

**WICK AVENUE 1940-1967: MILLIONAIRE'S ROW AND
YOUNGSTOWN STATE UNIVERSITY**

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Wick Avenue 1940-1967: Millionaire's Row and Youngstown State University

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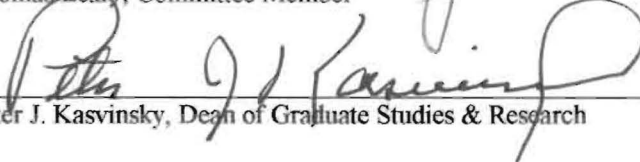
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ABSTRACT

The Wick Avenue neighborhood in Youngstown, Ohio was “Millionaire’s Row” during the late nineteenth and early twentieth centuries. Among the cultural institutions that they encouraged to locate on Wick Avenue was one that would both preserve and irrevocably change Wick Avenue. It began as the education department of the YMCA and eventually became Youngstown State University. Local businessmen supported the university and encouraged its growth. They knew that Wick Avenue was declining as a residential neighborhood and believed that the cultural institutions, especially the school, could help the area to retain some of the prior character.

James L. Wick, Jr., in particular, worked with Youngstown College (later University) president Howard Jones toward this goal. He headed the Board of Trustees for several years and served in other capacities for decades. The campus included only a few blocks along Wick Avenue, utilizing mainly donated buildings during the early years. Funds were always short, but they always believed that the school would grow. The two of them, supported by many other area businessmen and every Wick Avenue cultural institution, fought every change that could limit its growth. They were unable to prevent all commercial encroachment and zoning change, but they were able to slow the rate of these changes. In the early 1960s, urban renewal came to Youngstown. The University was able to add a project that extended the campus west to a plan for downtown Youngstown. The current Youngstown State University is the product of this plan, and of the work of these few people who dedicated much of their time to this tiny school.

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Millionaire's Row

The Wick Avenue neighborhood in Youngstown, Ohio was "Millionaire's Row" during the late nineteenth and early twentieth centuries. The leaders of many of the region's coal and iron and steel companies, banks, and railroads lived on Wick Avenue and its cross streets. Like other similar neighborhoods, Wick Avenue's life as "Millionaire's Row" was short. Yet, during this period, the residents laid a foundation for the future. Residents founded and otherwise encouraged religious and cultural institutions; including churches, synagogues, schools, and a museum to locate on Wick Avenue. These institutions thrived and served as the foundation for a cohesive neighborhood that survived that period. The educational institution that would both preserve and irrevocably change Wick Avenue began as the education department of the YMCA and eventually became Youngstown State University. It moved from downtown in the early 1920s and thrived there. The administration believed that the fate of Wick Avenue guided the fate of the school. This philosophy guided their actions until the campus expanded westward in the 1960s. For much of this period the university administration sought to prevent development, believing that Wick Avenue controlled the fate of the university. These roles reversed during the 1960s, after which the university instead controlled the fate of Wick Avenue.

Many a city had a "Millionaire's Row," during the nineteenth and early twentieth centuries. These included Fifth Avenue in New York, and Delaware Avenue in Buffalo. The residents of these streets were the families of the bank, finance, railroad, oil, and iron and steel executives and other families of equal social and economic status. The wealth of most of the elite of the gilded age came from technologies and business types that did not

exist prior to this age. Many of them engaged in conspicuous displays of their wealth, which often began with grand houses. In several of these communities, nationally recognized architects designed homes for residents, many of whom were also nationally recognized. Fifth Avenue residents included Andrew Carnegie, Jim Fisk, Astors, and Vanderbilts. Richard Morris Hunt was just one of the architects who designed Fifth Avenue houses. In Buffalo, residents included Samuel Clemens, Frances Wolcott and Samuel Wilkeson, instrumental in both the Buffalo Harbor and Erie Canal. Architects who designed the homes there included H. H. Richardson, and McKim, Mead and White.¹

Youngstown was one of the Western Reserve's largest settlements during the early years. In 1820 Youngstown Township had the highest population of any township in Ohio. Cleveland and other towns quickly caught up, surpassing Youngstown by 1850.² From that time forward, Youngstown was always a smaller city than either Cleveland or Pittsburgh. Both Cleveland and Pittsburgh's elite residential communities, on Euclid Avenue and in Allegheny city, respectively, were larger and better known than those of Youngstown. Like Youngstown, many in Pittsburgh's elite community began in coal or iron and later moved into steel. The sources of wealth for Cleveland elite were more diverse. Yet, Youngstown resembled both cities in that the majority of the affluent citizens resided in one neighborhood. Social, family and business relationships kept the families in these communities closely linked.

While Youngstown residents rarely hired nationally recognized architects to build their homes, they did hire well-known architects from Cleveland, Pittsburgh, and the

¹ Jan Cigliano and Sarah Bradford, editors, *The Grand American Avenue, 1850-1920* (San Francisco: Pomegranate Artbooks, 1994), 1-100.

² United States Census, 1810-1880.

local area. Nationally recognized architects designed office building, as well as civic and religious structures. Some of these structures were located on Wick Avenue.

This neighborhood was about seven blocks long and no more than four blocks wide. It began at Wood Street, with the 200 block, and extended north to McGuffey Avenue, the 800 block. Wick Avenue was thirty feet wide, with elm trees lining both sides of the street. Architectural styles of the houses included Richardsonian Romanesque Revival, Queen Anne, Eastlake, Arts and Crafts, Gothic Revival, Italianate, and Colonial Revival. Construction was wood frame, brick or masonry. These structures varied in size, depending on the means of the family and the number of people who occupied the house. Paul and Susan Wick's rambling wood frame Queen Anne house at 547 Wick Avenue accommodated their six children. George and Emeline (Arms) Peck built one of the first Colonial Revival structures in Youngstown at 631 Wick Avenue shortly after their 1886 marriage. This small elegant structure was perfect for their small family and the houses of their neighbors, many of whom were Emeline's siblings and cousins, were big enough to accommodate large groups for family events. Though George Peck was one of Youngstown's most prominent physicians, his earnings could never approach those of some of his neighbors. During this period, Wick Avenue was so attractive that there were Youngstown post cards showing the tree lined street and elegant houses.

Like the city as a whole, the population of this area was relatively small. The community that populated Wick Avenue in Youngstown was unique because the majority of the residents between Rayen Avenue and McGuffey, the 300 through 800 blocks, were relatives or business partners and sometimes they were both. Other portions of the area were diverse. For example, the 200 block of Wick Avenue was home to members of

Youngstown's Jewish community and synagogues were built on Rayen and Holmes, now Fifth, Avenues during the late nineteenth and early twentieth century and the first Catholic congregation in the city still occupies the corner of Elm and Wood streets.

Yet, from the 300 to 800 blocks, between Rayen Avenue and McGuffey, much of the street was essentially a family compound as well as a residential neighborhood. Like any elite community, parents encouraged their children to marry those of their own social and economic status. This often meant that young people in this community married their cousins or that siblings in one family married siblings in another family, because the population of the community was small. This was especially true during Youngstown's early years, when the population of the entire town numbered in the hundreds. Phoebe Wick, one of the first members of the family to move to Youngstown, married a first cousin. One of Henry and Hannah Wick's daughters married a first cousin, Thomas Lupton Bane. He was the son of Anna Wick Bane, the one Wick sibling of that generation who did not move to Youngstown. Olive and Wilford Arms were distant cousins.³ This pattern was present in other elite communities, both in branches of this family who lived in other cities and in other families. In Cleveland, a grandson of Henry Wick, Jr. married a granddaughter of Lemuel Wick.⁴ Perhaps the most famous example is that Franklin and Eleanor Roosevelt were distant cousins.

Like other "Millionaire's Row" neighborhoods, the heyday of Wick Avenue was short. Most settlement occurred just after the Civil War. The height of the community's history coincided with that of the iron and steel industries at the turn of the century. After 1900 the neighborhood began to decline. Though a few members of the families stayed

³ J. Kai Lassen, *Descendants of John Wick*, unpublished, 6-19.

⁴ *Ibid.*, 54.

on Wick Avenue for the remainder of their lives, the last dying in 1960, the generational change that occurred shortly after 1900 led to Youngstown's elite moving away from Wick Avenue. There were periods when one or more residents lived on their inheritance. Yet, for the most part this group leveraged their inherited wealth into business careers of their own, which were almost invariably successful. In this manner, most of them added to the wealth inherited from their parents. The very industries that were the source of their money and the base of Youngstown's economy made the city dirty and at times an unpleasant place to live. Their increased wealth and the deterioration of conditions in Youngstown combined, encouraging them to move north to a neighborhood where they could build large houses and live further from the mills. The first to do so moved to Wick Park. Later generations moved to Youngstown's suburbs and then out of the area entirely. While some descendants of these families still live in Youngstown, the majority do not.

Most of the buildings that comprised these communities are also gone or so few survive that the character of the neighborhood is lost. Cleveland's Euclid Avenue was unique in that some owners ordered their houses destroyed when they left the area or died.⁵ In many cases, subsequent owners of the properties replaced one mansion with a new one that conformed to the current style. Thus, some Euclid Avenue properties were site of several generations of mansions within the street's heyday. In Youngstown, mansions were more likely to pass from one generation to the next, or to subsequent owners, with little or no change to the house. One of the reasons for this discrepancy was the national prominence of some Euclid Avenue residents, such as John D. Rockefeller and John Hay. Euclid Avenue residents hired nationally prominent architects, including

⁵ Cigliano, 102-03.

Richard Morris Hunt and the firm of McKim, Mead and White to build their houses.⁶ Youngstown residents hired nationally prominent architects to build commercial and civic structures, but the architects who built residential structures rarely came from further away than Cleveland or Pittsburgh. Development on Wick Avenue after the “Millionaire’s Row” era, not during it, led to the destruction of many of the houses. Though a number of buildings constructed during that era survive, they occur in small clusters that are blocks apart. The character of Wick Avenue changed dramatically by 1920. It was no longer “Millionaire’s Row”. By 1940 Wick Avenue was still residential but no longer primarily so.

The buildings on Wick Avenue shifted from residential to other uses during this period. New uses included offices for professionals such as doctors, dentists and architects. In several cases, these men were members of the same families that had previously inhabited the houses. Churches purchased two of the mansions, using one a meeting place as small groups and another as a church, with the ballroom converted to the sanctuary. One Wick Avenue structure as well as several residences on cross streets became rooming houses; other Wick Avenue buildings became tearooms. Wick Avenue residents donated several houses directly to Youngstown College. Commercial enterprises purchased several buildings. The new owners of these structures demolished some of them immediately and others later. A lucky few survived, still standing today. While these changes took place, Youngstown College grew. It is impossible to discuss the preservation of the neighborhood without starting with the beginning of Youngstown and Wick Avenue. The Connecticut Land Company bought the Western Reserve from the state of Connecticut in 1795. John Young bought

⁶ Ibid, 102-104.

about 15,000 acres, an entire township, from the land company in 1797. At that time, Ohio was part of the newest American frontier. The Connecticut Land Company sold some of the Western Reserve lands to adventurous men like John Young. It distributed the remainder to its shareholders via a lottery. Many of the men who were prominent in the early history of the Western Reserve, such as Turhand Kirtland, acquired their land via this lottery. John Young laid out a town in the center of the township that he purchased and, with his wife Mary, moved from New York to Ohio and started their family. Early arrivals referred to the settlement as Young's Town, which quickly became Youngstown.

Settlers came to Youngstown from New York, New England, the Mid-Atlantic States, western Pennsylvania, and the South. During this period there were no roads leading to Cleveland or many other settlements. Thus, Cleveland was only accessible via Lake Erie or by traveling from western New York via the Lake Erie shoreline. This meant that most Cleveland settlers came from New York or New England. Because Native Americans had long traversed the area around Youngstown, an extensive trail system existed that made it easy for settlers to reach it from the first days of the settlement. This meant that Youngstown grew more quickly than Cleveland did and had a more diverse population.

By 1803, as Ohio achieved statehood, Mary Young decided that raising two small children on the frontier was too much for her, especially as the citizens of and visitors to the growing town expected the founders to entertain company at any moment. John Young acceded to his wife's request, sold the remainder of the land and they moved back

to Whitestown, New York.⁷ The departure of the founders so early in the life of the settlement might have condemned another town to a quick death. Youngstown survived because of other settlers who continued to build on the foundation that the Youngs and other early settlers created. Mercantile enterprises were among the early businesses to locate in Youngstown's downtown, which was also the location of the early residential community. This downtown area, formed early and grew steadily.

The Andrews, Arms, Bonnell, Edward Ford, James Ford, Pollock, Tod, Warner and Wick families came to Youngstown between 1801 and 1870. They and their descendants ran many of the most successful businesses in the Mahoning Valley, including most of the largest iron and steel companies. At least one member of each of these families lived on Wick Avenue or one of its cross streets. The popular conception of the baron of the nineteenth century is a "rags to riches" story. While Horatio Alger's heroes were more likely to move from poverty to respectability, rather than to wealth, his stories were one of the factors that planted the idea of America as the land of unlimited social and economic mobility in the national consciousness. Matthew Josephson's 1934 book, *The Robber Barons: The Great American Capitalists 1861-1901*, perpetuated the myth that American captains of industry of this period rose from poverty to wealth based on their hard work and intelligence.⁸ In contrast, John Ingham maintained in *The Iron Barons: A Social Analysis of an American Urban Elite, 1874-1965* that the majority of the iron and steel barons were products of the upper-middle and upper classes or began with other advantages that helped them to achieve economic success and acceptance into

⁷ Frederick Blue [et al], *Mahoning Memories: A History of Youngstown and Mahoning County* (Virginia Beach, VA: The Donning Publishing Company, 1995), 16-17.

⁸ Matthew Josephson, *The Robber Barons: The Great American Capitalists, 1861-1901* (New York: Harcourt Brace and Company, 1934), 32-33.

the elite social classes.⁹ Many members of the Wick and Arms families began as merchants. They were successful in that field and they or their heirs used the profits to invest in land or other business ventures. They then made much larger sums of money in coal, iron, steel, banking, and real estate. Several of them graduated from college, during a period when college education was very unusual. Subsequent generations of these families would all attend college, usually Ivy League schools. Edward Ford, William Pollock, and the Brown and Bonnell families came to Youngstown with skills that compensated for their lack of financial resources. They were able to build their specialized knowledge into a fortune and social acceptance.

By the time the Youngs left, the Wick family had arrived in Youngstown. The Reverend William Wick visited Youngstown in 1799 to preach and returned in 1801 with his family. He became the first minister of the oldest congregation in the Western Reserve, First Presbyterian Church. William served a large area, of which Youngstown was the westernmost point, until his death in 1815. William's parents and several of his siblings also moved to the area. Phoebe Wick, William's sister, whose surname was still Wick because she married a first cousin, settled in Austintown in 1804. Another sister, Mary Scott, and her family moved to Liberty Township. Lemuel and Deborah Wick, the parents of William, Phoebe, Mary, Henry and Anna Wick Bane, who remained in Pennsylvania, joined the Scott family by 1809.¹⁰ Of all of the members of the Wick family who came to Youngstown, Henry, the fifth sibling, and his descendants would be most important to Youngstown's future.

