehearsals, various classes and many other types of special events keep it constantly busy and a most important base for much of the Barton Center activities programs.

### TRANSPORTATION SERVICE

This service began in 1965 when Al Podway of the neighboring Podway Motors donated two (2) new Dodge Sedans to the Center and renewed them annually. Although Podway sold his business in 1978, other arrangements were made, and the Barton Center Transportation service has continued without interruption. Since April 1980, Barton Center has owned the Station Wagon which provides the transportation.

Any Barton Center member living in Lakewood may call the Barton Center Transportation Number 221-4282 and ask to be picked-up and brought to the Center and returned home when ready. The drivers are volunteers who loyally and dependably, whether in rain, snow or sleet, give their time to make this service available. These volunteer drivers are all qualified Lakewood men and women. No charge is made, but a small voluntary donation is appreciated to cover the cost of oil and gas.

In the year 1981 alone, approximately fifty (50) volunteer drivers furnished 4,700 rides to Barton Center members.

## VOLUNTEER RECOGNITION

March of 1965 marked the end of the first year of the Senior Center operation. It was then evident that the burgeoning success of the new Center was due to a great extent to the endeavors of its many loyal volunteers. "Such efforts should not go unrecognized"!!

So June 10, 1965, was designated the first "Volunteer Recognition Day". All volunteers for the first year were the guests of good business neighbors, Jerry Ratner, Al Podway and the Jaycees, whose wives prepared and served an excellent sit-down luncheon.

Over the years this event has become a tradition and an occasion to honor all volunteers such as: Instructors, Co-Ordinators, Office Volunteers, Greeters, Special Events Committees, Show Performers, Musicians, Librarians, Holiday Fair Participants, etc.

The number of volunteers had now grown well into the hundreds and it became necessary to honor them with a series of several parties based on their hours of service.

- \*\*\* Those who had worked less than 62 hours in the first year were invited to a "LETTER AND CERTIFICATE PARTY."
- \*\*\* Workers with 62 hours or more in the past year were invited to the big annual "RECOGNITION DAY PARTY" in the auditorium where they received pins and bars.
- \*\*\* Those who had become "HONOR" recipients because of serving over 6 years of 62 volunteer hours were feted at a fancy semi-formal "HONOR RECOGNITION DINNER".... flowers, music and all in the Barton Center Lounge.

In 1982 alone, 492 volunteers gave Barton Center a staggering total of 54,000 hours of service. An average of almost 110 hours per person. Unbelievable, but true and growing every year!!!

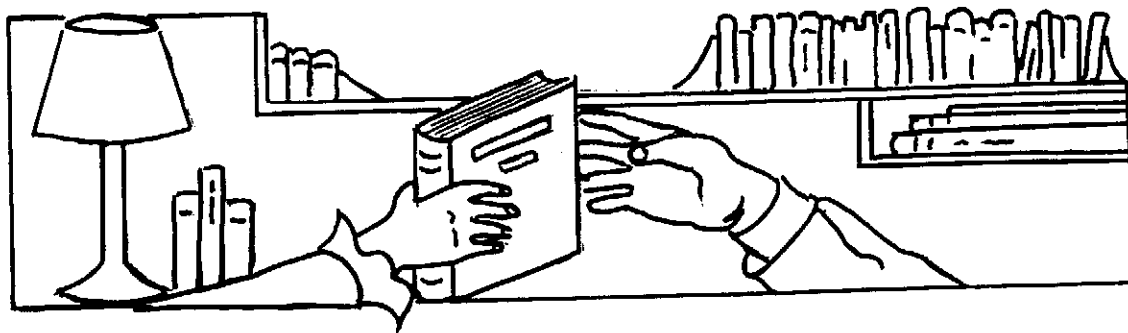
## THE LIBRARY

One of the earliest and most successful accomplishments of the Center was the establishment of a library. Two retired Librarians, Wanda Bontrager and Florence Cottrell, volunteered to assume the task of organizing and equipping a library for the Center. Under their experienced and professional guidance, a yet undesignated quiet room was chosen. It was equipped with necessary shelving, attractive decorations and furnished with comfortable chairs, desks, tables and good lighting. An arrangement was worked out with the Lakewood Library who stocked the shelves with many current and popular books. Many more books were donated by members and friends. Others supplied subscriptions to current magazines and periodicals. Eventually, a number of LARGE PRINT books and publications were added for those with poorer eyesight.

And so, on March 22, 1964, the Barton Center Library opened its doors to welcome any and all who cared to browse, read or relax in a quiet, comfortable atmosphere. A volunteer librarian is always on duty during established hours, ready to answer questions or check books in or out.

A locked glass-fronted display case regularly exhibits an interesting collection of unusual items such as old valentines, needlepoint, shells, etc., etc., Each display remains on exhibit for a week or two and then is changed to exhibit another collector's "hobby".

