

The Old House Guild of Sandusky

SPRING 2024 NEWS FOR MEMBERS 419-627-0640



Save the Date . . . June 23 – OHG Garden Tour

Guild Holds Annual Membership Dinner

The members of the Old House Guild gathered on May 2nd at the Sandusky Yacht Club for our annual membership dinner. After a cocktail hour, invocation from Robert Speers, and a buffet dinner, a short business meeting was conducted to provide members with updated information on events and initiatives of the Guild. For those who could not attend, specifics of the meeting are shared in this newsletter.

Featured Speaker

Martin Howell



Our featured speaker for the evening was Martin Howell, son of Dick and Linda Howell. He received his Bachelor of Science in architectural engineering from the University of Cincinnati and a Master of Architecture & Historic Preservation at Texas A&M University. Many of us recalled Martin speaking at our annual dinner back in 2016 about his role as Senior Architect for the White House and President's Park. His presentation provided us with a window into the historic preservation work conducted by the National Park Service.

Martin's present position is with the Board of Governors of the Federal Reserve System, Division of Reserve Bank Operations and Payment Systems as Manager/Architect of the Buildings Planning Section. His presentation mixed fascinating descriptions of the preservation work conducted on Federal Reserve Bank buildings with humorous anecdotes that made for an interesting experience. He began by passing around a sealed container of shredded cash and challenging us to guess the original dollar value. Paper currency eventually wears out due to handling and is continuously replaced. The odor of old money is not something to behold according to Martin! He also noted that the people who work with currency are typically confined to high security rooms with no windows, making it a mentally challenging environment. Outdoor cameras are now being used to stream live city sites so that employees feel better connected to the outdoors as they work.

Martin reviewed the preservation work being conducted at various Federal Reserve Banks. He first spoke of the Cleveland location, located at the corner of East Sixth Street and Superior Avenue. It is listed on the National Register of Historic Buildings. Architects at Walker and Weeks spent 13 months to prepare for the groundbreaking in February of 1914. A major challenge was the condition of the construction site. Sandy subsoil and sinkholes required more than 600 concrete-filled pilings be driven over 50 feet below street level to provide stable foundation work. It took two years to complete the 13 story adaptation of this Italian Renaissance structure. The large arched windows of the first floor are a signature feature of the building.

In contrast, Martin showed pictures of the Federal Reserve Bank of Boston, one of the tallest buildings in the city. It was designed by Hugh Stubbins and has been referred to as "the washboard" building resembling an old style board used in the early days of the 20th Century. He explained that Stubbins used a similar style in other locations throughout the country.

While people don't visit Federal Reserve locations to cash in their government bonds, he noted that many are open to the public, including the Cleveland location which provides the Learning Center and Money Museum that features over 30 hands-on exhibits. He

finished his presentation by opening up for questions. One member asked about robberies to which Martin stated there has never been a single, successful event. He said that when they built the Cleveland building they brought in a group of coal miners to see if they could break through the reinforced walls. After several days, they gave up. Another question related to the trend towards a cashless society. While we are far from it, he stated that it has had some impact. Martin was given a resounding amount of applause and thanks for traveling home from Virginia to give us this unique opportunity.

Additional pictures of our dinner and our 2nd DIY at Patina Creek can be viewed on our website by going to Events and scrolling down <https://www.oldhouseguild.org/events/>

Outstanding Preservation Award

Ed Stout presented our selection of Carl and Ann McGookey's home at 615 Columbus Avenue to receive special recognition. Each year the Guild identifies a property for this award. Carl and Ann have done a magnificent job of preserving their house. It was built in 1910 and Ann was present to receive a framed picture for their commitment to historic restoration and preservation.



Many thanks to Linda Howell, Mary Truka and the Sandusky Yacht Club for organizing this wonderful event. And a special shout to Sandusky Paint for providing containers for our table centerpieces!



Message from OHG President

Dr. Richard Keller



Thanks to Linda Smith

At our last board meeting we received word that board member Linda Smith, was stepping down from her duties. She will continue her membership and support for our preservation efforts. We thank Linda for her years of service on the board and look forward to her continued involvement in Guild events.

And a welcome to new board member, Betsy Berkey. Betsy has worn many hats with OHG and we look forward to her continuing contributions.