⁹ John Ingham, *The Iron Barons: A Social Analysis of an American Urban Elite, 1874-1965* (Westport, CT: Greenwood Press, 1978), 5-6.

¹⁰ *Descendants of John Wick*, 20.

Henry Wick married Hannah Baldwin in 1794. Hannah's father was Caleb Baldwin, an early Youngstown resident who owned the cabin where William preached in 1799. Historians have always assumed that Caleb Baldwin encouraged the Wicks to move to Youngstown. Henry purchased a block of downtown Youngstown at West Federal and Phelps Streets in 1802. He brought Hannah and their growing family to Youngstown shortly after that. Henry started a general store on the downtown land. Because he was one of the first to purchase an entire block, the street just south of Wood Street, now known as Commerce Street, was Wick Street during Youngstown's early years. Henry also bought thirty-seven acres north of Youngstown. He and his heirs purchased more land in this area over the years. The original plat of the town, completed by John Young and others by 1800, had Market Street running from Front Street north to Wood Street. The first location of First Presbyterian Church was at the northernmost end of Market Street. As the town grew, Youngstown extended north. The family's combined holdings became Wick Avenue and parts of the surrounding neighborhoods. Eventually, Youngstown's growth resulted in the naming of the portion of the street south of the central square Market Street. Above the central square, the street name became Wick Avenue.

Most of William Wick's children did not stay in Youngstown. Phoebe Wick's descendants played roles in the growth of Youngstown and some of them lived in the Wick Avenue neighborhood. The descendants of Henry and Hannah Wick contributed the most as the town grew. Henry and Hannah Wick had twelve children, eleven of whom survived. Their sons Caleb, Hugh, Henry Jr., and Paul all began their careers with retail stores in Youngstown, like their father. Caleb's first store was a drugstore that he

ran in partnership with Henry Manning, Youngstown's second doctor.¹¹ Lemuel attended Yale College and practiced medicine briefly, before he joined brothers Hugh and Henry, Jr. in banking. The three brothers founded Wick Brothers Bank in Cleveland. Later Hugh returned to Youngstown, where he founded a Wick Brothers Bank with his brother Paul in 1857.¹² Henry Wick died in 1845 and Hannah in 1849. Lemuel inherited the land downtown and the other sons inherited the land north of town. While the oldest members of this second generation maintained their residences downtown and Lemuel and Henry, Jr. settled in Cleveland, the younger ones settled on Wick Avenue and sold some of the land to other prominent Youngstown citizens.

George Tod and his family migrated to Youngstown from Connecticut in 1801. He purchased the farm at Brier Hill that would be the family home and the site of the family business for future generations. Tod's contribution to Youngstown was as an attorney, state senator, and judge.¹³ Tod's son David achieved fame when he served as Ohio Governor during the early years of the Civil War. He was, however, also a shrewd businessman whose ventures supported the family for years to come. John Stambaugh, Sr. and his family also settled near Brier Hill in 1820. The Tod and Stambaugh families were close friends from the day that the latter family arrived in Youngstown. John Stambaugh farmed his land and ran a freighting business between Youngstown and Baltimore.

Youngstown's most prominent families were not involved in the first iron furnace in the Mahoning Valley, built in 1803 by the Heaton brothers along Yellow Creek in

¹¹ Ibid, 8, 17.

¹² *History of Trumbull and Mahoning Counties with Illustrations and Biographical Sketches*, (Cleveland, Ohio: H. Z. Williams and Bros., 1882), 376.

¹³ *Biographical History of Northeastern Ohio* (Chicago: The Lewis Publishing Company, 1893), 159.

Poland Township and fueled by charcoal.¹⁴ However, they were involved when a group of prominent citizens organized the Western Reserve Bank in 1811, the first bank in the Western Reserve. It was located in Warren but many of its initial investors and directors were from Youngstown, including George Tod and Henry Wick. According to an 1841 city directory, directors of the bank as of that date included Henry Wick, Sr., his sons Henry Jr. and Lemuel, and a number of other Youngstown citizens.¹⁵ Throughout the nineteenth and into the early twentieth century these men and other members of their families participated in nearly every prominent business in the Mahoning Valley.

Jonathan Warner¹⁶ migrated to Youngstown from New York State in the early 1840s with his family. He had a store in downtown Youngstown for several years and he later became involved with glass furnaces and coal mining ventures. Myron Israel Arms migrated to Youngstown from New York State in 1844, and worked in the J. Warner & Company store, marrying Warner's daughter Emeline. Myron's brother Freeman O. Arms joined him in 1845. Freeman's first job in Youngstown was also in Jonathan Warner's store. He married Emily Proseus, also from New York. After her death, he married Emily Lippincott Wick, widow of John Dennick Wick, in 1865. A third brother, Charles Dayton Arms, moved to Ohio in 1848. Like the others, Charles started his working life in a retail business. He married Hannah Wick, one of Caleb Wick's daughters. Freeman and Charles lived on Wick Avenue. Charles and Hannah's residence, constructed in 1881, still stands there today.

¹⁴ Blue, 19.

¹⁵ Thomas Wakefield Sanderson, *Twentieth Century History of Youngstown and Mahoning County, Ohio* (Chicago: Biographical Publishing Co., 1907), 131.

¹⁶ Not related to the later Warner family, which began Warner Brothers studio in Hollywood, and lived in Youngstown for several years.

Coal was plentiful in the Youngstown area and mined in quantities sufficient for use in local households, as well as in area iron furnaces. At first, transportation difficulties limited the market for Youngstown's coal. When the Pennsylvania and Ohio canal opened, providing transportation from Beaver, Pennsylvania to Warren, Ohio in 1840, transporting coal to locations outside of the Mahoning Valley became possible. David Tod, in partnership with his brother-in-law James Ford, began mining coal near Brier Hill, founding Brier Hill Coal. Paul and John Wick founded a coal mine on a farm near Wick Avenue given to them by their father Henry. The family was still involved in the coal business in 1900. According to both the 1870 and 1900 census, Charles Dayton Arms was a coal dealer, as were Frank and Ralph Wick, descendants of Phoebe.¹⁷ The local coal supply was quickly exhausted. However, it was the catalyst for the iron and steel industries.

In 1846, Jonathan Warner and his business partners started the second furnace in Mahoning County and the first to use the local bituminous coal, the Eagle.¹⁸ That same year, several prominent men in Youngstown formed a partnership and founded the Youngstown Iron Company. This was the first rolling mill in the Mahoning Valley and the first to use bituminous coal as fuel. The original stockholders included Henry Manning, Hugh Wick, Henry Wick, Jr., Caleb Wick, and Paul Wick.¹⁹ Each of these men was a prominent member of Youngstown's social and business communities. They and their descendants became increasingly wealthy by reinvesting the income from their investments.

¹⁷ *United States Census*, 1870, First Ward Youngstown, Charles Arms, 27 and Third Ward Youngstown, Emoline (sic) Wick head of household, 34. 1900, First Ward Youngstown, Frank Wick, 8.

¹⁸ *History of Trumbull and Mahoning Counties*, 371.

¹⁹ Sanderson, 372.

Chauncey Andrews was born in Vienna, Ohio in 1828. Early in his life, his parents owned a farm and then a clothing store. They moved to Youngstown in the early 1840s, where the family ran the Mansion House Hotel. Andrews moved from the hotel business to become part owner of a clothing store. After a few years of failed efforts, he located the coal seam that became the Thorn Hill Mine. In 1858, he formed a business partnership with William Hitchcock, with whom he ran the Burnet Mine and other coal mines and eventually operated blast furnaces. Andrews also formed partnerships with his brothers. Those partnerships operated other mines, blast furnaces, rolling mills, and railroads. Hitchcock was the only other Wick Avenue resident that Andrews partnered with, making Andrews the only resident of Wick Avenue who engaged in only limited business dealings with his neighbors. Andrews served as a delegate to the Republican National Convention in 1884, which nominated John Logan for vice president. Andrews' only daughter married Logan's son, who died in Mexico in 1899 during the Spanish-American War and was awarded the Congressional Medal of Honor.²⁰ Mrs. Logan sold her parents' estate to the Ursuline Sisters after their deaths and moved to New York City with her children. The former Andrews estate has been the site of Ursuline High School since 1920. Through his various business enterprises, Chauncey Andrews controlled every aspect of his business, from raw materials through transporting the finished product to the client, engaging in vertical integration during a period when horizontal integration the more common business practice. He learned how to successfully operate businesses early in his life and used that knowledge to become one of the most successful businessmen in the area.

²⁰ Joseph G. Butler, Jr., *History of Youngstown and the Mahoning Valley*, (Chicago: American Historical Society, 1921), 2:529-30.

William Hitchcock was born in New York State in 1829. He trained as a machinist in Detroit before moving to Pittsburgh and later to New Castle, Pennsylvania. There he worked as a receiving agent for an iron mill. Hitchcock married in New Castle and came to Youngstown when he went into business with Chauncey Andrews. They began with coal mines and later moved into blast furnaces and iron mills. They incorporated the Andrews & Hitchcock Iron Company in 1892 and Hitchcock served as company president until his death in 1899. Hitchcock retained his interests in the other businesses that he began with Chauncey Andrews and invested in banks and other businesses in the area. Hitchcock's family resided on the east side of the 600 block of Wick Avenue. This block remained home to all of his children. William Jr., who ran some of the businesses begun by his father, inherited the family residence. Frank, who succeeded his father as president of Andrews & Hitchcock, lived just south of William. The eldest, Elmira, married Myron Arms, Jr.²¹ They resided just south of Frank. Mary, the youngest, married George D. Wick and lived on the west side of Wick Avenue just north of her siblings. William Hitchcock used his early training as a machinist and with an iron mill in New Castle, Pennsylvania along with the connections that he made in the industry as tools to become wealthy in Youngstown.

William Pollock moved to Poland, Ohio with his family in 1845, when he was thirteen. When he was not in school, he helped his father maintain the steam engine at the grist mill where his father worked. William designed a slide valve steam engine while still a teenager. He founded William B. Pollock and Company in 1863. The company originally produced boilers, but eventually changed to producing blast furnaces, and other equipment for the iron and steel industry, becoming one of the world's most successful

²¹ Ibid, 2:141-42.

suppliers to the industry. William Pollock's son Porter married Mary Wick, daughter of Paul Wick. After William's death in 1914, Porter took over as president of the William B. Pollock Company.²² William Pollock turned his talent for design into a fortune and acceptance of his family into Youngstown's elite.

William Bonnell brought his family to the United States from England, where he worked as a wool dyer, in 1841. They settled in Cincinnati at first, but Bonnell realized there that he would be unable to find work in his former profession. The family moved again in 1845, to New Castle, Pennsylvania. There Bonnell began work in the iron industry. Over the next nine years, he learned all aspects of the industry and formed important business relationships. The Bonnell family moved to Ohio in 1854, when Bonnell entered into partnership with brothers Joseph, Richard, and Thomas Brown to form Brown, Bonnell, and Company. They purchased the site and machinery of the Youngstown Iron Company. Bonnell's sons, Henry O. and W. Scott Bonnell, ran the company after his death until a hostile takeover in 1879 removed the company from their control. William Bonnell's nephews Henry and John also emigrated from England and settled in Youngstown. Henry Bonnell invested in the Mahoning Valley Iron Company and the Gomersal Coal Company. Three of William Bonnell's children and one of his nephews married members of the Wick family and his other children married into other prominent Youngstown families.²³ Bonnell's family, like that of William Pollock, joined Youngstown's elite by learning specialized skills and leveraging those skills into monetary wealth and social acceptance.

²² Ibid, 2:693.

²³ *Biographical History of Northeastern Ohio*, 601.

Joseph G. Butler, Jr. arrived in Youngstown in 1863. His father was involved in the iron industry in Mercer County, Pennsylvania and in Trumbull County, Ohio. He first worked for Brown, Bonnell, & Company and then became a partner, with David Tod and others, in the Girard Iron Company. He later served as general manager of Brier Hill Iron and Coal Company and then as manager and eventually vice president of Brier Hill Steel.²⁴ In addition to his work in the steel industry, Joseph Butler assembled a collection of American and European art and commissioned a building to house it. A malfunctioning furnace caused a fire in his house in December 1917 that destroyed most of his collection of art and memorabilia and seriously damaged the house.²⁵ Butler spent 1918-1919 assembling a new collection, and the Butler Institute of American Art opened in 1919. Butler's son and grandson would both succeed him as director of the institute. Butler also wrote extensively on the steel industry in the Mahoning Valley and the history of Youngstown and the Mahoning Valley. His three volume *History of Youngstown and the Mahoning Valley Ohio* is the best known local history. He was also one of the people who led the effort to incorporate the Mahoning Valley Historical Society in 1909.²⁶ Butler was one of the Youngstown citizens who believed that his wealth brought a responsibility to contribute to the community. His descendants inherited this attitude, contributing via their involvement with the Butler Institute and a number of other community organizations.

During the years since the founding of the Western Reserve Bank, banks had become commonplace. Many of Youngstown's prominent citizens had started in retail

²⁴ Maraline Kubik, "Industrialists' Legacies" The Business Journal, January 2000, http://www.business-journal.com/COMMEM2000/Comm_industrialists.html, (10 August 2006).

²⁵ *Youngstown Vindicator*, 12 December 1917, 1, 13 December 1917, 1.

²⁶ Blue, 98.

but they were now amassing fortunes in the coal and iron industries and investing of invested heavily in real estate. They decided that the city needed a bank and founded the Mahoning Valley Bank in 1851. This became the First National Bank of Youngstown in 1863 and merged with the Second National Bank of Youngstown in 1875.²⁷ Freeman Arms served as a director and vice president of the First National Bank of Youngstown, before becoming president of the Youngstown Savings and Loan Association, organized in 1868. When the Savings and Loan Association later became the Mahoning National Bank, its first president was Henry Bonnell. Members of the Wick family were also officers and employees of the Dollar Savings Bank, founded in 1887.²⁸ Although banks did not provide the number of jobs that the iron and steel businesses did, they were important sources of capital needed for Youngstown's growth.

While the Pennsylvania and Ohio Canal spurred Youngstown's coal industry, railroads proved to be the best form of transportation for industry. In February 1848 the Cleveland and Mahoning Railroad was organized and stock sales began. Sufficient capital was difficult to obtain, especially when the project cost exceeded the original estimates. Thus, operation of the railroad began only in 1856.²⁹ Youngstown's first railroad connection to Pittsburgh and the east, the Lawrence Railroad, began operation in 1867. The Niles and New Lisbon line began operation in 1872. The Ashtabula, Youngstown, and Pittsburgh Railroad began construction in 1873, as did the Mahoning Coal Railroad. Traffic on the Pennsylvania and Ohio Canal ceased during the 1870s, as railroad traffic increased. The Cleveland and Mahoning Railroad Company bought the canal. They operated both businesses for a few years then shut down the canal and filled

²⁷ Sanderson, 271.