These showings add much interest to the very popular Barton Center library.



## THE GARDEN PLOTS

The "Green Thumb Club" was an outgrowth of the desire of some Barton Center members to enjoy a bit of outdoor gardening during the spring and summer days. To satisfy this "yen", a limited number of small garden plots were provided along the north property line. These were assigned on a first come, first serve basis to interested applicants. Some used their plots to grow vegetables; some for flowers; and others, a combination of both.

None of the "old timers" will ever forget Mae McNelly and her Evening Primrose. One of nature's wonders!! Each summer evening at eight o'clock, as if on command, in just a few seconds their tight buds opened into a full and beautiful lemon colored blossom often several inches across. It was not an unusual sight on a warm summer evening to see a good number of Westerly residents trekking down to Mae McNelly's garden plot to be on time to observe this miracle of nature!! Each evening Mae held court, sitting on a stool, welcomed her guests and with great pride presented her "primrose show".

In 1977 The Ohio State University Extension Service heard of the Barton Center garden project and offered cooperation in gardening instructions and distributed free seeds to the gardeners, and an opportunity to buy fertilizers at cost prices. A large number of the gardeners benefitted by this generous offer.

The gardening group has flourished over the years until this year (1981) there were 23 garden plots...the number only being limited by available space. In August a "Garden Party Luncheon" was held where awards were given for the best gardens. It was a festive affair, and will be annually repeated.



### COMMUNITY FORUMS

Believing that some subjects warranted involving the community in a broader sense, Barton Center began in March of 1977 to present a series of free, open-to-the-public Saturday morning Forums. Prominent authorities on a wide variety of subjects were brought in to give talks and lead discussions on the announced topic of the day.

Such subjects as finance, leisure, housing, health, "Coping With Grief", etc., etc., were presented and discussed by knowledgeable speakers.

These Forums are only one of the ways that Barton Center is using to widen its scope of service to include all who wish to benefit by its programs regardless of age or place of residence. Continued good attendance speaks well for its popularity.

### CANCER AND THE RED CROSS SEWING

Over the years Barton Center volunteers have sewn over 500,000 cancer bandages for the American Cancer Society.

Likewise, a dedicated group meet regularly every Wednesday to prepare and sew hospital pads for use at Lakewood and other hospitals.

Much credit and thanks should go to these loyal workers as they proceed with this "Labor Of Love".

### TRIPS AND TOURS

It is well-known that Senior Citizens love to travel. Day trips to scenic and historical locations and entertainment centers around Cleveland, Ohio and surrounding states have always been popular. There are full buses, often more than one, for as many as 20 trips per year.

Overnight trips are also popular. The Bixler Tour Company of Hiram, Ohio has developed several "Barton-Bixler" trips to popular vacation spots such as Niagara Falls, Mackinac Island, Holland Tulip Festival,

Wisconsin Dells, Toronto, Nashville, Kentucky Derby, Mexico, New York City, and the Smokey Mountains.

Anderson Tours of Greenville, Pa. has planned Barton Center trips to Washington, Williamsburg, Columbus, Cincinnati, the Pocono Mountains and Vermont.

Many of these trips are completely "sold out" within a few days after their announcement. Often the same people make reservations for a repeat trip year after year. It's proving one of the most popular of Barton Center offerings.

### HEALTH

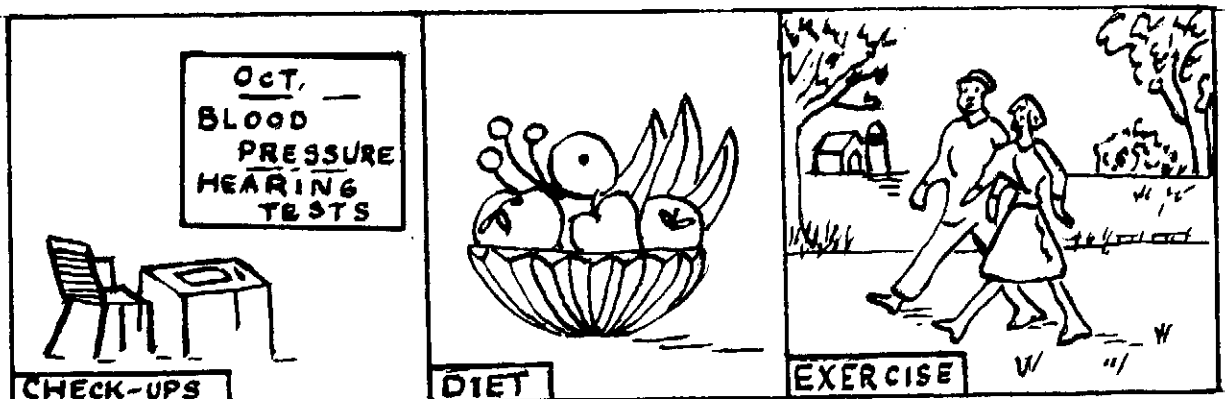
Nothing is more important to the older person than "health". Realizing this, the programming staff has placed increasing emphasis on activities directed toward health maintenance and improvement:

Free health screenings and check-ups under the supervision of a Registered Nurse are available by appointment.