Mission of the Old House Guild

To promote historic preservation and the restoration of significant buildings, houses, sites, and objects in the Sandusky, Ohio area. To encourage the rehabilitation and/or adaptive reuse of such properties. To accomplish these purposes by means of meetings, publications, surveys, and tours. To act as a non-profit organization and to apply for any grants that may be appropriate to further the cause of historic preservation.

Events Committee

Linda Howell, Mary Truka

D.I.Y. Series #2 – March 10 Was Quite an Event

The second in our D.I.Y. series took place at Patina Creek, 2434 W. Monroe St., the site of the old Toft's Dairy. Benny Byington, one of the owners presented a program on the Art of Salvaging and Repurposing items to use in your home and business. We thoroughly enjoyed meeting and visiting with Benny and were amazed at the Sandusky history this young man has collected. If you missed it, we thought you would like to see some of the pictures we took of this wonderful adventure into amazing repurposing and creativity!





Additional pictures of this event can be viewed on our website!

Business Meeting of the Membership

Dr. Timothy Berkey Vice-President

Cooke-Dorn House

One of the provisions of the bequest of the property to the state historic society (now the Ohio History Connection) by Mrs. Dorn was that the building was to become a museum with only her antiques to be preserved. Instead, the state inventoried all of the interior furnishings left behind and presented the residence to the public as it was left. Thus, the requirement of becoming a museum was never fulfilled. The historic significance of the home centers around the original owners, the Eleutheros Cooke family. Many of you know of the importance of Eleutheros and his son Jay to our city, state and country. We wish to transform part of the home to represent their legacy and include other important historical figures and events associated with Sandusky and Erie County.

We have proposed a Museum Task Force to be made up of community representatives who can prepare a three-year plan to convert the home into a museum to fulfill the requirements of the bequest, and most importantly, create an educational site that will engage the millions of visitors to our area each season. We will keep you informed of this exciting venture as we proceed and reach out to anyone interested in participating in the work to be done.

OHG Board Roles and Evolving Assignments

As new board members have come on board and volunteered to take the lead with some of our responsibilities it has produced positive improvements to our operations. Here are some of the changes and challenges of our roles.

Dr. Keller - will continue as our OHG President and help us navigate the numerous changes taking place. He encourages growth and supports endeavors that keep us focused on the mission of our organization.

Linda Howell - will continue to co-chair our events and with the changes to the interior and exterior of the Cooke-Dorn will bring us new ideas to engage our community and tourists to support the Mission of the Old House Guild. Her role as Secretary continues to be our key link to our membership and community.

Laurie Hille - has taken the role of Treasurer and provided numerous upgrades to our accounting practices. She is also managing our website and took the lead in switching our email system to a Google platform. Look for her report in this newsletter.

Tracy Hille - is now Chair of our Membership and is updating those files. Please get in touch with him for questions. His report in this edition provides us with a snapshot of our current memberships.

Mary Truka - has volunteered to Chair our Preservation Committee. We look forward to her leadership in recognizing preservation efforts throughout the community and looking for OHG direct involvement in projects. She will continue to co-chair our events.

Betsy Berkey - continues to be our newsletter editor and has volunteered to Chair the Gardens and Grounds Committee that is working on a three-year plan to restore beautiful gardens, create new outdoor opportunities for members and visitors, and restore the kitchen to make it a working/educational space for events.

Tim Berkey - has moved into the board vice-president position and is working with the state to support improvements to the Cooke-Dorn property as well as co-chair a new Museum Task Force to convert the home into a museum.

Ed Stout - will co-chair the Museum Task Force and focus his work on creating new opportunities and experiences for visitors. This has been his dream and we look forward to his vision becoming a reality as Director of the Museum. He will continue to chair the Annual Christmas Candlelight Tour of Homes and serve as Site Manager.

Reminder!

We have transitioned our email system to an @oldhouseguild.org domain. New email addresses for OHG board members are listed at the end of this newsletter. We will use this format to send you membership-wide information, announcements, and our newsletter.

You may experience a problem with our new system the first time we send you an email. If you are not getting messages make sure you check:

Spam File or Junk File, depending upon the format/device you use

Once you open the email from us (oldhouseguild.org) you should not experience this again. Please read Laurie Hille's report in this issue.