²⁸ Ibid, 139-40.

²⁹ Butler, 1:192-193.

it in. The company subsequently laid rails on some of the land canal route.³⁰ Each of these transportation improvements made it easier for Youngstown's iron and steel businesses to prosper.

These events helped Youngstown to grow beyond its original boundaries. Just before the Civil War, some town residents began to move beyond the downtown area. They moved north, and some of them moved to the land that Henry Wick's sons inherited from him. Construction began during the Civil War on what are now the oldest extant buildings on Wick Avenue. A bequest from Judge William Rayen, former Superintendent of Youngstown Schools, created a trust that paid for construction and operation of Youngstown's first purely secondary public school. The school district named the school the Judge William Rayen School in his honor, and construction of the building began in 1862. African-American bricklayer P. Ross Berry, stone mason William Mason, and carpenter Daniel V. Tilden all contributed to this Greek Revival Structure, designed by Simeon Porter. Growing enrollment necessitated additions in 1894 and 1910, but by 1922 it was necessary to construct a new Rayen School on the north side of Youngstown. Youngstown College leased the Wick Avenue building shortly after completion of the new Rayen School building. They occupied that building into the 1970s and continued a close relationship with the Rayen Educational trust that continues today.

Myron and Emeline Arms began construction of a house on Wick Avenue during the war. Myron enlisted in the army, after putting off his service by hiring two substitutes. He contracted a fever in Norfolk and came home, where he died in 1864. Their house at 606 Wick Avenue is the oldest surviving residential structure on Wick

³⁰ Blue, 34-36.

Avenue. All of the members of the Wick family who lived in the city of Youngstown resided on Wick Avenue by the mid 1870s.

John Stambaugh, Jr. and Edward L. Ford³¹ founded the Youngstown Steel Company in 1882. Edward Ford was a chemist and an expert in iron and steel who came to Youngstown to experiment with new processes at Brier Hill. He married Joseph Butler's daughter Blanche and became an important part of Youngstown's steel industry and community.³² Edward and Blanche bought the house built by Paul Wick. Their children, John W. Ford and Josephine Ford Agler, donated the house to the university. It served as Ford Hall until the university replaced it with Bliss Hall, which houses the Ford Family Theater.

The 1880 census showed that there were twelve rolling mills and twelve furnaces operating in the Mahoning Valley. The owners of all of these businesses recognized the need for a steel mill in Youngstown, as they were paying large freight charges to move their pig iron to Pittsburgh and Wheeling and to move the wrought iron back to Youngstown to the rolling mills. However, no one owner had sufficient capital available to start one. In 1892 principals from all of the iron companies and rolling mills pooled their capital and founded the Ohio Steel Company. The Board of Directors included Wick Avenue residents Henry K. Wick, president; Henry O. Bonnell, vice president; Joseph G. Butler, Jr., secretary; Myron C. Wick, and Edward L. Ford. Bonnell died in 1893. The board then elected Butler president and Major James L. Botsford, also a Wick Avenue resident, to board membership. In 1895, this company poured the first Bessemer process

³¹ Edward L. Ford was not related to the Ford family who helped to found Brier Hill Coal.

³² Butler, 3:508.

steel in the Mahoning Valley, thus setting the Mahoning Valley on the road to becoming a leader in the steel industry.³³

National Steel bought the Ohio Steel Company in 1899. National Steel became a part of the world's first billion dollar corporation, U.S. Steel, just two years later. Republic Iron and Steel had recently taken over the Brown-Bonnell plant. Horizontal integration, the merger of competitors in one industry, was common during this period though even more prevalent in other portions of the steel industry than this one.³⁴ George D. Wick, James A. Campbell and other members of the community were concerned about the outside ownership of most of Youngstown's iron and steel industry. Youngstown had long been at a disadvantage because of its landlocked location between Cleveland and Pittsburgh. The local supply of raw materials and fuel was quickly exhausted, so mills had to pay for transportation of both these and the finished products of the mills out of the Valley. The Pittsburgh and Illinois mills forced the railroads to give them low rates, but the Youngstown mills could not do this because they were too small, even when they acted collectively, to wield that sort of economic power.³⁵ Thus, they were vulnerable to takeover and became part of the larger companies.

Wick, Campbell, and other partners formed the Youngstown Iron Sheet & Tube Company in 1901 and sold stock in the company. The company's owners built their mill in what was then East Youngstown. It was renamed Campbell, in honor of James Campbell, in 1928. George Wick was the first company president but resigned his position due to illness in 1902. The company quickly became one of the largest

³³ *History of Trumbull and Mahoning Counties*, 368-73.

³⁴ Naomi Lamoreaux, *The Great Merger Movement in American Business, 1895-1904* (New York: Cambridge University Press, 1988), 83.

³⁵ Kenneth Warren, *The American Steel Industry, 1850-1970: A Geographical Interpretation* (Oxford: Clarendon Press, 1973), 170.

businesses in Ohio and the largest independent steel plant in the country.³⁶ The company succeeded so quickly because its leaders successfully chose the sector of the steel industry where demand was growing and the market was still open to new producers.³⁷ The directors of Youngstown Iron Sheet & Tube named James A. Campbell president in 1904. In 1907, the Board of Directors reorganized the company, changing the name to the Youngstown Sheet and Tube Company. Campbell continued as president until 1930 and then as chairman of the board of directors until his death in 1933.³⁸ George D. Wick and several members of his family were passengers aboard the *Titanic*. He was the only member of the party who did not survive.³⁹ In 1923, Youngstown Sheet & Tube acquired Brier Hill Steel Company. When the company celebrated its fiftieth anniversary there were still members of the Tod and Ford families, who had run operations at Brier Hill from the time that they started mining for coal there, on the board of directors of Youngstown Sheet & Tube. The company, known locally as the Sheet and Tube, was one of the largest employers in the Mahoning Valley into the 1970s. The closing of the Sheet and Tube beginning in 1977 severely damaged the valley's economy.

Nearly all of the residents of Wick Avenue and its cross streets, from Rayen Avenue to McGuffey Road, were related through business ventures, blood, marriage, and several were related in more than one of these ways. This process, which began during the Civil War and peaked during the 1870s, would continue until about 1910.

Youngstown residents referred to Wick Avenue, home to members of the most prominent and successful families in Youngstown, as "Millionaire's Row." Many compared it to

³⁶ Butler, 2:4.

³⁷ Warren, 174.

³⁸ *50 years in Steel: The Story of the Youngstown Sheet and Tube Company* (Youngstown, Ohio: The Youngstown Sheet and Tube Company, 1950), 9.

³⁹ Butler, 3:645.

Euclid Avenue in Cleveland. Beyond that fact that both streets were home to the social and financial elite of their city, there were striking similarities as well as dramatic differences between the streets. Many of the residents of Euclid Avenue were relatives, whether by blood or marriage. Though several residents of Euclid Avenue were members of the Wick family, descended from the brothers who moved to Cleveland and founded the Wick Brothers Bank, this pattern was common among the members of these social and economic strata during this period. Members of one of the Ford families lived close together in Akron, and other prominent Pittsburgh, Warren and Akron families lived in the same neighborhood with their relatives. In Cleveland's original plat, Superior Avenue was to be the city's main street and grand avenue. Euclid Avenue came into existence as the stage road. However, Cleveland's prominent businessmen wanted to live within walking distance or a short carriage ride of their residences. Superior Avenue was not suited for that, but Euclid Avenue was.⁴⁰ Youngstown's original plat, in contrast, contained only sixteen blocks. The land that became Wick Avenue was outside of the plat, though Youngstown grew in that direction first because there were natural barriers to overcome in the other directions from the original plat.

No city's "Millionaire's Row" had a long life. Their cities grew, largely because of the success of their businesses, and their streets became noisy traffic laden thoroughfares. The iron and steel industries caused air pollution that made their neighborhoods less pleasant. The younger generations moved to suburban areas. These new neighborhoods were quieter and cleaner. They built grander structures on the large lots. Some branches of the families died out. Wick Avenue was true to this trend. Charles Dayton Arms had six daughters and no sons. Only two of his daughters had children and

⁴⁰ Cigliano, 96.

only one of them raised their family in Youngstown. By 1930, there was only one person with the Bonnell surname listed in the Youngstown city directory.⁴¹ Residents of Wick Avenue moved north to the Wick Park area. When Youngstown continued to grow north, they moved to the suburbs. Eventually they left the area entirely.

Porter and Mary (Wick) Pollock lived on Wick Avenue for the remainder of their lives. They were the only members of their generation who apparently never considered moving away. Olive and Wilford Arms began construction of an estate north of Youngstown. In 1947, they had finished construction on roads, bridges, and a ten-car garage when Wilford became ill. Because Olive had severe arthritis that kept her confined to the house, when it became clear that Wilford would die, they abandoned construction on the new house and stayed on Wick Avenue. Olive Arms and John Tod were the only members of the family living on Wick Avenue after 1949.⁴² This dispersal of the elite families was just one sign that the "Millionaire's Row" era had ended. This was also the end of the residential life of Wick Avenue.

Few of the residences of iron and steel barons throughout the region survived. Most of the Cleveland and Pittsburgh mansions are gone. Those that remained usually became isolated structures. Wick Avenue also lost many of its older structures. Yet, compared to Cleveland and Pittsburgh it has retained an unusual degree of its integrity. The Judge William Rayen building, the Masonic Temple, and the older sections of First Presbyterian Church serve as anchors for the 200 block. The Reuben McMillan Library, the main library of the Youngstown and Mahoning County Library, along with St. John's Episcopal Church, New Beginnings (originally First Reformed Church) and Youngstown

⁴¹ Youngstown City Directory 1930.

⁴² John Kai Lassen, email to the author, 30 November, 2004.

State University's Jones Hall, tie the 300 and 400 blocks to their past. Though all of these buildings replaced Wick Avenue mansions, they have long been part of history and culture of the neighborhood. The west side of the 500 block and both sides of the 600 block of Wick Avenue are the only portions that retain most of their integrity.

This happened mainly because the residents of the Wick Avenue neighborhood supported Youngstown's cultural and educational institutions. It was natural for the churches attended by local residents to locate in the area, yet more than one congregation is or was at some point larger than the population of the neighborhood. Educational and arts institutions, which could have been located anywhere in the city, also chose Wick Avenue. Wick Avenue residents solicited and welcomed these institutions, recognizing that locating them on or near Wick Avenue could be beneficial to the neighborhood. They stayed because the Wick Avenue neighborhood was beneficial to them. First Christian Church stayed until 2004, decades after the members of congregation moved from the neighborhood. The trend that began during the Civil War with the construction of the Rayen School led to the Wick Avenue of the present and for most of these institutions continues today.

The City of Youngstown and the Erie Railroad began a joint project circa 1920 that continued, partially because to delays due to financial difficulties, into the 1930s. The regrading of the south side of West Wood Street, between Hazel Street and Wick Avenue, resulted in the demolition of all of the buildings in that area. The City of Youngstown and the Erie Railroad purchased the First Reformed Church property in 1920. The project stalled when the city had difficulty obtaining their portion of the funding to buy more property and otherwise fund the project. In 1931 the city borrowed

the money to purchase the First Christian Church property from the congregation. They justified borrowing the money during the Great Depression by citing the number of jobs the stalled regrade projects would generate.⁴³ Both congregations moved to Wick Avenue. The First Reformed Church moved into their new building on the southwest corner of the intersection of Wick and Lincoln Avenues in 1922. The First Christian Church moved into their new building on the southwest corner of the intersection of Wick Avenue and Spring Street in 1933.

The Progressive Era brought an increase in community involvement. Youngstown residents, including Wick Avenue residents, contributed to the quality of life in their city. Wick Avenue residents founded the Mahoning Valley Historical Society in 1875. The public library, which began under the auspices of the Youngstown Public School District, became a separate entity in 1880. Many Wick Avenue residents served as library trustees, even before the library moved from downtown Youngstown to Wick Avenue in 1909. The YMCA opened a branch in Youngstown in 1883. Henry K. Wick donated land north of town in 1890 that became Wick Park.⁴⁴ Though Volney Rogers was the driving force behind the establishment of Mill Creek Park in 1891, local business leaders assisted him in that effort by purchasing the land that became the park. The YWCA established a branch in Youngstown in 1904. Joseph Butler founded the Butler Institute of American Art. Henry H. Stambaugh donated the funds for the construction of Stambaugh Auditorium, which opened in 1926.

Several of these institutions were located on Wick Avenue or, like the YMCA building constructed in 1911, just off Wick Avenue on cross streets. Yet, one YMCA

⁴³ Youngstown *Vindicator*, 1 February 1933.

⁴⁴ Blue, 98.

program had a crucial role in the history of Wick Avenue after the “Millionaire’s Row” era. YMCAs across the United States were committed to providing educational opportunities to their members. The Youngstown YMCA was no exception. It established a reading room in 1904 that grew into an educational program in 1908. The program began with vocational classes, such as mechanical drawing, and included a law program. Instructors included local businessmen and professors from Hiram College.

This program moved to Wick Avenue during the 1920s, to the former residence of J. F. and Emily Bonnell and then to the Judge William Rayen Building. In 1929, the YMCA announced a plan to raise \$1 million dollars to pay for the construction of a building to house an expanded education program. Before the campaign was officially underway, the community, including 119 individuals and businesses, had already pledged \$1,178,000. The YMCA purchased the former residence of John C. Wick, located at Wick and Lincoln Avenues, for their building. The school hired Howard Jones, whose name that first building now bears, to head the education division about 1930. This building opened in 1931 and the college continued to use the Rayen building, but within two years the school needed more space. It purchased the house of William and Florence (Wick) Sampson, located just north of the main building.⁴⁵ The Sampsons inherited this house from Florence’s parents, Henry C. and Mary (Arms) Wick. The enthusiastic response to the request for donations was the most obvious example of community involvement in the growth and development of Youngstown College. Yet, it was just one example of the crucial role played by local residents and Youngstown’s business leaders.

⁴⁵ James L. Wick, Jr. Papers, letter from Wick to Youngstown City Council, 16 December 1959, Mahoning Valley Historical Society, Youngstown, Ohio.

Wick Avenue in the 1930s was no longer “Millionaire’s Row.” The street was still residential but few of the residents were members of Youngstown’s elite families and there were more businesses on the street than residents. The college, the churches, and the Butler Institute made Wick Avenue one of the cultural centers of the city. The Great Depression and the departure of most able-bodied young men during the Second World War meant that Youngstown College endured a long period of low enrollment. It did, however, survive this period and was able to benefit from the enrollment boom that came after the war. Wick Avenue’s transition from residential neighborhood to cultural district was well underway and set the tone for the decades to come.