"Moving To Music" and "Dancercise" offer two enjoyable and effective ways for body improvement.

Walking, golfing, and bowling groups are open to the more athletically inclined.

Yes, and even disco, judo and belly dancing!!!





### HOBBY SHOP

Here Barton Center men can use a well equipped shop for creative wood-working; furniture refinishing and general repair work.

### CLASS ROOMS

Seven (7) fully equipped class rooms are kept constantly in use by a full program of regularly scheduled classes. (See Mildred Waldron Benham poem following).

### GAME ROOM

The game room features three (3) regulation pool tables. Although principally used by the male members, it is reserved on Fridays from 2:00 p.m. to 5:00 p.m. for the exclusive use of the ladies...(The Pooletts). An annual pool tournament is an exciting highlight for Barton Center men.

### MULTI-PURPOSE LOUNGE

This spacious room serves as a location for luncheons, card parties, bingo, dances, socials,etc.,etc.,. It is the "fun room" of Barton Center.

## CLASSES

"COME SEE OUR MYRIAD, BUSY WAYS,  
ESCAPE FROM WASTED, FUTILE DAYS.  
YOU'LL LEARN TO SEW OR WEAVE OR KNIT  
OR WORK ON YOUR OWN HOOKED RUG KIT.  
OR DANCE OR SING, OR SHOOT SOME POOL,  
OR THINK OF GOING BACK TO SCHOOL,  
LEARN GERMAN, FRENCH AND SPANISH TOO,  
OR TRY TO WRITE A POEM OR TWO.  
PERHAPS YOU WILL JUST WANT TO SIT,  
ENJOY A MOVIE, TALK OR SKIT.  
OR YOU MIGHT WANT TO WORK WITH WOOD,  
IF THAT'S THE CASE, WE THINK YOU SHOULD.  
THESE CRAFTS AWAIT, AND MANY MORE,  
FOR THAT'S WHAT BARTON CENTER'S FOR!! "

By Mildred Waldron Benham

Mildred Waldron Benham wrote the above while a member of the creative writing class in 1981.

In one short verse she effectively tells more of the classes and activities available to Barton Center Members than we could in much more space. It would be impossible and impractical for us to attempt to list or describe the wide scope of subjects offered in the ever expanding curriculum. In case you want details of current offerings, we suggest you drop in and see for yourself, or call and ask to be sent one of the current brochures and calendars.

ADDENDA

JAYCEES WHO SERVED ON THE BOARD

(Three Year Terms Beginning:)

1961	( Don McQuilkin
	( Larry Faulhaber
	( Nick Mileti
	( Harry Vande Velde
1962	Harlen Saxton
1963	Tom Egbert
1964	Peter Shimrak
1965	Dwight McVicker
1966	Jeff Zarth
1967	( Terry O'Connor
	( Bill Redifer
1968	Dennis Fedor
1969	Ron Wirsch
1970	( John Dick
	( Joe Prioli
1971	Al Lindsay
1972	( Paul Davis
	( Bill Ingham
	( Jack Miller
1973	Don Haviland
1974	( James Vine
	( Carl Brookover
	( Ken Scheid
1975	Kirk Bradley
1976	( George Popovich
	( Andy Hudak
1977	George Hupcej
1978	( Bill Majoros
	( Jim Lowe
1979	( Ron Bakeman
	( Peter Dudley
	( Dan Corrigan
1980	Bob Bloomquist
1981	( Fred Hubert
	( Rick Parker
1982	Dave Wasserbauer

## C O N C L U S I O N

This story has no end!!! History continues to be made with every "tick of the clock."

.....And so as we now blow out the 30th candle of the period covered by this narrative (1952-1982), we know that tomorrow will start a continuing chapter that must be left for future historians to record!!!

We close with a gnawing feeling that we have not been able to adequately cover the subject or properly express our gratitude to the many who dreamt the dream; those who brought the dream to realization and those who continue to give so unselfishly of their time, efforts and love, which made it ALL COME TO PASS!!!