Old House Guild Proudly Presents

Garden Tour 2024

Sunday, June 23



Please mark your calendar for June 23rd and join us for an afternoon walking through the colorful and unusual gardens in our local area. This will take place from Noon – 5:00 PM. You can set your own route and pace to enjoy the sights.

We have 8 confirmed gardens and hopefully will be able to add another. Every garden is different. The variety will enable you to see small unique creations, ones created by Master Gardeners, one in particular makes you wonder if the owner's mind ever shuts off! Others are presented in a way that anyone would be able to create, and another designed by a greenhouse professional who can answer questions about your own garden ideas or issues.

Tickets will be on sale at the cost of \$10 per person through a couple of local garden stores, on the Old House Guild website, and at the Cooke-Dorn House the day of the tour. The three chairpersons listed below will also have advanced tickets for sale. The Cooke-Dorn will be the refreshment stop, registration for door prizes, and the Friends of the Sandusky Greenhouse will have plants for sale at donation prices.

We need at least one Guild member at each stop to check tickets or work the welcome stop, so if you are willing to help out in any way, please call one of the numbers below. There will be a preview tour for all property hosts and volunteers on Friday night, June 21st to enable everyone to see the tour prior to the 23rd.

Questions or Comments?

Suzanne Stuck: 419-656-6999

Maty Truka: 615-477-0699

Linda Howell: 419-202-4531

Cooke-Dorn Gardens & Grounds Committee

Betsy Berkey - Chair

Master Plan Update

The Old House Guild approved the phase-one plan for re-landscaping the front and north side of the Cooke-Dorn House. Bids were submitted by local landscapers. The selected contractor's bid was forwarded to the Ohio History Connection on March 13. To date, we have not received approval to move forward.

In the meantime our committee will meet in June to create and design gardens on the south side of the home and all of the back yard. Many ideas have been exchanged, including the creation of a "kitchen garden" beside the south wall of the garage, a children's garden at the rear of the property, a "sensory garden" for disabled visitors, and a pollinator garden. The committee also would like to update and upgrade the kitchen to enable cooking classes and support for events. During the coming months we will be identifying specific costs and contractor work to enable the preparation of grant applications. A focal point of our work is to provide opportunities for underserved populations in our community as well as visitors during the tourist season.

We also welcome anyone interested in joining our committee. If you would like to do so, please contact Betsy Berkey at 440-796-2185.

Funding Our Work

Laurie Hille - Treasurer

2024 Annual Budget Approved

In February 2024, the OHG Board adopted the 2024 Annual Budget. These are presented below, one for the OHG membership and the other for the operation of the Cooke-Dorn property.

Old House Guild Budget

The Old House Guild budget consists of revenues from interest earned on our CD, donations, membership dues, sales of the Boy & the Boot miniature figurines, and our largest source, the annual Candlelight Tour of Homes. Our major expenditures consist of expenses related to the annual tour, and our annual membership banquet. Our activities are always ongoing and when a new event is under consideration by the Board, we will revise the budget accordingly. Your generous donations allow us to expand our event offerings so we really appreciate your contributions towards these effort

OLD HOUSE GUILD		2024 BUDGET ESTIMATES		
OPENING BAL				\$17,442.87
REVENUES				2024 EST
	CD INTEREST			150.00
	DONATIONS			170.00
	MEMBERSHIPS			2,675.00
	BOY & BOOT SALES			143.75
	CANDLELIGHT TOUR OF HOMES			12,000.00
	TOTAL CASH + REVENUES			\$32,581.62
EXPENSES				
	OFFICE EXPENSES			200.00
	WEBSITE REDESIGN/UPDATES/DOMAIN NAME FEE			1,000.00
	ANNUAL DINNER/HOLIDAY RECEPTION FOR MEMBERSHIP			2,700.00
	GARDEN TOUR			500.00
	VOLUNTEER DINNER			1,000.00
	CANDLELIGHT TOUR HOSTS			600.00
	CANDLELIGHT TOUR EXPENSES			1,600.00
	DONATIONS - MEMORIALS			200.00
	NEWSLETTER			200.00
	DIY SEMINARS			300.00
	PRESERVATION COMMITTEE			500.00
	TOTAL EXPENSES			\$8,800.00
ENDING BAL				\$23,781.62

Cooke-Dorn Budget

The Cooke-Dorn budget is exclusively focused on the operation of the property. We have two sources of income for this budget. First, as the site management for the state, we receive an annual stipend from the Ohio History Connection to cover ongoing expenses for the upkeep of the interior and exterior of the property, along with minor repairs and operational services. Our second source of income are from donations made by those visiting the Cooke-Dorn. Our Site Manager, Ed Stout work is 100% voluntary and he does not receive a salary. Ed puts a tremendous amount of time and effort into organizing and prioritizing the operational needs.