Meet Jim Wick and Friends

Every great project, whether it succeeds or fails, depends on the efforts of a few people. Youngstown University was no exception. A few people were indispensable leaders in the growth and expansion of the university. Yet, many people made noteworthy contributions, whether of time, money, or both. Eight of the men on the 1964 University Board of Trustees had been there from the beginning. The Board of Trustees of the YMCA appointed William E. Bliss, S. J. Collins, Oscar Gayton, William F. Maag, Jr., H. W. Manchester, Thomas H. Murray, J. Russell McKay, and James L. Wick, Jr. in 1931 and they still served the institution in 1964. Thirty-one men died during their service on the board between 1931 and 1964. These included Clarence J. Strouss, Sr., Henry A. Butler, and Julius Kahn. Twelve men served on the board but resigned for various reasons or left the board when changes in the bylaws decreased the number of trustees. These included Philip Schaff and Charles Beeghly.⁴⁶ All of these men contributed generously of their time and most of them also made monetary contributions to the university. They joined university president Howard Jones in campaigning for the university when local residents were skeptical about its future.

Many of the buildings standing on the Youngstown State University campus today bear the names of the people who donated their time and money to help the school grow. Others have faded into obscurity. A few of these people played such important roles that, whether or not buildings bear their names, their contributions cannot be overemphasized.

⁴⁶ Mary Wick Thompson Papers, Remarks of James L. Wick, Jr. at 18 March 1964 Youngstown University Board of Trustees Meeting, Mahoning Valley Historical Society, Youngstown, Ohio.

In a March 1931 *Vindicator* column, Solly Adams introduced Jim Wick, President and General Manager of Falcon Bronze. James L. Wick, Jr., a great-grandson of the original Henry Wick, was born on Wick Avenue. He attended the Rayen School. Wick was descended from a branch of the family that, while still well off, was considerably less wealthy than were the others. His grandfather, Henry Wick's youngest son John Dennick Wick, died at 39 and thus did not live long enough to amass the fortune that several of his siblings did.⁴⁷ James L. Wick, Sr. worked for McKelvey's department store as a department manager.⁴⁸ James L. Wick, Jr. graduated from MIT with a degree in mechanical engineering but was able to attend this institution, rather than one of the state universities or Case Western Reserve, only because his cousin, John C. Wick, paid for college.

When James L. Wick, Jr. graduated from college in 1906, he returned to Youngstown and married a classmate from the Rayen School, Clair Mary Dryer. The Youngstown Sheet and Tube Company hired him.⁴⁹ He worked there as assistant to the master mechanic and assistant to the chief engineer.⁵⁰ In 1918 Falcon Bronze hired Wick as secretary and assistant general manager. He became president of the company in 1926. He retired in the early 1950s but decided that the subsequent leadership was ineffective in dealing with a labor dispute and successfully recovered control of the company. He surrendered that control only when he sold the company to the American Brake Shoe Company in 1953. In addition to running Falcon Bronze, Wick served on the board of Mill Creek Park for more than twenty years. He was secretary-treasurer for many years,

⁴⁷ John Kai Lassen, *Descendants of John Wick*, unpublished, 8.

⁴⁸ Youngstown City Directory, 1902-1913.

⁴⁹ "Meet Jim Wick", *Vindicator* 16 March 1931.

⁵⁰ Youngstown *Vindicator*, "James L. Wick Jr., Industrialist, Dies," 16 March 1972.

refusing higher office because park founder Volney Rogers never held an office higher than secretary-treasurer. Wick was also involved with the Mahoning Valley Historical Society, serving as President for many years. His daughter, Harriet Wick Schaff later became director of the historical society. Wick was also director of the Youngstown Chamber of Commerce and taught Sunday school at the First Presbyterian Church. He began teaching mechanical drawing classes at the YMCA school, at night, in 1908. These were just a few of his activities. He was also an amateur painter and an involved father.

Wick was intimately involved in the growth of Youngstown College, serving as president of the Board of Trustees for years. Because of the level of his commitment to the university, his family could not help but be involved as well. Somehow, he kept them from feeling neglected. Harriet Wick Schaff said, "I was born in 1923, the youngest of the family. We always talked at the dinner table, everybody always knew everything that was going on and I remember when Howard Jones first came to town. He and Mrs. Jones would be invited for dinner. All the little pitchers with big ears had dinner with everybody always, and I remember hearing them talk about this. I feel as though the university is my sister. We grew up together."⁵¹ Harriet Wick Schaff spoke of her father and his community involvement with obvious affection. She inherited her father's belief in the importance of community involvement. She worked as curator and then director of the Mahoning Valley Historical Society, and volunteered for community organizations including the League of Women Voters and the Junior League.

⁵¹ Harriet Wick Schaff, Interviewed by Randall Dicks, transcript of tape recording, 28 February 1974, YSU Oral History Program, Youngstown, Ohio.

The YMCA hired Howard Jones in July 1931 as Assistant Secretary. Jones headed Youngstown College from that date until he retired in 1966.⁵² Under Jones' leadership, Youngstown College became independent of the YMCA and achieved accreditation. Enrollment grew from less than two hundred to more than 10,000. Jones and Wick worked together to raise the money that was essential to keep the university growing. Youngstown University's Trustees renamed the Main Building, completed in 1931, Jones Hall in his honor upon his retirement. A group of Youngstown University Trustees formed the Youngstown Education Foundation just before the university became part of the state education system, in order to maintain some control over the assets of and path taken by the university. Howard Jones was the first elected president of the foundation.⁵³ Wick and Jones developed a close relationship that was evident in their correspondence and in telephone conversations. An example of this is a transcript of a telephone conversation that took place in 1953 just after Jones returned to his office from a contentious meeting on a Wick Avenue zoning issue.

W: Well, did you come back with the whole hide?

J: Oh gee, I had a session from 1 to 4:30 - with four men up there.

W: I'll bet you licked them!

J: Well, on some things I did. On others I'm not so sure.

W: At least...

J: But at least they...

W: How could they repudiate a contract?

J: Of course that is what I tried to tell them; and they said that some of it was erroneous - and built on the wrong premise.

W: On whose part?

J: That is what I said to them - we spent three or four hours and of course I did tell them that - if we could not settle it at what seems to be a fair and honorable way - that the only thing we could do is to go to Washington with it.

W: Take it to court.

⁵² Mary Wick Thompson Papers, remarks of James L. Wick, Jr. given at 18 March 1964 meeting of the Board of Trustees.

⁵³ Ibid, minutes of Meeting of Youngstown Educational Foundation, 13 October 1966.

J: I will say this, that when we left up there, that they did see some things in a different light. That I am sure of, and what -- Oh I am about as exhausted as a man could be when - before I finished! Are you tied up today for lunch?

W: I don't think so.

J: Let's have lunch.⁵⁴

The two men are obviously supportive of each other in close accord on the issue at hand. They spoke to each other in the sort of shorthand common between family members and close friends.

William F. Maag, Jr. published the *Youngstown Vindicator*. Because of this connection, the college received consistently positive coverage in that newspaper. Maag served on the Youngstown College Board of Trustees from 1931 until his death in 1968, and as chairman of Friends of the Youngstown College Library for almost as long. This length of service is especially notable because the college was without a dedicated library building until 1953. Maag was also president of the Reuben McMillan Library and a trustee of the William Rayen Estate.⁵⁵ Maag's commitment to the university was instrumental in its growth and resulted in the naming of the library constructed in the 1970s in his honor.

Philip H. Schaff was president of the People's Bank of Youngstown, a resident of Wick Avenue, and married to Jane Booth Schaff, granddaughter of prominent Youngstown businessmen Lloyd Booth and Myron Arms. Schaff's nephew, Walter Schaff, Jr., married Harriet Wick, daughter of James L. Wick, Jr. Joseph G. Butler III was the grandson of Joseph G. Butler, Jr., son of the founder of Butler, Wick and Company stockbrokers and director of The Butler Institute of American Art.

⁵⁴ James L. Wick, Jr. Papers, transcript of telephone conversation between James L. Wick, Jr. and Howard Jones, 24 April 1953, Mahoning Valley Historical Society, Youngstown, Ohio.

⁵⁵ Mary Wick Thompson Papers, remarks of James L. Wick, Jr. given at 18 March 1964 meeting Board of Trustees.

William H. Kilcawley, Leon A. Beeghly, and William E. Bliss were partners in Standard Slag Company. Philanthropy and community involvement were values that the three men shared. Each of them made numerous contributions of time and money to Youngstown College and University and to other institutions throughout Youngstown and the region. Bliss and Beeghly were among the donors who covered the purchase price of the Elm Street School, which became Fedor Hall.⁵⁶ Youngstown University and then Youngstown State University named the Kilcawley Student Union, Bliss Hall, the Beeghly Physical Education and the Beeghly College of Education in honor of these men because of large financial contributions made by them, their trusts, their foundations or their families that helped to defray the costs of construction.⁵⁷ They were always ready with donations at critical times for the university.

Youngstown University often received bequests from prominent local citizens. In 1960 alone, the university received gifts from the estates of Olive Arms, John Tod, and Colonel L. R. Boals. Arms and Tod designated their bequests for the library. Tod's gift was substantial enough to make the university name the first library building in his honor. Colonel Boals left his money to the Dana School of Music.⁵⁸ The university named the science building in honor of Ward Beecher after he pledged \$750,000 toward the construction project. The university received \$300,000 as stock, \$220,000 in cash over several years, and a trust fund as a bequest.⁵⁹ These donations, like many made to the university over the years, came as a result of the connection that James L. Wick, Jr. helped to forge between the school and the community. Wick Avenue residents

⁵⁶ Ibid, minutes of Board of Trustees meeting, 11 October 1965.

⁵⁷ Youngstown *Vindicator*, "Kilcawley Trust Gives \$300,000 for YU Center," 30 December 1959. Jeff Rozic "Spirit of Giving," *Inside Business*, October 2000.

⁵⁸ Mary Wick Thompson Papers, minutes of Board of Trustees meeting, 11 October 1960.

⁵⁹ Ibid, minutes of Board of Trustees meeting, 31 January 1966.

recognized that the university could sustain their neighborhood's sense of community. Local business leaders recognized the university as a source of future employees.

While James L. Wick, Jr. and Howard Jones were the major forces behind the growth of Youngstown College and University, many other people were important parts of that process. This was also true of the Cultural Center and the rest of the history of Wick Avenue. Youngstown embraced its cultural institutions and its university. Prominent citizens served on boards and wrote checks. University students and Youngstown citizens signed petitions. The neighborhood and the university depended on every one of these people.

1940 to 1960: Wick Avenue and Youngstown University Grow and Change Together

By 1940 Wick Avenue was no longer "Millionaire's Row." Most of those wealthy citizens had moved on to other neighborhoods. Yet, there were still occupied residences in every block of Wick Avenue, from Wood Street to Scott Street, often on both sides of the street.⁶⁰ In contrast, Wick Avenue in 1960 had few residents. Isaac and Mary Dismuke lived in the 200 block. Youngstown University President Howard Jones and his wife lived in the 400 block. Olive Arms lived at 648 Wick Avenue until her death in the August of that year. The George D. Wick House at 656 Wick Avenue was an apartment house.⁶¹ The rest of the street consisted of commercial enterprises and Youngstown University buildings.

The transition from residential neighborhood to something else began in the 1920s. If no one had paid attention to it, this section of Wick Avenue would probably have become commercial, as many of Youngstown's other formerly residential streets did. The northern end of Wick Avenue did become commercial, beginning south of Scott Street in the middle of the 600 block. A few members of the prominent families that had once made their homes on Wick Avenue remained in town. Many of their children moved away, but this last generation stayed, ran the businesses, sat on the boards of the cultural institutions, and objected loudly whenever a commercial enterprise threatened to change Wick Avenue. Their continued interest in the section of the street where they were born prevented the complete commercialization of this portion of Wick Avenue.

⁶⁰ Youngstown City Directory, 1940.

⁶¹ Ibid, 1960.

When Youngstown College built its main building, now named Jones Hall, on Wick Avenue in 1931 it was clear that this area was the institution's permanent home. The Board of Trustees and other officials of the college saw the concurrent growth of the college and decline of Wick Avenue as a residential neighborhood as an opportunity. They planned for the campus to grow north and south along Wick Avenue. The neighborhoods to the east and west of Wick Avenue were healthy. These men could not have imagined the exponential growth in the college's future, or the decline of the surrounding neighborhoods. They worked to protect Wick Avenue for the benefit of the college. This objective would not change until a major urban renewal project altered the face of the neighborhood.

The City of Youngstown began planning to widen Wick Avenue in 1940. James L. Wick, Jr. wrote a letter in June 1940 to Mayor William B. Spagnola objecting to these plans. He told Spagnola that, due to damage from vibrations caused by traffic, the Butler Institute had already begun conservation measures on some of their paintings. He recommended the routing of traffic east to Andrews Avenue, rather than widening Wick Avenue and thus encouraging the traffic flow there to continue to increase.⁶² The issue came up again in July 1949. The *Vindicator* conducted traffic studies in March and April 1949, at the instigation of Phillip Schaff. The *Vindicator* published letters from Schaff and City Engineer James C. Ryan on July 31 discussing the study results. Both concluded that the city needed to find a way of diverting through traffic away from Wick Avenue. Schaff claimed that widening Wick Avenue would only aggravate the traffic problems but Ryan maintained that the cost of constructing an alternate route would be

⁶² James L. Wick, Jr., letter to Youngstown Mayor James Spagnola, 7 June, 1940, James L. Wick, Jr. Papers, Mahoning Valley Historical Society, Youngstown, Ohio.

prohibitive.⁶³ City Council approved widening Wick Avenue from Rayen to just above Lincoln in 1953, despite protests from Youngstown Mayor Charles Henderson that the street needed widening all the way to McGuffey.⁶⁴ When the project was approved again late in 1955, it was for Rayen Avenue to McGuffey. The city widened the pavement from thirty to forty feet, making enough room for two lanes of traffic in each direction instead of three lanes total. This project required the removal of the elm trees that once lined Wick Avenue north of Wood Street.⁶⁵ Residents always cited the increased traffic level that the wider street would encourage as their reason for opposing the change. However, the removal of the trees was probably as much of a factor, since it emphasized the changing nature of the neighborhood. No matter how vehemently residents protested, change still came to Wick Avenue.

The members of the Board of Governors of Youngstown College authorized the Chairman of the Board, in April 1940, to appoint a committee to plan for the future of the campus. Local business leaders comprised the original committee, including William F. Maag, Jr., Philip Schaff, and Joseph G. Butler III. Other members of the committee were local business leaders of similar stature in the community.⁶⁶ The mandate of the Planning Committee was to find sites for the campus to expand, determine the architecture of new buildings, and obtain necessary financing. There was an immediate need for this committee, as the Friends of the Youngstown College Library were already at work to find a location for a library.⁶⁷ The committees began working together immediately.

⁶³ Youngstown *Vindicator*, "Schaff Holds Key to Trouble is Business District Bottleneck" and "Ryan Emphasizes Need for Major Traffic Plan," 31 July 1949.

⁶⁴ *Ibid*, "Council Approves Wick Widening At Rayen Ave.," 8 April 1953.

⁶⁵ *Ibid*, "Wick Avenue Job to Begin On Wednesday," 3 September 1955.