**HOW IT CAME TO PASS**  
**THE STORY CONTINUES - WESTERLY, BARTON CENTER AND MORE**

BY LARRY E. FAULHABER

**DEDICATION**

TO DE ARV BARTON THE FOUNDER AND INSPIRATION FOR TRUSTEES, MANAGEMENT AND STAFF MEMBERS DURING THE FORMATIVE YEARS OF THE WESTERLY AND BARTON CENTER. "BART" SERVED AS PRESIDENT OF THE BOARD OF TRUSTEES FROM ITS FORMATION IN 1961 TO 1980. HE WROTE THE HISTORY THAT THIS DOCUMENT CONTINUES AFTER RETIRING FROM THE BOARD IN 1980. HE PASSED AWAY IN APRIL 1986

AND C. ROBERT CARR AN ORIGINAL MEMBER OF THE BOARD OF TRUSTEES AND ITS PRESIDENT FROM 1980 TO 1991. HE VOLUNTEERED HIS TALENTS AS A WRITER AND ADVERTISING CONSULTANT TO THE MANAGEMENT AND STAFF OF THE WESTERLY AND BARTON CENTER WAS ALWAYS AVAILABLE TO HELP THESE ORGANIZATIONS RECOGNIZED FOR THEIR EXCELLENCE IN SERVICE TO OLDER ADULTS. HE PASSED AWAY IN SEPTEMBER 1994.

**LSC SERVICE CORP ESTABLISHED - THE BAILLY BUILDING**

In 1980, old friend Al Podway called to see if Lakewood Senior Citizens Inc., was interested in buying the car dealership just west of the Westerly. Al owned the building, and had leased it to 5 Star Dodge, which went out of business. In 1972, Podway sold the land that the West Building of the Westerly stands on, when he purchased the building for his Podway Dodge dealership. Lakewood Senior Citizen's legal counsel, Jones, Day, Reavis and Pogue, advised the Trustees that a separate corporation should be established to purchase the building. Larry Faulhaber, Managing Director of Lakewood Senior Citizens, suggested LSC Service Corp, using Lakewood Senior's initials coupled with the then popular term Service Corp. A loan from Home Federal S & L was secured, Podway agreed to a deferred payment plan, and the sale was completed. Larry decided to use the City's Store Front Modernization Program, and keep the name on the stone front "Bailey Buick." It would be called the "Bailey Building."

Across the street neighbor, Fraiburg and Smith decided to rent most of the building to consolidate its expanding medical supply and equipment business. Larry found additional renters for part of the building and the parking area from local contractors and antique car enthusiasts. For nearly 15 years, the building was nearly 100 per cent rented with successors to Fraiburg and Smith Home Medical Supplies, Lakewood Hospital and residents of the Westerly, who wanted indoor parking.

During that period, several attempts were made to find funding for "Westerly IV," which would provide additional housing for the many older adults on the Westerly wait list. Nothing developed. By 1991, Lakewood Hospital rented a majority of the building for storage, and a sublease to the City Division of Health. When the Hospital did not renew its lease in 1993, the decision was made to try and sell the building. By year end, it was sold to the Peck Engraving Company, which was being displaced from downtown Cleveland by Cleveland State U. They were able to retain the Division of Health as a renter until 1996, when newly elected Congressman, Dennis Kucinich, opened his West Side office in the front of the Building. The sale of the building netted sufficient funds to pay off all of the loans, and allow LSC to make a substantial loan to Barton Center.

#### **LSC SERVICE CORP AT FEDOR MANOR**

In 1981, Peter Shimrak and Steve Zayac arranged a meeting between Managing Director, Larry Faulhaber and George Fedor to explore the concept of a new senior citizen building in the neighborhood of Home Federal Savings and Loan's headquarters in Lakewood. George was Chairman of the Board of Home Federal. Pete and Steve felt that if LSC agreed to manage this new building it would be

easier to obtain a construction loan under HUD's Section 202/8 program. This program provides rent subsidies to all residents and requires income certification on an annual basis. LSC had three years experience with the Section 8 program. Sts. Cyril and Methodious Church agreed to be the sponsor. Fedor and Shimrak had already acquired most of the property along Madison Avenue near the Church. With the help of Frank Celeste and his son Richard, who was then the Director of the Peace Corps, in the Carter administration, a loan was secured in 1982 and the building was ready for occupancy in 1983. It has 145 suites and all residents pay 30% of their income as rent. The LSC staff was involved in all phases of the construction and rent up and signed management contract with the S. S. C & M Haven Inc. Board of Trustees and continues to manage the building ever since.

#### **LSC SIGNS A MANAGEMENT CONTRACT WITH THE WESTERLY**

During this period, LSC continued to manage the South Westerly and own the Bailey Building. In order to clarify lines of responsibility and better serve the properties under LSC control, management contracts were also signed with Lakewood Senior Citizens covering the three Westerly Buildings. In 1983, LSC moved to Offices in the Westerly West Building and management assignments were made to Owen Cory, Fedor Manor and the Bailey Building; Sherri Britton to the South Westerly; and Arleen Edwards to LSC Bookkeeper.