We always have unexpected expenses that require us to adjust the budget throughout the year. A good example is our commitment to provide a substantial contribution to the repair work to the exterior of the museum building that was completed in late December 2023. Our contribution will be \$32,350.00, that will be expended during 2024 and will come out of our Capital account set aside for these types of projects.

	COOKE-DORN MUSEUM	2024 BUDGET	BUDGET ESTIMATES	
OPENING BAL				\$9,596.00
REVENUES				2024 EST
	OHC STIPENDS			17,000.00
	DONATIONS			500.00
	TOTAL CASH + REVENUES			\$27,096.00
EXPENSES				
	ELECTRIC			875.00
	GAS			1,725.00
	WATER/SEWER			435.00
	LANDSCAPING MAINTENANCE			900.00
	TELEPHONE			470.00
	REPAIRS			2,000.00
	INSURANCE			850.00
	EQUIPMENT			
	GROUNDS & GARDEN COMMITTEE			10,000.00
	TOTAL EXPENSES			\$17,255.00
ENDING BAL				\$9,841.00

Website Updates

Laurie Hille has taken over duties related to the management of our website. Please check the site regularly for updates on events, newsletters, membership and ways to volunteer. As always, if you have requests, suggestions, or ideas you wish to share please forward them to Laurie by email at laurie.hille@oldhouseguild.org. We welcome your feedback!

Financial Accounting Equipment and Software

Earlier this year, the Board graciously accepted my recommendation to purchase equipment that will be owned by the Guild and assigned to the Treasurer to help facilitate the duties of role. We spent \$761.00 on a laptop, printer, and associated accessories. The equipment can also be utilized for other activities associated with planning events and/or doing seminars.

The laptop has been loaded with software tools that help to manage our financials and to produce reports. I am utilizing Quicken to manage our checkbooks and to build reports such as bank reconciliations, detailed transactions, and budget related reporting for Board meetings and other requests. This has made updating our records quicker while also being able to report timely.

Google Workspace for NonProfit

In the past, Old House Guild officers have been using personal email accounts to conduct OHG business. This can create some unwanted challenges. For example, when an officer leaves this can lead to information not being easily handed off or actually being lost and not available for a future need. There can also be issues with personal accounts getting compromised that can lead to data loss or inappropriate emails being sent to their contacts unintentionally.

In February, the Old House Guild was granted a Google Workspace for Nonprofit account for the @oldhouseguild.org domain. We have created new email accounts for all officers that will be utilized to conduct OHG business moving forward. We are using the format of **firstname.lastname@oldhouseguild.org**. For example, my email address is laurie.hille@oldhouseguild.org. We also have the ability to create email groups so that we can distribute email communications in mass. For example, membership@oldhouseguild.org is a group created that we will use to send information to all of our members at once.

You will want to periodically monitor your **SPAM** or **JUNK** and open any email coming from an @oldhouseguild.org email address, this will allow future emails from that sender to go directly to your inbox. We would hate for you to miss important membership information we send out.

Additional benefits of Google Workspace are we have access to Google's many modern vast tools. We can create, share and collaborate on documents, spreadsheets, slides, calendars, contacts, and forms used for information gathering and event planning. We can chat and/or meet over video conferencing as needed. This will allow us to work more collaboratively in a secure and more efficient way for years to come!

Membership – Tracy Hille, Chair

The following is a summary of the Old House Guild membership as of this newsletter:

OHG has 89 active members that have paid dues for 2024.

- > Of them, 42 are lifetime members.
- > Adding in their spouses, the number of active members is 144

We have 78 unpaid members:

> 42 members that have paid their 2023 dues that have not yet paid their 2024 dues. An email is going out this week to remind them that their membership needs updating.

> 36 past members that didn't pay their 2023 dues, these are old members that may have joined only once years ago. An Email is going out to try and reconnect with these old members.