⁶⁶ Papers of James L. Wick, Jr., letter to Howard Jones, 8 April 1940, James L. Wick, Jr. Papers, Mahoning Valley Historical Society, Youngstown, Ohio.

⁶⁷ *Ibid*, Letter from Howard Jones to James L. Wick, Jr., 17 April 1940.

In June 1941, the Rossi Funeral Home purchased the former residence of Charles Thomas, located just north of the Myron Arms house at 616 Wick Avenue. The Planning Committee of Youngstown College immediately voted to object to the operation of a commercial enterprise at this location, then zoned as residential.⁶⁸ In a letter to the City Planning Commission informing them of this resolution, James L. Wick, Jr. wrote:

Youngstown College has proven itself to be a credit to this City. You must...with us believe that the College will continue to expand, and in so doing, increase its influence within this entire territory... It is felt that not only our present buildings and campus must be secured and protected, but that nearby property must be so controlled that its use and occupancy will not run contrary to the cultural ideals and principles for which this institution stands...the use of this building for this purpose would tend to defeat the best interests of the College, present and future, and those charged with safeguarding the interests of the college agree to appear and protest...⁶⁹

Wick probably would not have characterized this appeal as emotional in nature. Yet, invoking the place of Youngstown College in the life and future of Youngstown was an emotional appeal to preserve the future of the school and the Wick Avenue way of life.

The zoning commission decided against Rossi Brothers. They contested this ruling, claiming discrimination. This issue was finally resolved in July when Common Pleas Court Judge David Jenkins upheld the zoning commission ruling. Jenkins stated that if Rossi had sought to expand north of their location in the 600 block of Wick Avenue and been blocked they would have had grounds for their protest. However, he found that "since the Commission apparently was trying to maintain a semblance of what Cultural Center we have..." there was no basis for a claim of discrimination.⁷⁰ The district boundary was the north side of Olive Arms's property. Any who sought to protect

At a May 1941 meeting, the Planning Committee voted to recommend that the Youngstown College Board of Trustees proceed with the acquisition of the Arms

⁶⁸ Ibid, Youngstown College Planning Committee, minutes of 5 June 1941 meeting.

⁶⁹ James L. Wick, Jr., letter to City of Youngstown Planning Commission, James L. Wick, Jr. Papers. 5 June 1941, Mahoning Valley Historical Society, Youngstown, Ohio.

⁷⁰ *The Youngstown Daily Vindicator*, "Judge Bars Funeral Home," 22 July 1941.

this section of Wick Avenue would site this ruling for justification or vindication of their efforts for years to come.

The Planning Committee of Youngstown College began consideration in March 1941 of the purchase of Charles Dayton Arms's residence for use as a library and classrooms. At that time, they authorized Howard Jones to secure bids and spend up to \$500 for plans and specifications on the adaptation of the house for this purpose.⁷¹ Local architect Andrei Rousseau evaluated the building for this use. The house had been vacant for nearly twenty years. According to the minutes of the March 24 committee meeting, mold pervaded the house and all floors required replacement. Russeau presented three possible renovation plans for the building. The first two options would make the first and second floors available for any use and the third floor available for use only as offices for \$38,000 or only the first and second floors available for use for \$35,000. He believed that it would cost \$46,000 to make the entire building available for any use that the college required. The \$46,000 option required the demolition of the building. The college would be able to sell the stone but would not realize enough from this sale to recover the cost of the demolition. A member of the committee, Philip Schaff, reported that the college had funds available for all but \$19,000 of the cost of this project. Mr. Schaff pledged to cover the shortfall.⁷² This was just one of the times that Schaff agreed to contribute both his time and his money to the growth of the university. He was one of the more dedicated contributors to the growth of the university.

At a May 1941 meeting, the Planning Committee voted to recommend that the Youngstown College Board of Trustees proceed with the acquisition of the Arms

⁷¹ James L. Wick, Jr. Papers, Youngstown College Planning Committee, minutes of 3 March 1941 meeting.

⁷² Ibid, 8 May 1941.

House.⁷³ They tabled the project due to the decline in enrollment during World War II. The Holy Trinity Romanian Orthodox Church purchased the building in the mid-1940s. Andrei Rousseau, the same architect who evaluated the building for the college, designed the modifications of the building for the church. The college would not build a library until 1953, with the completion of Tod Hall. The university hired George Jones,⁷⁴ a recent graduate of Kent State University's library science program and Youngstown University's first professional librarian, to run the library in 1957.

The Executive Committee and Planning Committee of the Board of Governors of Youngstown College met with Lynn Dana, Jr. in July 1941 to consider a proposal to integrate the Dana Music Institute with Youngstown College. William Henry Dana founded the Dana Musical Institute in Warren, Ohio in 1869. It became one of the oldest continually functioning collegiate level schools of music in the United States. The school established a national and international reputation. At one point eight members of John Philip Sousa's band were Dana graduates. Lynn Dana, Sr. succeeded his father as director of the Dana Musical Institute, whose graduates continued to succeed in creating notable careers in music. Though the Board of Trustees did not make their final decision at that meeting, the college began the fall 1941 term with the addition of the Dana School of Music of Youngstown College.⁷⁵ The Dana School was, for years, located in the building that Rossi Funeral Home had sought to purchase. It moved to the newly constructed Bliss Hall in 1977.

⁷³ Ibid, 6 June 1941.

⁷⁴ Not related to university president Howard Jones.

⁷⁵ James L. Wick, Jr. Papers, minutes of joint meeting of Executive Committee and Planning Committee of Youngstown College, 25 July 1941.

In 1943, the efforts of Howard Jones and James L. Wick, Jr. finally paid off when Youngstown College became an independent entity. It was not possible for the college to earn full accreditation until it was independent of the YMCA. Thus, Wick and Jones' efforts during the prior years had centered on raising the money to make the college both officially and financially independent. Independence from the YMCA was also necessary in order for the residents of Youngstown and the surrounding area to take the college seriously, viewing it as more than a vocational school.

The threatened development of Wick Avenue led thirty-four of Youngstown's prominent citizens to form the Commission for Development of the Youngstown Cultural Center late in 1944. The Rev. Eugene Beach of First Christian Church chaired the commission. Philip Schaff chaired the Plans and Area Committee, of which James L. Wick, Jr. was a member.⁷⁶ The commission sought a city ordinance to protect this area. The Cultural Center Commission and its efforts were controversial. There were several articles and editorials in the *Vindicator* during the subsequent months. The editorials were generally supportive of the Cultural Center. On 1 May 1946, the editorial referred to the Rossi Funeral Home issue. It cited the reluctance of the Latin Cultural Center to locate on Wick Avenue until the city decided against Rossi Funeral Home.⁷⁷ Much of the controversy stemmed from the fears of the local landowners. They were concerned that any new zoning regulations or other rulings of the committee would affect current residents and businesses. Mrs. Robert Bentley wrote the city council to protest

restrictions on her use of her property as a business. In a *Vindicator* article on her letter, she maintained that commercial development near her property, located between Scott

⁷⁶ James L. Wick, Jr. Papers, Letter from Norman Igo to James L. Wick, Jr., 18 December 1944, Mahoning Valley Historical Society, Youngstown, Ohio.

⁷⁷ Youngstown *Vindicator*, "The Cultural Area," 1 May 1946.

Street and Al Wagner Motor Sales, had “ruined” it for residential purposes and forced her to operate a business from it.⁷⁸ Philip Schaff wrote a letter to the editor explaining that existing commercial enterprises would be exempt from the commission’s attempts to keep this section of Wick Avenue zoned as residential. Schaff blamed the controversy on a misunderstanding. He said that when the committee presented the plan for Wick Avenue to City Council they accidentally omitted the portion that listed the properties that would be exempt from the zoning regulations.⁷⁹ A May 7 1946 editorial reiterated the explanation that there was information missing from the presentation and supported the need to protect Wick Avenue’s cultural institutions.⁸⁰ The controversy continued after the *Vindicator* published Schaff’s letter.

The Youngstown City Council received verbal protests as well as protests via letter and telegram prior to the June meeting. Most of the complaints were received after the deadline for consideration at that meeting but there were so many of them that councilmen refused to bring the ordinance out of committee. The cultural center committee was short-lived due to these issues, though there were attempts to resurrect it later. In May 1953, James L. Wick, Jr. received a call from Paul Strait, who referred to the prior efforts to preserve Wick Avenue. The men commiserated on the current threats to the area and planned strategy.⁸¹ In February 1959, the *Vindicator* published an editorial supporting the formation and formal planning of a cultural center, citing two separate city

⁷⁸ Ibid, “Cultural Area Called ‘Absurd’,” 5 May 1946.

⁷⁹ Undated *Vindicator* article, Collection # 2 James L. Wick, Jr. Research Collection. The Youngstown Cultural District (Wick Avenue) 1940 James L. Wick Jr. Collection Folder, Mahoning Valley Historical Society.

⁸⁰ Youngstown *Vindicator*, “The Cultural Center,” 7 May 1946.

⁸¹ James L. Wick, Jr. Papers, Transcript of telephone conversation between James L. Wick, Jr. and Paul Strait, 22 May 1953, Mahoning Valley Historical Society, Youngstown, Ohio.

planning efforts in Pittsburgh as examples.⁸² Later that month the *Vindicator* published a letter from prominent local architect Morris Scheibel. He refers to planning and zoning studies that he conducted in 1944. The plan that Scheibel, Paul Strait, and William Gutknecht developed was presented privately to the boards of local institutions and then at public meetings. As Scheibel said, "the idea flourished for a while and then silently passed on into the oblivion. The very interests which the cultural area plan was designed to protect, the preservation of its developed, aesthetic environment, failed for lack of continuity of interest..." Scheibel closed his letter by stating that he hoped that this "will not continue to be the case for the neighborhood."⁸³ Despite the interest of the *Vindicator* and Scheibel, there was no widespread community response. Though Wick, Scheibel and others believed that the cultural center on Wick Avenue already existed, not just that it was needed, it would never be sanctioned by the city except in Judge Jenkins 1941 ruling.

This group could not protect every property. The Honterus Lutheran Church purchased the house of William Hitchcock, which was located in the middle of the 600 block of Wick Avenue across the street from the Olive and Wilford Arms residence, in the early 1940s after the college failed to raise the money to purchase the property.⁸⁴ They only used the property for a few years. In 1947, the church sold the property to Healthaven Home. When building inspector Paul Boucherle, who was the architect of the university's main building, approved the sale without going through the commission, it created animosity between him and some commission members that lasted for years.⁸⁵

⁸² Youngstown *Vindicator*, "Cultural Center: A Civic Need", 10 February 1959.

⁸³ Ibid, "Urges Sustained Interest Behind Cultural Section," letter to editor from Morris W. Scheibel, A. I. A., 22 February, 1959.

⁸⁴ Mary Wick Thompson Papers, Transcript of telephone conversation between James L. Wick, Jr. and John R. Covington, 18 April 1953, Mahoning Valley Historical Society, Youngstown, Ohio.

⁸⁵ James L. Wick, Jr. Papers, Transcript of telephone conversation between Philip H. Schaff and James L. Wick, Jr. 13 November 1946, Mahoning Valley Historical Society, Youngstown, Ohio.

Committee members decided to allow the sale because Judge Jenkins' 1941 decision established a northern boundary for the cultural district on the west side of Wick Avenue but not on the east side. Since the Hitchcock and Wilford Arms parcels were not immediately opposite each other, the property in question on the east side of the street straddled the line established on the west side of the street. The members of the commission agreed that until a firm boundary was determined for the east side of the street, they were unlikely to succeed in blocking this sale.⁸⁶ Healthaven stayed at that location until 1956. In 1957, IBM purchased the property. Youngstown University approved the sale because IBM promised to provide classes in business mechanization and jobs for students.⁸⁷ IBM offered the university students training in technology that the school could not afford to provide, yet recognized as necessary. Again, both the university and the business community concentrated on preparing students for local jobs.

In 1947 the owner of 656 Wick Avenue, the house just north of the Wilford Arms residence which had previously belonged to George D. Wick, wanted to turn the house from a rooming house to doctor's offices. The owner justified this use of the property by pointing out that there were other professional offices, both doctor's and architect's, on Wick Avenue. He also threatened to sell the building to a funeral home, claiming that zoning allowed this use since the house was a funeral supply company before it became a rooming house. Philip Schaff and James L. Wick, Jr. decided that they would not be able

Dr. Arthur Schaff died in October 1952. Dr. Schaff married Helen Ford in 1911. They lived at 509 Wick Avenue with Helen's mother, Harriet Wick Ford, until

⁸⁶ James L. Wick, Jr. Papers, Transcript of telephone conversation between James L. Wick, Jr. and Philip Schaff, 1957. Youngstown Historical Society, Youngstown, Ohio.

⁸⁶ Ibid, Transcript of telephone conversation between James L. Wick, Jr. and Mr. P. C. Pickard of Youngstown College.

⁸⁷ Youngstown *Vindicator*, "Rezone Wick Ave. Lot for New IBM Building," 16 May 1957.

to fight this case.⁸⁸ However, they were lucky in this case because the owner never converted the house to offices.

During World War II enrollment at Youngstown College dropped, but after the war, it grew quickly because of the GI Bill. The school needed new buildings. They acquired the residence of Henry A. Butler, son of Joseph G. Butler, Jr., located south of the Butler Institute of American Art and north of the buildings already owned by the college, in 1946. Mary Wick Pollock died in 1949, surviving her husband by nearly twenty years. In 1950, their son and daughter-in-law donated their house to the college. In 1951, Judge John W. Ford and his sister Mrs. Josephine Ford Agler donated their parents' house at 547 Wick Avenue to the college. This building was originally home to Paul Wick and his family. After his death in 1890, his heirs sold the house to Edward and Blanche Ford. That year, the college purchased land on the east side of the 400 Block of Wick Avenue from the Jewish Community Center. Mary Ann and Marguerite Thomas, who were sisters from Niles, married Jacob D. Waddell and John R. T. Clingan.⁸⁹ The two families donated Clingan-Waddell Hall in 1953. The original building, since remodeled and known as Penguin Place, was on the south side of Rayen Avenue east of Wick Avenue. Today there is still a Clingan-Waddell Hall, but it is on Fifth Avenue south of Rayen Avenue.⁹⁰ These buildings provided space that the university needed to keep up with the rapidly growing demand for college education.

Dr. Armin Elsaesser died in October 1952. Dr. Elsaesser married Helen Ford in 1911. They lived at 509 Wick Avenue with Helen's mother, Harriet Wick Ford, until

⁸⁸ James L. Wick, Jr. Papers, Transcript of telephone conversation between James L. Wick, Jr. and Philip Schaff, 12 February 1947, Mahoning Valley Historical Society, Youngstown, Ohio.

⁸⁹ Dr. Martha Pallante, conversation with author 29 March 2006.

⁹⁰ James L. Wick, Jr., letter to Youngstown City Council, 1959, Mahoning Valley Historical Society, Youngstown, Ohio.