#### **SOUTH WESTERLY UP-DATE**

Originally, Larry Faulhaber and Owen Cory of LSC Management team had negotiated an effective food and housing service package for the South Westerly Apartments which was provided to residents through a separate payment to LSC, in addition to

their Section 8 assisted rent. While Sherri Britton was the Project Manager, a small vocal minority of residents, had problems with the Caterer, and complained to HUD. HUD ruled that the service package could not be made mandatory. As a result, it was not be economically feasible. Protests were made to HUD, and local congressional representatives. Eventually the decision was reversed, but the damage had been done and LSC decided to drop the service package program. The Lakewood Division of Aging decided to pick it up and provide Title III government subsidized meals in the dining room. Many residents made their own arrangements for cleaning service. The mixing of a subsidy with a service package proved to be a poor decision. In 1986, Sherri Britton's frustration over the whole affair caused her to resign. Owen Cory returned to South Westerly management until 1988 when the LSC Management Contract was not renewed.

#### **THE MARLOWE - NORTHWESTERLY**

LSC Trustees and Westerly management agreed that as residents of the Westerly continued to "age in place" they would need housing with services in order to live independently and avoid having to move to a nursing home, before it was necessary. The South Westerly appeared to meet that need, but after it opened, other developers contacted LSC to build a market rent building with meals and housekeeping services adjacent to the Westerly on the Bailey Building property. A group of investors called the Marlowe partners submitted a proposal that was accepted by the Board of LSC. A marketing program was developed by Bob Carr, the current President of the Board of Trustees, including the construction of a model suite in the Westerly Rotunda. Inquiries came rolling in, and nearly 80



deposits were received. Unfortunately, the Marlowe partners ran into financial problems and the development was turned over to John Ferchill and his J. Christopher Enterprises Co. John would be the General Partner of the ownership entity. LSC had experience working with Ferchill, who was also General Partner of the South Westerly ownership entity. After many delays, Ferchill got financing and the construction of the North Westerly began in 1988. When the South Westerly contract renewal became due in 1988, Ferchill decided to assign it to his own MJM Management Company, and give LSC a five year contract at the North Westerly. Larry Faulhaber and Bob Carr went to work planning the North Westerly marketing program and organizing the service package and hiring staff. Owen Cory was assigned as the first Administrator and everything was in place for the first resident to move in in February of 1989. Marriott Food Service Management was in charge of the attractive dining room, where residents came for three served meals each day. A cleaning contractor kept resident's suites in spotless condition and a staff member did the resident's laundry. The key to the immediate success of the the NorthWesterly was the personal care package, under the direction of Care Manager, Marana Latiak and her staff of personal care assistants. The marketing staff of Cathy Brenninghouse and Shirley Rice had 45 leases or 1/2 of the 90 suites rented when the building opened. Full occupancy was attained in August of 1990. This was a record for buildings of this kind, particularly with a limited marketing budget and a initial monthly rent of nearly \$1,200. Excellent management by LSC and Owen Cory kept the NorthWesterly virtually fully occupied until it was time to renew the LSC management agreement in 1994. Ferchill wanted a reduction in fee and LSC refused. In spite of

good operations and several rent increases, the mortgage and under capitalization by Ferchill caused financial problems from its opening. Eventually, refinancing was accomplished, helped in no uncertain measure by the efforts of LSC. Ferchill decided to take over the management himself and keep the management fee to maximize his cash flow. It really did not work, as occupancy dropped to low levels, and eventually the ownership and management control of the building was sold to Richard Osborne of Mentor in 1997. Occupancy problems continue as of this writing.

### **LSC EXPANDS MANAGEMENT SERVICES**

With management contracts at the South Westerly and Fedor Manor and eventually the North Westerly, it made sense to look for other opportunities to manage other senior housing facilities in the Greater Cleveland area. The objective would be to provide opportunities to add to, and develop current staff and provide funds for Barton Center which now owned the stock of LSC Service Corp. Over the next 15 years, several opportunities to expand the management services of LSC were proposed to, and by Larry and his management team. In 1986, through Larry's connection with the First Federal Savings and Loan of Lakewood, LSC took over the management of the Normandy, a 120 unit building in Rocky River. It had been purchased by Frank Celeste with a loan from First Federal, in hopes of doing a condominium conversion. This proved to be impossible, and First Federal foreclosed. LSC was retained as management agent until the building was sold, in the fall of 1986. When changes in management took place at Kirby Manor, and the Knickerbocker Apartments in the mid 1980's, proposals were made to their Boards of Trustees. Both were rejected at that time, but

when management problems developed again, the Trustees remembered LSC. A management contract was secured at the Knickerbocker, in 1994, and Kirby Manor, in 1996.