When someone joins the Old House Guild, their spouse is automatically also considered a member. If the spouse would like to receive their own event information (including the newsletter) they can have their personal email address added to our roster by contacting Tracy Hille at (419) 624-6243.

Around the Cooke-Dorn House

Ed Stout Site Manager



Work continues at the Cooke-Dorn House to repair and refurbish the 180 year old home, to bring it back to the splendor. The exterior stucco replacement on the north wall was completed in January. Also, all the crenellated parapet top has been tucked along with new one-piece waterproof limestone chimney caps to prevent water infiltration. A

new roof hatch access was installed on the back section of the home, unseen from the street, to allow easier and safer access to the upper roof.

In the coming weeks, painting will be completed in the kitchen and exterior of the enclosed back porch. The blackish hunter green color made it appear dirty all the time. The original bright green color used when the porch was enclosed in the late 1950s was thought to be too bold and stood out too much. A more suitable color was selected. A new softer color will be used to work well with the limestone and stucco wall color. New storm windows will be installed after the porch is painted, thus completing the home's multi-year storm window project.

The 70 year old pines trees at the very back and south side of the property have all been taken down. They were 75-85 feet in height, many leaning, which threatened the safety of the home's property and structures, as well as neighboring properties. The first five on the south side of the property were taken down in 2016 by the electric company to eliminate further damage to the power lines coming to the home and our neighbor to the south. The sixth tree blew down during a wind storm last summer. The next six were taken down in February by the Ohio History Connection. They were unable to remove the final three without possible damage to neighboring structures. Leimeister Crane and Tree Service, who have cared for all our major tree trimming and removal service in the past, was brought in to complete the removal of the final three trees in April. The Leimeister crew is pictured by our site sign.

Now that the trees are removed, Franklin Sanitation will be brought in to repair our damaged sewer line and install two outside clean outs to make further maintenance work on the line accessible to the street's main sewer line.

Lastly, until at least June, all tours of the home will be done by appointment only. We have a pressing need for volunteers to assist guests who come to visit the home. New effort is being made to make information disbursement easier via rack cards throughout the home at strategic points. This will eliminate the amount of knowledge one would need to know in giving a tour. Our aim is to have the home open on Thursdays and Fridays from 11:00 - 3:00 p.m. and on Saturdays from 10:00 - 2:00 pm. If enough people respond to our call, Wednesdays could be added. Anyone interested in volunteering may contact Ed at 419-357-7473, or by contacting any board member. Volunteering just once a month would be a tremendous help and anything beyond that is always appreciated. Please give this request serious consideration. Thank you.

From the Editor

Betsy Berkey Editor

Thank you for the positive feedback regarding our newsletter. Our goal is to provide you with information about current Guild initiatives, upcoming activities, and most important, plans to keep us focused on our important work of preservation. Each quarter we ask the

chairs and officers to submit articles to accomplish this. In addition, I reach out to others who can contribute interesting stories that I hope you find worthy of reading.

Please know that we enjoy hearing from our members if you have something interesting about the history of the city or the Guild that you would like to share, email me if you are willing to submit an article. And even if you are uncomfortable writing, you can jot down some notes or call and story-tell. I'll take it from there and work with you on a piece that shares your story!

Betsy Berkey - betsy.w.berkey@gmail.com

440-796-2185

Note: we now post all past and present newsletters on our website so if you want to go back and read issues, they are there for your use.

Want to Donate to the Old House Guild?



Very easy to do! Use your phone and scan our QR code at the left. It is also located on our website. Or you can also write a check made out to the Old House Guild and designate if your donation is for the OHG account or the Cooke-Dorn. You can use a credit card or if you have your own Paypal account, that will work as well. Thank you for your generous contributions!

Volunteer with the Old House Guild

Opportunities

Cooke-Dorn Tour Guide	Fundraising	Event Helper
Grounds Helper	Historic Research	Sign Painter
Historic Inventory	Holiday Decorating	Mailings
Candlelight Tour Helper	Annual Dinner Helper	Membership

And if you have any other talent to share in our organization, please let us know by calling or emailing us at the contacts listed below.

How to Contact Us

Board Members **President** – Richard Keller **Vice President** – Timothy Berkey

Secretary – Linda Howell **Treasurer** – Laurie Hille

Site Manager – Ed Stout **Member** – Mary Truka

Member – Tracy Hille **Member** – Betsy Berkey

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