1916. At that time, all three moved to Youngstown's northern suburbs. Dr. Elsaesser used the house on Wick Avenue as his office.⁹¹ After his death, his heirs sought to dispose of the property quickly, though they considered demolishing the house to decrease the tax liability, if they could not make a quick sale. Youngstown College tried, unsuccessfully, to raise the money to purchase the property. Part of their motivation in seeking this purchase was that Community Theater Circuit purchased 525 Wick Avenue earlier that year. The company built theaters and motels, and bought the property to build a motel on it. Because the college owned the property to the north and rear of 525, Wick believed that if the company could not acquire the property to its south it would be willing to sell the property that it already owned.⁹² James L. Wick, Jr. and Howard Jones searched for funding and negotiated with John Elsaesser, son of Dr. Elsaesser, until April 1953. The college was unable to sell the property or to convince anyone to purchase it to save it from development. Local realtor Ed Lewis acquired the parcel for the Community Theater Circuit in 1953 for \$14,000.⁹³ The Valley-Park Drive-In Hotel opened in 1957.⁹⁴ Wick, Jones, and the others who worked to secure expansion room for the university believed that this loss would irrevocably harm the future of the school.

Philip and Jane Schaff moved from 631 to 606 Wick Avenue in 1953. George and Emeline (Arms) Peck built the house at 631 Wick Avenue in 1888. Emeline and Jane Schaff's mother Harriet were both daughters of Emeline and Myron Arms, Sr. The Schaffs sold 631 Wick Avenue with a provision in the deed preventing future owners

⁹¹ J. Kai Lassen, Email to author, 6 October 2004.

⁹² James L. Wick, Jr. Papers, Transcript of telephone conversation between James L. Wick, Jr. and Youngstown realtor Ed Lewis, 12 November 1952, Mahoning Valley Historical Society, Youngstown, Ohio.

⁹³ Ibid, Transcript of telephone conversation between James L. Wick, Jr. and Ed Lewis, 13 April 1953.

⁹⁴ Youngstown City Directory, 1957.

from changing the zoning on the property from residential to commercial.⁹⁵ The original buyer planned to turn the house into a rooming house. However, Lombard Engineering purchased both the Schaff residence at 631 and the house next to it at 639 Wick Avenue, built by Myron Arms, Jr. and owned by the Latin Cultural Foundation during the late 1940s and early 1950s. James L. Wick, Jr., Howard Jones, and others questioned the sale briefly. During a 1953 telephone conversation, James L. Wick, Jr. explained to Lombard attorney John R. Covington that since 1941 the college had invested nearly \$2 million on the land and improvement of the campus. Wick also explained just how little of Wick Avenue was not in use by cultural institutions at that time.

Wick: There's about 100 feet south of Rayen Avenue -- that's Strauss and Mook Electric - then there are 85 feet where Bookout is located - next to the library.

Covington: that's right.

W: Then there are 75 feet north of St. John's that belongs to Pure Oil. Then there's 56 feet, the Elsaesser, and 120, the Butler.

C: Yes. The Elsaesser you know has been sold.

W: Yes. Then that's all there is south of Spring Street.

C: Yes.

W: Everything else is - culture. The north of Spring is the - well, I'll just give you that is up to the deadline - that - there's that Healthatorium.

C: That's right - Healthhaven.

W: And Bill Hitchcock - we wanted to buy that and we would have, but we just couldn't find the money, so he sold that to that Lutheran Church. And then they turn around, when they go broke, and sell it to the Healthatorium, see.

C: That's right.

W: So, you see -- I have a map before me here and the only two spots - there are three spots on the block from Rayen Avenue to Spring that we do not own. The College Club are in there, the library, and St. John's. It is all culture- except the Butler and this Pure Oil. They will sell that to us any time that we can get a site for them that is equally desirable.⁹⁶

James L. Wick, Jr. believed that there was an irrevocable link between the future of the university and Wick Avenue. He worked tirelessly for decades to protect Wick Avenue.

⁹⁵ James L. Wick, Jr. Papers, Transcript of telephone conversation between James L. Wick, Jr. and Philip Schaff, 16 January 1953, Mahoning Valley Historical Society, Youngstown, Ohio.

⁹⁶ Ibid, Transcript of telephone conversation between James L. Wick, Jr. and John R. Covington, 18 April 1953.

Covington assured Wick that the company would not seek a change of zoning, only a variance allowing the use of both parcels by a commercial enterprise. Because of this assurance, the college did not challenge the sale. However, in 1958 Lombard sought a change in the zoning of both properties. The company did not immediately announce their reasons for seeking the change, but many speculated that they would sell the property and sought to maximize its value.⁹⁷ The fight over this zoning change request would last until 1960 and involve the college and every business and cultural institution on this section of Wick Avenue.

Joseph G. Butler III, director of the Butler Institute, wrote to the City Planning Commission in May 1958. In informing the Planning Commission of his opposition to the proposed zoning change, he pointed out that cultural institutions had invested millions of dollars in their properties on Wick Avenue. He listed Youngstown University, the Mahoning Valley Historical Society, the public library, and the Butler Institute among those institutions.⁹⁸ In a letter on the same subject to commission secretary James Ryan in November 1958, Butler included the churches in that list and estimated the cultural investments in Wick Avenue properties at \$12 million.⁹⁹ Butler wrote each of these letters prior to a scheduled hearing. However, the Planning Commission kept postponing consideration of the matter.¹⁰⁰ Walter Bender, Chairman of the Board of General Fireproofing, wrote a letter to the Planning Commission in December 1958 opposing the

⁹⁷ Youngstown *Vindicator*, "Lombard Asks Zoning Change," 30 April 1958.

⁹⁸ James L. Wick, Jr. Papers, copy of letter from Joseph G. Butler III to Youngstown City Planning Commission, 7 May 1958, Mahoning Valley Historical Society, Youngstown, Ohio .

⁹⁹ *Ibid*, copy of letter from Joseph Butler III to James C. Ryan, 5 November 1958.

¹⁰⁰ *Ibid*, Notice from Youngstown Planning Commission announcing postponement of consideration of zoning change, 6 November 1958, Mahoning Valley Historical Society, Youngstown, Ohio.

zoning change.¹⁰¹ This letter writing campaign again proved the connection between the Wick Avenue community, the business community and the university.

At that month's Planning Commission meeting, both sides presented their cases and Lombard revealed plans for the property. Lombard attorney Murray Nadler maintained that the zoning change was necessary in order for the company to continue the growth of the business. The plan was to construct a U-shaped building that would house company offices and more than twenty motel rooms that could be converted to office space in the future, as needed. Michael Holliday, owner of the rooming house at 656 Wick Avenue, and representatives of Wick-IBM and the Rossi Funeral Home supported Lombard's petition. James L. Wick, Jr., trustee of Youngstown University and president of the Mahoning Valley Historical Society, led the opposition to the petition. He argued that the deed of 631 Wick Avenue prohibited changing the zoning of the parcel, that Judge David Jenkins' 1941 decision protected the property, and that further commercial development of Wick Avenue would stifle growth of the cultural institutions located there, particularly Youngstown University. Wick placed the cultural investment in the neighborhood at approximately \$15 million. Lombard Engineering declared their willingness to sell the properties to the university. However, Dr. Jones stated that the university would be willing to purchase the houses for \$21,000, the amount that Lombard had originally paid for them. Since Lombard attorney Murray Nadler insisted that his client would only accept the current fair market value of \$46,000, the parties were unable to reach an agreement. Representatives of the Butler Institute of American Art, the Reuben McMillan Library, and St. Joseph's church joined additional representatives of

¹⁰¹ James L. Wick, Jr. Papers, copy of Letter from Walter Bender to Youngstown Planning Commission, 9 December 1958, Mahoning Valley Historical Society, Youngstown, Ohio.

Youngstown University and the historical society in supporting Wick's position. Each side argued for approximately two hours before Mayor Frank Kryzan decided that the planning commission would consider the matter further before making a decision.¹⁰² Both sides used every available resource and refused to give up the fight.

Lombard Engineering may have run low on cash in 1959. In March, attorney P. Richard Schumann filed a petition in Mahoning County Court against Daniel Lombard for money and Manchester, Bennett, Powers and Ullman filed against Lombard Engineering, also for delinquent payments.¹⁰³ An April court ruling that the City of Youngstown's procedures for handling zoning changes were contrary to state law further delayed the zoning case. Among the factors cited as violations were the planning commission's habit of considering petitions for ordinances granting zoning changes rather than the regulations themselves and the city's failure to send hearing notices via certified mail. The Lombard Engineering zoning change request was one of 13 that the city delayed while it brought its process into compliance with the law. City officials estimated delays as long as two months.¹⁰⁴ Another complication that month was a petition from Lombard to revise the zoning request. The revised petition requested a zoning change for a smaller portion of Lombard's property.¹⁰⁵ The company probably hoped that concessions on their part would elicit a similar response from Youngstown University, but the fight continued. The City Planning Commission did consider the membership, and First Presbyterian's governing body supported ongoing efforts to beautify the downtown area but believed that changing the zoning of the Wick Avenue

¹⁰² *Youngstown Vindicator*, "J.L. Wick Leads Fight for YU on Zone Change," 20 May 1959.

¹⁰³ *Youngstown Vindicator*, "J.L. Wick Leads Fight for YU on Zone Change," 19 December 1958.

¹⁰⁴ *Ibid*, Mahoning County Courts, 5 March 1959. *Change*, 11 November 1959.

¹⁰⁵ *Ibid*, "Court Rule Delays 13 Zone Shifts," 9 April 1959. *Change*, 8 December 1959.

¹⁰⁶ *Ibid*, "Zone Request Is Revised By Lombard," 22 April 1959. *Change in Wick Ave*, 11 December 1959.

petition in May 1959. The result of the final vote was a 3-3 tie.¹⁰⁶ Still, neither side would give up.

When the City Council's summer recess ended in September, Lombard petitioned for a new hearing. The grounds cited for their request were that a vacancy on the planning commission caused the tie vote. Since a tie vote was equivalent to no ruling from the commission, according to the city law department, Lombard petitioned for a ruling from the full panel.¹⁰⁷ Lombard's petition for a new hearing was granted and in November the planning commission ruled in their favor. This decision sent the zoning change to the Youngstown City Council's December 1959 meeting.¹⁰⁸ Youngstown University students joined the fight. Campus leaders urged students and parents to write letters to the Youngstown City Council opposing the zoning change.¹⁰⁹ Students collected signatures on petitions opposing the zoning change. They began on campus and then fifty students spent a Saturday gathering signatures downtown.

First Presbyterian Church minister W. Frederick Miller published a letter to his congregation in the December 11 church bulletin. He urged congregants to write letters. "Far sighted Youngstowners have envisioned this cultural center," the Rev. Dr. Miller wrote. He admonished them, "We cannot afford to allow our cultural center to deteriorate."¹¹⁰ Miller also wrote letters to Youngstown Mayor Frank Kryzan and Youngstown City Planning Director Edward Folk. He told both that he, the church membership, and First Presbyterian's governing body supported ongoing efforts to beautify the downtown area but believed that changing the zoning of the Wick Avenue

¹⁰⁶ Ibid, "Planning Unit Splits On Hot Zoning Issues," 20 May 1959.

¹⁰⁷ Ibid, "New Hearing on Wick Zone Change Asked," 23 September 1959.

¹⁰⁸ Ibid, "Planning Unit Allows Wick Ave. Zone Change," 11 November 1959.

¹⁰⁹ Ibid, "YU Students Map Campaign to Fight Wick Zone Change," 8 December 1959.

¹¹⁰ Ibid, "First Church Joins University in Fight Against Zoning Change in Wick Ave.," 13 December 1959.

properties would materially affect the development of the neighborhood. He detailed the long history of the First Presbyterian congregation, in Youngstown and on Wick Avenue. As evidence of their commitment to the area, he pointed out that the congregation would invest at least another \$1 million for construction of a new sanctuary on their Wick Avenue property in the near future.¹¹¹ The Rev. Dr. Miller believed that the place that his church occupied in the community should influence city council decisions, and that the church would be adversely affected if the commercialization of Wick Avenue extended further south.

Officials of Holy Trinity Romanian Orthodox Church announced their opposition to the zoning change.¹¹² On December 16 Leonard Loepp, president of Student Council, and Dave Poole, editor of the university newspaper "Jambar", submitted petitions opposing the zoning change to Youngstown City Council. The petitions contained 5,000 signatures. Of that number, 2,640 were from students and 3,045 from citizens. City council met to hear arguments that night. Over an hour into the meeting, after both sides had presented their arguments, Planning Director Edwin Folk took the unprecedented step of requesting permission to speak as a neutral party. Folk said that both sides ignored the facts of the case, stating that during his two and a half years as planning director he could "not remember a case backed by fewer facts." He encouraged the city council to investigate before making a decision, offering to prepare a factual history of Wick Avenue if they desired one. Folk asserted that the planning commission's 1953 decision to grant a variance in use exceeded its authority and led to the current dispute. He urged the university and parties interested in preserving Wick Avenue as a cultural district to

¹¹¹ James L. Wick, Jr. Papers, Rev. E. Frederick Miller, copy of letter to Mayor Kryzan and Ed Folk, 18 December 1959, Mahoning Valley Historical Society, Youngstown, Ohio.

¹¹² Youngstown *Vindicator*, "Holy Trinity Church Joins Fight on Wick Zone Change," 14 December 1959.

seek the aid of the local government and funding from the federal government in creating an official district, rather than fighting the zoning of individual parcels.¹¹³ Folk appears to have been the first to suggest the prospect of federal aid for the expansion of Youngstown University. Both Lombard Engineering and Youngstown University rejected Folk's view of the conflict, perhaps the only dispassionate view in Youngstown, and refused to give up the fight.

On December 23 the Youngstown City Council approved Lombard's petition to change in zoning of part of their Wick Avenue property. During the initial skirmishes in 1953, Howard Jones declared his determination to take the fight all the way to Washington, D.C. if needed, and he seemed determined to follow through on the threat.¹¹⁴ The university filed petitions to put a referendum on the zoning change on the November 1960 ballot.¹¹⁵ Lombard contested the petitions, claiming that not all of the signatures were valid. However, Youngstown City Law Director S. S. Feckett certified the petitions. He maintained that it was not the responsibility of the city clerk to verify the signatures' validity.¹¹⁶ The fight dragged into March and all parties assumed that a long court battle loomed.¹¹⁷ It was only when an urban renewal plan was proposed that would open up the neighborhood to the west for campus expansion that Youngstown University dropped lawsuits and other legal action on the Wick Avenue zoning change.¹¹⁸ In 1960 Lombard Engineering sold 631 Wick Avenue, the portion of their property for which they had withdrawn their petition for a zoning change, to the Youngstown Council

December 1959: Youngstown University announced the receipt of a gift of \$300,000

¹¹³ Ibid, "Says Wick Zone Facts Are Ignored," 17 December 1959.

¹¹⁴ James L. Wick, Jr. Papers, Transcript of telephone conversation between James L. Wick, Jr. and Howard Jones, 24 April 1953, Mahoning Valley Historical Society, Youngstown, Ohio.