#### **BELLEVUE ROTARY COMMONS**

In 1986, Leon Maginnis who was doing the audit of Lakewood Senior Citizen's financial records, contacted Larry about a problem that the Rotary Club of Bellevue, Ohio was having with as sponsor of a 40 unit senior apartment. Lee was not in the Rotary, but he was living in Bellevue and had his office there. He arranged a meeting with the Bellevue Rotary Commons Trustees in September of 1986. The building had a loan from the Farmer's Home Administration and a Section 8 Subsidy Contract with HUD. The current management company was from out of the State and the Trustees were not happy with its performance. Larry decided that LSC could manage the building even though it was 60 miles from Lakewood. Terry Dorsey who was doing mostly computer consulting work for LSC was appointed the Project Manager and a contract was signed in October of 1986. There were many problems to overcome in order to solve the financial problems with the building and keep FmHA and HUD happy. Eventually, a refinancing of the property was accomplished and Terry solved the problems with HUD and the subsidy records. The Trustees have been very pleased with LSC. In 1992, LSC assisted the Trustees to submit an application for construction of a new building with 40 apartments. It was rejected, because HUD said there was not enough need for additional senior housing in the Bellevue area. In 1997, this project provided an opportunity for Charlotte Paolella who was appointed housing manager in addition to her administrative duties with LSC.

## LSC EXPANSION AFTER LOSS OF THE NORTHWESTERLY

With the loss of the North Westerly management contract in 1994, Larry and Bob Carr developed a marketing program to sell the idea of LSC management and other services to owners of senior housing facilities in the area. Some inquiries were received from the promotional activities, but most leads came from personal contact as in the case of Bellevue Rotary Commons, Knickerbocker and Kirby Manor. Proposals were made to Ken Zapis, owner of the Clifton Plaza, where LSC staff were already providing computer consulting. In 1996, this contact resulted in marketing consulting for a new assisted living building owned by Zapis in Rocky River. Networking with members of the Greater Cleveland Senior Housing Council resulted in an proposal at Willowood Apartments in Fairview. Larry had met with several of the Trustees when the building was proposed, but they decided to work with the Company that had been involved with the construction of the building in 1987. It had a large management company subsidiary. After the initial 5 year contract ran out, Larry was given the opportunity to meet with the Trustees to discuss LSC taking over with its expertise as a local company and its past history of success in management. A contract was signed in 1995. At the beginning of 1998, LSC had management contracts with seven different owners, all but one non-profit corporations. These buildings have over 1,110 apartments. In addition, the Barton Center with nearly 750 active members is under the control of the Managing Director of LSC Service Corp. There were some unsuccessful contacts made over the years and a couple that resulted in short term consulting.

In late 1997, LSC was asked to assist the Trustees of Villa Serena Apartments, in Mayfield Heights, to hire and train a new

a replacement for their Administrator of 30 years who passed away suddenly. Larry Faulhaber, who retired as Managing Director, in early 1996, provided this service for LSC. Larry also used his contacts, and 20 year membership in the Rotary Club of Lakewood/Rocky River to secure an agreement to provide secretarial service to the Club. Larry continues to handle this activity, as of this writing.

#### **WESTERLY UP-DATE**

In the 80's, the Westerly continued to be one of the most successfully managed elderly housing facilities in the entire country. There were a couple of significant developments related to the Westerly during the years to late 1990's.

#### West Building Sale and syndication

The West Building was completed in 1974. Within a couple of years, a problem developed with the brick on the building. There was a great deal of cracking and movement. Estimates of the cost of repairing the brick were nearly \$200,000 and funds were not available to do all of the work necessary. Some minor repairs had been made by 1982, when Larry received a call from Nate Shafran of Forest City. He proposed that Lakewood Senior Citizens sell the building to a partnership who would do any major renovations that were needed, and pay Lakewood Senior Citizens a substantial amount of money which could be used to improve the North and South Buildings, which were 13 and 19 years old, respectively. This seemed to provide the opportunity to do the necessary wall work for the West building, as well. The program which enabled the sale to take place was called Transfer of Assets. Larry solicited proposals from other developers including John Ferchill and David Orlean of Delta Mortgage. Forest City made the best offer, which included

an investment of \$375,000 in the West Building, and payments totaling \$550,000 to Lakewood Senior Citizens. Tom Novak, Lakewood Senior Citizens Treasurer, volunteered to work on the Transfer of Assets agreement and Jones, Day, Reavis and Pogue was retained to handle the legal work. Final details were worked out and an agreement was signed in March of 1984. Part of the agreement, called for management of the building by LSC Service Corp for the owner, Westerly Associates. As payments were received, the major brick and wall work were completed in the West Building. In addition, carpeting, painting and lobby restoration projects were done in the North and South Buildings. Some money was also provided to Barton Center for equipment purchases. Unfortunately, in the early 90's the wall problems reappeared and additional work had to be done. There weren't sufficient funds to complete all of the work necessary, as brick problems continued. Forest City was contacted to put additional funds in the building. They brought in their own architect to inspect the work already completed, and there were conflicting reports on what was done and what needed to be done. A written report from the Forest City architect was requested but never received. Westerly management continued to use their consultants and contractors. At the same time, the Trustees of Lakewood Senior Citizens pointed out that the original purchase agreement included a second mortgage note that was coming due in February 1999. It calls for a payment to Lakewood Senior Citizens of over three million dollars. If it is not paid, Lakewood Senior Citizens will have the opportunity to buy the building back. Forest City said that payment of the note, or a sale, will not be possible due to tax law changes since the Transfer of Assets.