¹¹⁵ Youngstown *Vindicator*, "Wick Ave. Rezoning Battle Heads for Ballot Decision," 23 January 1960.

¹¹⁶ Ibid, "Will Take Zone Fight Into Court," 5 March, 1960.

¹¹⁷ Ibid, "May Summon 2,000 In Wick Ave. Hearing," 19 March 1960.

¹¹⁸ Ibid, "Petitions Sent Back," 25 March 1960.

of Churches.¹¹⁹ They retained the other property, for which they obtained the zoning change, through the next decade. This seems to indicate that Lombard sought the zoning change in order to facilitate the operation of the business, not in preparation for sale. The building purchased by the Council of Churches still stands on Wick Avenue, but the building retained by Lombard Engineering is now the site of a parking lot.

In the midst of the zoning battle, contributions to Youngstown University from local residents, former Wick Avenue residents, and local businesses were still healthy. A report of contributions received by the University Development Fund, published in March 1958, listed among the contributors: Josephine (Ford) Alger and members of the Stambaugh, Tod, Clingan, and Sampson families. Agler Insurance, the William Pollock Company, Youngstown Sheet and Tube, the Youngstown *Vindicator*, and Dollar Savings and Trust were among the companies who made donations. Youngstown University celebrated its first fifty years with a Golden Anniversary Student Convocation at the Palace Theater in September 1958. The faculty made the celebration especially festive by marching down Wick Avenue in full regalia on their way to the convocation.¹²⁰ Youngstown University had grown and changed dramatically during its first fifty years and enjoyed its well-earned celebration.

Long-time Youngstown University supporter W. H. Kilcawley died late in 1958. Kilcawley was a founder and secretary-treasurer of Standard Slag Company. His partners were L. A. Beeghly and W. E. Bliss, both regular contributors to the university. In December 1959, Youngstown University announced the receipt of a gift of \$300,000 from the W. H. Kilcawley Charitable Trust toward construction of a building that the

¹¹⁹ Youngstown City Directory, 1960.

¹²⁰ Youngstown *Vindicator*, "Golden Anniversary Student Convocation held at Palace Theater," 24 September 1958.

university would name the William H. and Mattie M. Kilcawley Student Union. The projected total project cost was \$1.5 to \$1.75 million.¹²¹ The university also planned science and engineering buildings, with help from the State of Ohio, and local philanthropists. The Rayen Trust also participated in the construction of the engineering building, which stemmed from the long relationship between the Rayen Trust and the university and improvements in public education that made the trust's involvement in secondary education less necessary. Enrollment grew from 3,487 in 1953 to 6,100 in 1959, making continued expansion of the campus and its facilities essential.

Philip and Jane Schaff sold their house at 606 Wick Avenue, built by Myron and Emeline (Warner) Arms and later occupied by Jane's parents Charles and Harriet (Arms) Booth, to First Christian Church in March 1959.¹²² The church, located just across Spring Street at 562 Wick Avenue, used the building as their disciple house. The church held Sunday School, meetings and receptions there, but no one lived in the house during this period. The church's caretaker lived in the carriage house behind the building. Youngstown State University purchased the house from the church in the 1970s. It survives as Alumni House. Olive Arms died in August 1960. In keeping with her wishes, her house became home to the Mahoning Valley Historical Society, which it remains.

Though they were unable to prevent the Lombard zoning change, the university accomplished their objective of linking their fortunes with those of Wick Avenue. Wick Avenue was no longer a residential neighborhood. Yet, all of the cultural institutions and many property owners became embroiled in the zoning fight. This level of involvement and the vehemence with which every party battled proved that the street was still very

¹²¹ Ibid, "Kilcawley Trust Gives \$300,000 for YU Center," 30 December 1959.

¹²² Ibid, Mahoning County Courts, 12 March 1959.

much a community. The first fifty years in the life of Youngstown University were full of transitions, but the next few years would bring dramatic changes. Wick Avenue would continue to change right along with the university. an urban renewal plan. In 1967 the university became part of Ohio's state university system and made the transition from its first president to its second. The Youngstown State University that emerged in 1967 was a different institution from that of any prior era. During this era the relationship between Wick Avenue and Youngstown continued, but it changed. The university administration had long assumed that the fate of Wick Avenue determined the fate of the university. That relationship changed during this period and by 1967 the university controlled the fate of Wick Avenue.

The campus was under five blocks long and three blocks wide by 1962. Long-time university trustee James L. Wick, Jr. cultivated the residents of Wick Avenue, many of whom were his relatives, beginning in the early days of the school. He also used his business and family connections to recruit other area business leaders to this cause. His efforts and the efforts of those he recruited to aid him in working for the university resulted in the donation of several Wick Avenue properties and the funds to purchase other properties in the area to the university. However, the donations and other sources of funding were never enough to keep up with enrollment rate that rose rapidly after World War Two and continued to rise for decades.

While other universities limited enrollment when the existing infrastructure would not accommodate more students, there was never a consideration of this option in the minutes of any meeting of the Board of Trustees. When enrollment was flat, the university attempted to acquire any available property so that it would be available when

1960 to 1967: The Shift Away from Wick Avenue

The years between 1960 and 1967 brought dramatic changes for the college. The campus expanded in unexpected directions due to an urban renewal plan. In 1967, the university became part of Ohio's state university system and made the transition from its first president to its second. The Youngstown State University that emerged in 1967 was a different institution from that of any prior era. During this era the relationship between Wick Avenue and Youngstown continued, but it changed. The university administration had long assumed that the fate of Wick Avenue determined the fate of the university. That relationship changed during this period and by 1967 the university controlled the fate of Wick Avenue.

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¹¹¹ "Drop Fight to Bar Wick Area's Change," *Youngstown Vindicator*, 24 March 1961.

¹¹² "General Neighborhood Survey," *Youngstown*, Feb. 18.

needed. When enrollment increased, the administration found ways to accommodate the new students.

Wick, Howard Jones, and the university trustees believed that only the preservation of residential zoning along Wick Avenue would keep land prices there within their means. Several commercial enterprises, including the Valley-Park Motel, came to Wick Avenue when the university was unable to raise the money to acquire available land. Youngstown University administrators' belief that the availability of affordable land would determine the growth of their institution caused the bitter and protracted zoning battle with the Lombard Engineering Company during the 1950s.

Early in 1960, Youngstown University decided to abandon the zoning battle with Lombard Engineering. The reason that University President Howard Jones cited for this decision was a potential urban redevelopment plan that would permit campus expansion to the west.¹²³ Part of the financing for the urban renewal project would come from city bonds and both state and federal funds. These funds paid for the acquisition of the land from the owners, the clearing of existing structures, and some other costs. Youngstown University purchased the land from the state for \$.35 per square foot and assumed all costs of developing the land.¹²⁴ They planned to finance their portion of the project mainly through donations. Though \$15 million was a large amount for the university to raise, it was substantially lower than the amount that would have been needed to expand the campus this much under any other circumstances.

Howard Jones and the University Board of Trustees believed that this project would increase the amount of land available and decrease the cost of adding to the

¹²³ "Drop Fight to Bar Wick Zone Change," *Youngstown Vindicator*, 24 March 1960.

¹²⁴ General Neighborhood Redevelopment Plan, 58.

infrastructure needed to maintain the growth of the institution. By doing so, it would solve the problem that they struggled with for decades. University trustees estimated that enrollment would reach about 13,000 students by 1973, a 43% increase over 1962 enrollment.¹²⁵ If campus facilities were to keep up with the growing demand for them, expansion was a necessity.

By October of 1962, the Executive Board of Youngstown University's Board of Trustees approved the campus plan developed by Horace McLean, a planning consultant the university hired. The next step in the process was adoption of the campus plan by the Youngstown City Planning Commission as part of city's urban renewal plan. It then required the approval of the City Council. It would then move to the federal redevelopment district office in Chicago before it earned final approval from the main office in Washington, D.C. The *Vindicator* published McLean's plan on May 2, 1961. It spanned Wick Avenue and called for shifting the path of Fifth Avenue, extending from the expressway south to Lincoln Avenue. The plan included two bridges over Wick Avenue, one in the 400 block and one in the 600 block. The Rayen School of Engineering Building, nearly two blocks south of Lincoln, was also included though it was designated a semi-permanent structure.

This plan included parking lots and athletic facilities in the area to the east of Wick Avenue, and academic buildings, administrative buildings, and parking lots in the area to the west of Wick Avenue. The projected total cost to the university was \$15 million.¹²⁶ McLean planned a spacious campus with abundant parking spaces and

¹²⁵ James L. Wick, Jr. Paper, Minutes of Board of Trustees meeting, 11 October 1965, Mahoning Valley Historical Society, Youngstown, Ohio.

¹²⁶ Youngstown *Vindicator*, "YU Sketch Shows \$15,000,000 Expansion Program" and "Work on \$1,000,000 Student Union is Set," 2 May 1961.

athletic facilities. The only historic structure owned by the university that this plan retained was the president's residence

The plan accepted by City Council and the urban renewal officers, drafted as the General Neighborhood Redevelopment Plan (GNRP) in 1962, included the area between Wick and Fifth Avenues on the east and west and from the freeway south to Rayen Avenue. The GNRP did not call for the rerouting of Fifth Avenue, as McLean's plan had. It also retained most of the historic structures on Wick Avenue and some of those on cross streets. The plan divided this area into four separate projects. It called for work on the first three projects to last from July 1963 to December 1970. Despite property acquisition and construction delays, completion of the first three projects was not seriously behind schedule. The fourth project, however, never began.

The urban renewal plan dramatically changed some scheduled campus improvements and allowed for the consideration of improvements that would not have been possible had the campus not expanded. The William H. Kilcawley Trust made a large contribution to the university in 1959 to aid in construction of the planned student union building. The university planned to construct the building on the west side of the campus, which would have placed it on the east side of Bryson Street, and to have it complete in 1960.¹²⁷ The original plans for the Student Union called for a three story building that would house classrooms, a swimming pool, separate men's and women's gymnasiums, both student and faculty dining rooms, and other facilities. The building would have been 270 feet long and 160 feet wide.¹²⁸ The placement of so many different facilities within one building would have limited the size of each and would have limited

¹²⁷ James L. Wick, Jr. Papers, Minutes of Board of Trustees meeting, 11 October 1960, Mahoning Valley Historical Society, Youngstown, Ohio .

¹²⁸ Youngstown *Vindicator*, "Kilcawley Trust Gives \$300,000 for YU Center," 30 December 1959.

the number of classrooms in the building. If the university had executed this plan, the enrollment boom during this period would have meant that the building was quickly outgrown. Thus, the change in plans due to urban renewal plan resulted in a building with a much longer usable life.

The expansion of the campus allowed the trustees to change the location of the student union to the south side of Spring Street, west of Elm Avenue, and to plan a separate location, further west, for the athletic facilities. The student union building that was constructed included a wing with housing for 200 male students, faculty offices and student meeting rooms. The main building had two stories and included a dining area that seated 1300.¹²⁹ Students moved in to the dormitory in the fall of 1965. Completion of the dining facility, faculty offices and student meeting rooms took until early 1966.

Though the majority of university students commuted, as they always had, housing was a difficulty. The urban renewal project displaced hundreds of students, making this problem more severe. Enrollment for the fall semester of 1966 was 12,033. This was well ahead of the 1962 estimate of 13,000 students in 1973. According to the minutes of the October 1966, 446 men and 146 women lived in student housing. Fifty-seven women lived in Buechner Hall, fifty-four downtown at the Pick-Ohio Hotel, and thirty-five at the YWCA. Twenty men lived at the Pick-Ohio Hotel, fifty-eight at the YMCA, thirty-eight in Varsity Hall, and eighteen in a building on Fifth Avenue. The newly constructed Kilcawley Center housed 208 men and the Co-op, listed as a newly constructed apartment house, held 104 men.¹³⁰ The rapid expansion of university

¹²⁹ Mary Wick Thompson Papers, Minutes of Youngstown University Board of Trustees meeting, 11 October 1965.

¹³⁰ Ibid, Minutes of Youngstown University Board of Trustees, 13 October 1966.

enrollment and need for student housing contributed to the expansion of the campus beyond the 1962 plan boundaries even before that plan could be completed.

Planners used data from the 1960 census and a survey completed in April 1962 to estimate that the plan would displace about five hundred families and nearly four hundred individuals. Most of the individuals were Youngstown University students. About one hundred of the families were not white. The plan included estimates for the time required to relocate families, which ranged from seven months for the first project to eighteen months for the third project. The planners developed these estimates based on their prior experience with similar projects, the number of families living in each area, and a survey of available housing outside of the GNRP area. Westlake Terrace, Youngstown's public housing project, was one of the available sources of housing considered for displaced residents.

The plan budget estimated the cost of purchasing all of the existing structures within the plan boundaries. The planners estimated real estate acquisition costs based on the County Auditor's assessment of the value of each property. The estimated price of each parcel was dependent upon the condition and construction of the existing structure. Planners estimated that there were fifty-eight parcels within Project One and that it would cost \$1,411,337 to acquire them. They estimated Project Two to contain seventy-nine parcels with a total cost of \$1,789,400. Their estimate for Project Three was one hundred twenty-two parcels with a total cost of \$1,745,786. Project Four included two churches and a parish house. The planners estimate was that there were thirty-one parcels, not including those structures, in that project and that the total acquisition cost would be

\$1,071,649. They estimated the cost of just the churches and parish house at \$148,062.¹³¹ These figures include both residential and non-residential structures. The owners of non-residential structures received much higher compensation, skewing the totals.

According to the 1972 Youngstown City Directory, some of the displaced homeowners moved to other Youngstown neighborhoods, but many left the city. Some of the residents stayed within the City of Youngstown but several did not purchase property.¹³² Since the justification for the urban renewal project was the planners' evaluation of many of the existing structures as dilapidated or substandard, compensation paid to homeowners was low. Thus, few homeowners would not have received compensation sufficient to enable them to purchase houses in Youngstown.

In addition to the purchase of real estate, existing buildings and other improvements from property owners, the budget included monetary compensation for all displaced residents. Average compensation ranged from \$5 each for about three hundred Youngstown University students, \$50 each for other individual residents, \$100 each for families, and \$3,000 each for businesses. The estimated total of relocation payments was \$243,560.

In addition to compensating displaced residents and purchasing real estate located within the project boundaries, the plan called for compensation of residents who lost part of their property due to street widening. All costs that property owners incurred due to the widening were also paid. The estimated cost of the plan also included demolition of existing structures, capping of sewer and water lines, removal of sidewalks and pavement in some areas, and other items.

¹³¹ GNRP, 48.

¹³² Youngstown City Directories, 1962 and 1972.

The County Auditor did not assess publicly or semi-publicly owned properties. The Grant Street Spiritualist Church, Elm Elementary School, the First Church of Christ Scientist, the Lincoln Avenue Christian Church, the Alcoholic Center, the International Institute, and Catholic Charities were all listed as such institutions. The university purchased the First Church of Christ Scientist. The International Institute and Catholic Charities were located within the boundaries of project four, which was not completed. The GNRP listed the Monarch Club, Elm Ballroom, American Legion Post, and Youngstown University fraternity houses as commercial institutions of indefinite monetary value. The university purchased the American Legion Post.