Lakewood Senior Citizens has retained an attorney and has informed Forest City that it expects payment.

The Westerly since 1980

The addition of a Section 8 contract for 85 subsidies created the need for a major change in the Westerly office operations. With the rent supplement contract with 26 units in the West building, which was converted to Section 8 in 1983, residents who qualified for subsidy had to recertify their income and health related expenses each year. This involved a great deal of paper work and annual interviews with the 101 residents on these programs. The staff was expanded to meet these needs. An Office Manager position was added. Sherri Britton of the Barton Center Staff was promoted to the position in 1982. Later in 1982, Lillian Garber who had been Secretary, Receptionist and Rental Agent, since the mid 1960's, retired. Barbara Stepanek, a widow of a Lakewood Jaycee, was hired as receptionist. When Sherri Britton was transferred to the LSC staff in 1983, Barbara was promoted to Office Manager, a few months later to Project Manager, and later Administrator of the 500 suite Westerly complex. Barbara expanded the office over the years. It now includes an Office Manager, Rental Agent, and Receptionist. The funds provided by the Transfer of Assets enabled Barbara to complete many restoration projects in the late 1980's including redecoration of building lobbies and the ground floor. The incinerators were replaced by compactors, and a range hood added to the kitchen. When additional restoration work was needed in 1991, Barbara was successful in obtaining a Flexible Subsidy Loan for over \$400,000 from HUD which provided funds for additional major projects such as roof replacements, hall painting, window replacement, and

replacement of all ranges and refrigerators. Also in the 1990's, the problem of residents "aging in place" became a bigger problem for the management of all buildings. The Lakewood Office on Aging agreed to provide a high rise social worker, and when HUD announced the availability of grants for "Service Coordinators" in senior housing facilities, Barbara was able to secure a grant to pay for a full time social worker for the North and South buildings. In 1994, a service coordinator grant was approved for the West building. They assist residents to get help with meals, housekeeping, medication monitoring and even nursing service, when necessary. This took a great burden off the office staff that was not trained to meet these social service needs of residents. As Fair Housing Regulations force rental to older and less healthy applicants, the role of Service Coordinator in building management continues to be important.

#### **BARTON CENTER AND BARTON CENTER MEMORIAL FOUNDATION - UP DATE**

Interest in the well planned and organized Barton Center activity program continued to grow in the 80's. Membership reached an all time high of 882 paid members in 1982. Coupled with the 530 Westerly residents, over 1400 members were able to participate in the classes, workshops, social and recreational programs coordinated by a staff of three under the direction of Managing Director, Larry Faulhaber. When De Arv Barton died in April 1986, memorials from friends and business associates, coupled with a generous bequest from Bart, helped grow the Memorial Foundation to over \$200,000. A Trust was set up at National City Bank to invest these funds, and provide income for the operation of the Center. As the staff expanded, so did the need for income growth. There was added emphasis on fund raising, including the



setting up of a year around Boutique, which opened in 1984, to sell member's craft items. There were dinner theaters, raffles and sales of donated items. This was, in addition to the annual Holiday Fair, and Strawberry Festival which was expanded to a Summer Festival. The Holiday Fair was grossing over \$18,000, and the Summer Festival nearly \$4,000, as the large membership were making attractive craft items in workshops. Interest in special events with resale items grew, and in 1988 a twice a week, outlet called "Hodge Podge" opened with clothing, household items and used furniture for sale throughout the year.

During this period, the expansion of the LSC Service Corp management activities meant that Larry Faulhaber was not able to spend the time necessary to be the Director of Barton Center too. In 1988, Chris Jones, Barton Center Office Manager, was promoted to Center Director, with a staff that included Charlotte McQuilkin, Public Relations Director, Curt Crews, Special Events Coordinator, and a part time secretary, Susie Cory.

As the Westerly resident population aged, and potential members found many more activities available to them outside Barton Center, the membership began to drop. In addition, less residents volunteered and participated in the Barton Center activities. The staff organized extensive membership promotional campaigns. This helped temporarily, but in the 90's, the decline in membership continued. In order to help meet the financial needs of the Center, residents were asked to pay for their "Breeze" newsletter subscription. Over three hundred responded with payments of \$12. By this time, Curt Crews had retired and Lynette Maistros had been hired to replace him. Lynette continued Curt's quality program of special events and entertainment activities, including a Travel Troop of talented

members who, along with Lynette, took Barton Center "on the road" to club groups through out Northern Ohio. Chris Jones retired in 1995, and Char Crews, Curt's wife was hired to replace Chris as the Center Director. Char was familiar with Barton Center operations, as she had helped Curt with shows when he was special events coordinator. Barton Center was fortunate to find such an enthusiastic and talented replacement for Chris. At the end of August 1997, in spite of the many membership promotional activities of Char McQuilkin(Robertson in 1997), and an active membership committee, the number of paid members of Barton Center had declined to less than 400. Drastic action was needed. The staff was reduced by releasing Lynette Maistros, and the rest of the staff had to pitch in and pick up some of her duties. It was a real challenge, but Char Crews and her staff were up to it. While membership promotional activities were not successful, fund raising was. The results from special fund raising mailings grew from a few thousand dollars, to over \$8,000 in 1997-98. Sponsorships and advertising support by local business increased and made up for declining results from the Holiday Fair and Summer Festival. A major event, "Twilight Time" was added, in 1996 and 1997, with over \$11,000 raised over the two years. But the big winner in fund raising over the last few years has been the resale activities, which included Rotunda Sales, Etc sales at the Holiday Fair and Summer Festival, and Hodge Podge which is now open two days a week. The total continued to grow each year until a record of \$20,000 was reached in 1997. As Barton Center gets ready to enter the new century, its staff has recognized that they will be dealing with a different resident member and a reduced non-resident member participation. They have a new challenge to design programs to meet the social, educational

and recreational needs of this group, within the budget provided by Center fund raising activities.

### **SENIOR HOUSING ASSOCIATIONS AND NETWORKING**

Over the years, the managers and staff of LSC, and the buildings it manages, have found that networking with other senior housing management personnel has been as valuable as any training that they have attended. The first association that Larry Faulhaber joined was the National Association of Non Profit Retirement Housing. He attended its national conference in New Orleans in 1975, with several other managers of senior housing facilities in the Greater Cleveland Area. It led to participation in other associations of housing personnel over the next 20 years. NANPRH became part of the National Council on the Aging (NCOA), forming the basis of the National Institute of Senior Housing (NISH). In 1984, Larry was elected President of NISH, and a Director of NCOA. When NCOA's interest in housing waned, Larry joined the State non profit nursing home and senior housing association (AOPHA). He was Chair of the AOPHA Housing Committee and a Board member, until 1990. Owen Cory joined the Housing Committee in the 1990, and was active until 1996. Larry and Owen attended State and National Conferences of AOPHA and its affiliate, the American Association of Homes and Services for the Aging (AAHSA). Barbara Stepanek became active in a network of senior housing managers with AAHSA, who meet with the HUD staff on a regular basis and keep in touch through Network Newsletters. Curt Brosky became a member of the AOPHA Housing Committee in 1996, when he became Managing Director of LSC. During this period, the management team of LSC participated in training and development programs offered by associations and training organizations. Owen received certification in senior housing

management from the National Center on Housing Management.

Barbara attained the status of an Accredited Housing Manager from the Institute of Real Estate Management and Curt Brosky completed course work for the Retirement Housing Professional of AAHSA.

Larry and Terry Dorsey also received certificates for attendance at Senior Housing Management training programs.

In the late 1970's, managers of senior housing facilities in the Greater Cleveland area decided it would be productive to meet on a regular basis, outside of State and National Conferences. The Greater Cleveland Housing Council was formed, and LSC managers have been active in the group since. In recent years, LSC has provided secretarial service for the Housing Council.

**THE NEW MILLENNIUM, THE STORY WILL CONTINUE  
CHANGING OF THE GUARD - CURT BROSKY, LSC MANAGING DIRECTOR**

In the fall of 1995, when Larry Faulhaber informed that he would be retiring in 1996, the Board of Trustees began a search process for a new Managing Director who would lead the organization into the new millennium. Advertising in local and trade association publications brought in many resumes from well qualified men and women. After reviewing the resumes, and interviewing several of the best applicants, the Trustees selected Curt Brosky who had been Treasurer of LSC, was a former Jaycee President, and had been current President of the Gold Coast Condominium Association. In this position, he gained experience working with management and maintenance staffs, and contractors who worked at the buildings on the Gold Coast. The residents and staff members of the facilities that LSC manages are fortunate to have such a dedicated, hard working and energetic leader of LSC Service Corp.

## **COMMUNITY LEADERSHIP-THE BOARD OF TRUSTEES**

Since 1961, the residents, members, staff, and the management teams of Lakewood Senior Citizens Inc. and the Barton Center have been blessed with a loyal and dedicated group of volunteer members of the Board of Trustees. A majority of the Trustees have always been active members of the Lakewood Jaycees who agreed to be the sponsor of these corporations when they were established in 1961. In addition, over the years, community members have contributed their time and talents as members of the Board. There have been difficult and trying times over the years, but the Board member have always been willing to support management and make the decisions necessary to insure the continued success of these enterprises. The following pages list the members of the Boards who have lead these organizations to the success they have achieved over the last 37 years.