The GNRP listed nine building with values above \$50,000. They included two funeral homes on Wick Avenue, listed as the King and Holiday (sic) Funeral Homes. The funeral homes near Wick Avenue and Scott Street were the King and Rossi Funeral Homes. The Rossi Funeral Home was north of the King Funeral Home, which would have placed it directly in the path of the freeway. The King Funeral Home location was within the freeway right of way. Michael Holliday's property previously housed a funeral supply company but during the 1960s Holliday used it as a rooming house. The map of Wick Avenue after completion of the GNRP included none of these building, though it named only two of them. The list of properties valued above \$50,000 also included the Elm Street School, the Lincoln Hotel and a parcel adjoining the hotel, two funeral homes on Lincoln Avenue, a rooming house on Lincoln Avenue, and the Elm ballroom. The University would acquire the Elm Street School in 1965 and eventually also acquired the Michael Holliday's building, built by George D. Wick. The Lincoln Hotel and the adjoining parcel were both located within the boundaries of project four. The state of

Ohio paid the owner of the King Funeral Home \$123,000 in compensation for their building. It was one of the structures demolished during the freeway construction.

Project One of the GNRP included nearly sixteen acres of land. It was bounded by Fifth Avenue between Lincoln Avenue and Arlington Street, Arlington Street between Fifth and Elm, Elm Avenue between Arlington and Spring Streets, Spring Street between Elm Avenue and Bryson Street, and Bryson Street from Spring Street nearly to Lincoln Avenue. The Vaschak Funeral Home property on the northeast corner of Bryson Street and Lincoln Avenue was included in this project. The remaining boundary was Lincoln Avenue from the Vaschak property to Fifth Avenue. The plan called for the widening of Fifth Avenue between Arlington and Lincoln from a sixty foot wide right of way and thirty-eight foot wide pavement to a one hundred foot wide right of way and seventy foot wide pavement. Construction of the Elm Street Bridge over the freeway was part of this project, in order to ease access to that portion of campus. The scheduled work dates for this project were July through December of 1963. However, property acquisition negotiations continued into 1965.

Project Two included eighteen acres of land, though it was originally estimated at fifteen acres; it included Fifth Avenue between Arlington and Grant Streets, Grant Street from Fifth Avenue to Elm Avenue, Elm Avenue between Grant and Arlington Streets, and Arlington Street to Fifth Avenue. Project Two included the widening of Fifth Avenue between Arlington and Grant Streets, from a sixty foot wide right of way and thirty-eight foot wide pavement to a one hundred foot wide right of way and seventy foot wide pavement. The Elm Street Bridge was geographically part of Project Two but construction took place during Project One so that the bridge could be utilized during

⁵⁴ James L. Wick, Jr. Papers, Minutes of Board of Trustees Meeting, 11 October 1963, Matamoras Valley Historical Society, Youngstown, Ohio.

construction of Project Two. The GNRP called for two parking lots just south of the freeway on Elm Street. No parking could have been included in this portion of campus if there was no access to campus via Elm Street. Since Wick and Fifth Avenues were both part of the original freeway plan, those bridges did not have to be included in the GNRP.

The Youngstown school district decided to close the Elm Street School, located in GNRP Project Two at the southwest corner of Grant Street and Elm Avenue, and sell the building in 1965. The Youngstown University campus would surround the school once the neighborhood redevelopment plan was completed. The most important factor in this decision, though, was that most of the students for the Elm Street School lived in the residential area that the redevelopment plan would relocate.¹³³ Youngstown University purchased the building for \$601,500 in August of that year. In the fall of 1965 enrollment climbed above 10,000 for the first time, ahead of projections. This sudden enrollment increase created an urgent need for space. The sale of the Elm Street School was fortunate for the university. They put the building's classrooms into immediate use.

Once the Board of Trustees approved the purchase of the building, they had to find a way to finance it. Several of the trustees contributed funds and the board sought private contributions to cover the rest.¹³⁴ Jones and the university administration practiced this method of financing regularly during this period. This was not the last time that they agreed to purchase land or a structure and presented trustees with the agreement and the need for them to supply or locate the funds to pay for the purchase.

¹³³ Youngstown *Vindicator*, "Bids on Elm Street School are Due by Aug. 10" and "Will sell Elm Street School At Auction Aug. 10," 14 July 1965.

¹³⁴ James L. Wick, Jr. Papers, Minutes of Board of Trustees Meeting, 11 October 1965, Mahoning Valley Historical Society, Youngstown, Ohio.

Neither of the first two projects included any portion of Wick Avenue, so they affected it only indirectly. However, Wick Avenue was the eastern boundary of project Three, which included nearly twenty-five acres. This project encompassed Bryson Street from the Vaschak Funeral Home to Spring Street, Spring Street from Bryson Street to Elm Avenue, Elm Avenue from Spring Street to Grant Avenue, Grant Street from Elm Avenue to Fifth Avenue, Fifth Avenue from Grant Street to the freeway, the freeway, and Wick Avenue from the freeway to Lincoln Avenue. This project required the widening of Fifth, Wick, and Lincoln Avenues. Fifth would be widened between Grant Street and the expressway from a sixty foot wide right of way and thirty-eight foot wide pavement to a one hundred foot wide right of way and seventy foot wide pavement.

Lincoln Avenue had a seventy foot wide right of way between Fifth Avenue and Phelps Street and a sixty foot wide right of way between Phelps Street and Wick Avenue. In both sections the pavement width was thirty-six feet. The right of way between Phelps Street and Wick Avenue would increase to seventy feet and the pavement width would increase to forty-four feet. Wick Avenue north of Lincoln Avenue would be widened from a sixty foot wide right of way and forty foot wide pavement to a one hundred foot wide right of way and seventy foot wide pavement. All of the additional forty feet of right of way came from the properties on the west side of the street. The construction of the freeway also affected Wick Avenue deeply, as it required the destruction of the street between the middle of the 600 block and the middle of the 700 block.¹³⁵ Freeway construction destroyed several commercial buildings and historic houses in this block and divided what had previously been one neighborhood.

¹³⁵ GNRP, 79.

Planners drafted the GNRP before the Mahoning Valley Historical Society's new location at 648 Wick Avenue opened to the public. Consequently, their facility and the Arms house did not appear in the plans for the neighborhood's future. James L. Wick, Jr. and Dorothy Welsh were concerned about the impact of the expressway construction on their facility. They attempted to contact several City of Youngstown officials before Urban Renewal Director David Hill visited the historical society on July 1, 1965. Hill gave the Mahoning Valley Historical Society a copy of the GNRP and discussed its implications with Wick and Welsh.

When Wick found that the historical society would lose 40 feet of frontage he requested, first of David Hill and then of Howard Jones, that in lieu of monetary compensation the historical society receive the parcel directly to the rear of their facility. Both agreed that, if the Mahoning Valley Historical Society Board of Trustees approved it, Wick should submit this plan to the urban renewal office and the Youngstown University Board of Trustees for consideration.¹³⁶ In support of this discussion, Wick photographed the front of the Mahoning Valley Historical Society property with employees and volunteers standing forty feet from Wick Avenue. Wick attached a string to one of these photos, connecting the women standing in the yard, to show the proposed new property line.¹³⁷ Wick and most other property owners were unable to stop the project or the affect that it had on their property. The historical society did not receive additional land in compensation for the street widening.

The property owner directly to the rear of the historical society was able to thwart the redevelopment plan by refusing to sell. The original GNRP called for removal of

¹³⁶ James L. Wick, Jr., Memorandum, 1 July 1965, James L. Wick, Jr. Papers, Mahoning Valley Historical Society, Youngstown, Ohio.

¹³⁷ Ibid, Urban Renewal Folder and Binder, Mahoning Valley Historical Society, Youngstown, Ohio.

Bryson Street, but planners were forced to alter the plan so that they owner would retain access to their house.¹³⁸ That homeowner is still in her house today. She accesses her residence via the Youngstown State University campus and that last remaining portion of Bryson Street.

The area between Rayen and Lincoln Avenues, from Wick Avenue to Fifth Avenue, was Project Four of the GNRP. This project was the smallest in the GNRP, including only seven acres. The plan for this project was that Youngstown University would not acquire this land. Instead, the Child Guidance Center of Youngstown would use about half the land and the remainder was available to any cultural institution displaced by the first three projects and to any institution in the area that needed to expand and did not have land available to do so at their initial location.¹³⁹ Enrollment at Youngstown State University increased so much during the 1960s that expansion of the campus beyond the boundaries of the GNRP was necessary. An unnamed non-profit foundation purchased the Lincoln Hotel property in 1969. They constructed a building for the School of Business, now Williamson Hall, leased the building to the university for 10 years, and then the building became the property of the university.¹⁴⁰ Thus, planners abandoned Project Four and in subsequent years the university acquired portions of the land in this area. Today the university owns more than half of this land and the Youngstown State University's Centennial Master Plan calls for, among other things, acquisition of the rest of this area and additional lands between Rayen Avenue and downtown.

¹³⁸ Pam Speis, Mahoning Valley Historical Society, conversation with author, 30 May 2006.

¹³⁹ GNRP, 43.

¹⁴⁰ Mary Wick Thompson Papers, YSU Alumnus Winter 1969, 9, Mahoning Valley Historical Society, Youngstown, Ohio.

The GNRP called for the widening of both Rayen and Lincoln Avenues from a sixty foot wide right of way and thirty foot wide pavement to a seventy foot wide right of way and forty-four foot wide pavement. The GNRP called for the conversion of Rayen and Lincoln Avenues to a pair of one-way streets running in opposite directions. It also called for the widening of Fifth and Wick Avenues between Lincoln and Rayen. Both of these streets would expand from a sixty foot wide right of way and thirty-eight foot wide pavement to a one hundred foot wide right of way and seventy foot wide pavement. The estimated total cost of the street widening would be over \$400,000. Little of Project Four was ever completed. Contrary to the GNRP, Youngstown University did grow south beyond Lincoln Avenue. The campus also spilled over Wick Avenue, Fifth Avenue, and even the expressway.

In the minutes of their January 1966 meeting the Youngstown University Board of Trustees recorded Howard Jones intention to retire in no less than six months. The minutes noted that Jones' contract required at least six months notice in order for him to receive his full retirement benefits, but that Jones and the trustees named no set retirement date. The trustees also resolved to delay announcement of Dr. Jones' retirement until they had hired his successor.¹⁴¹ The inauguration of the university's second president, Dr. Albert Pugsley, took place on November 5, 1966. When the university hired Dr. Pugsley the *Vindicator* published a special section on the new president. This section appeared to have been an effort to sell Dr. Pugsley to Youngstown. The Pugsleys did not move into the residence on campus previously occupied by Dr. and Mrs. Jones. The university purchased a residence off campus for the

¹⁴¹ James L. Wick, Jr. Papers, Minutes of Youngstown University Board of trustees meeting 31 January, 1966, Mahoning Valley Historical Society, Youngstown, Ohio.

new president and converted the Jones' former residence into administrative offices. Dr. Pugsley's inauguration luncheon was the first use of the dining facilities in Kilcawley Center, though those facilities would not officially open for a few more months.

The Board of Trustees of Youngstown University formally resolved to become part of the state education system at their April 14, 1966 meeting. Both houses of the Ohio State Legislature unanimously passed the bill creating the Youngstown State University and the Governor James Rhodes signed it. Youngstown College officially became Youngstown State University on May 16, 1967. Governor Rhodes appointed a new Board of Trustees, made up of five members of the old board and four new members. These trustees were not the men who had run the university during the prior decades. They were all part of a new generation. This change completed the transition that began with the campus expansion and the inauguration of the new president.

Youngstown State University entered a new era.

This transition was difficult for the men who had helped the university to grow. When Governor Rhodes first offered Youngstown University admission to the state system, Jones and other administrators tried to decline. They saw the change as a loss of control. Others, who saw that the transition would lift the burden of constant fundraising efforts, prevailed. The outgoing trustees formed the Youngstown State University Foundation in October 1966 and moved some university assets to the custody of the foundation before the university became part of the state system.¹⁴² They established the foundation in order to maintain some measure of control over some university assets and

¹⁴² Mary Wick Thompson Papers, Minutes of Board of Trustees Meeting, 13 October 1966, Mahoning Valley Historical Society, Youngstown, Ohio.

so that they and others would be able to make private contributions for projects that they state would not finance.

Though Howard Jones would likely have done so soon in any case, his retirement just as the university made the transition to state control must have been deliberate. His attempt to reject acceptance into the state university system and election as the first president of the Youngstown University Foundation were indicators of his attitude.

The involvement of James L. Wick Jr. with the university had waned by the mid-1960s. His focus shifted to the Mahoning Valley Historical Society. He then developed health problems that prevented him from attending the last commencement ceremony that Howard Jones presided over, and other campus celebrations.¹⁴³ Wick received invitations to commencement, with V.I.P parking and seating, and the minutes to Board of Trustees meetings and Youngstown Educational Foundation meetings. However, he rarely attended. He died in March 1972. Harriet Wick Schaff intimated, in an oral history interview just two years after his death, that her father was unhappy with many changes that took place at the university, in Youngstown, and across the country during the last decade of his life.¹⁴⁴ She described her father as a product of his generation who disliked change.

Wick Avenue still served as a cultural center during the 1960s, housing university buildings, churches, and museums. The rapid growth of the university, the urban renewal plan, the involvement of the state university system, and the transition from one university president to another all combined to shift the focus of the university away from

¹⁴³ Mary Wick Thompson Papers, letter from Dr. and Mrs. Howard Jones to James L. Wick, Jr., June 1966.

¹⁴⁴ Harriet Wick Schaff, Interviewed by Randall Dicks, transcript of tape recording, 28 February 1974, YSU Oral History Program, Youngstown, Ohio.

Wick Avenue. During this short period Youngstown University, now Youngstown State University underwent some of the most dramatic changes of its sixty years.

During the subsequent decades, the university constructed new buildings on Wick Avenue. Sometimes, such as when Bliss Hall replaced Ford Hall, new buildings replaced older buildings that had long been part of the university. Other cases involved relatively recent land acquisitions. Late in 1969, the Youngstown Educational Foundation acquired the Valley-Park Drive-In Hotel.¹⁴⁵ This purchase brought properties that James L. Wick, Jr. and Howard Jones thought were lost to the university into the campus at last. The faculty of several academic departments used the hotel rooms as offices. The university radio station, WYSU-FM, broadcast from the building as well. The university eventually replaced that building with the McDonough Art Museum, Meshel Hall, and the Wick parking deck. Despite this addition of new campus buildings on Wick Avenue, the street was no longer the center of campus.

Progress would always put Wick Avenue's historic structures in a precarious position. Each new Youngstown State University administration reevaluated the relationship between Wick Avenue and the university. Since the 1960s, the survival of the historic fabric of Wick Avenue depended on the university, just as the university depended on Wick Avenue from the 1920s to the 1960s.

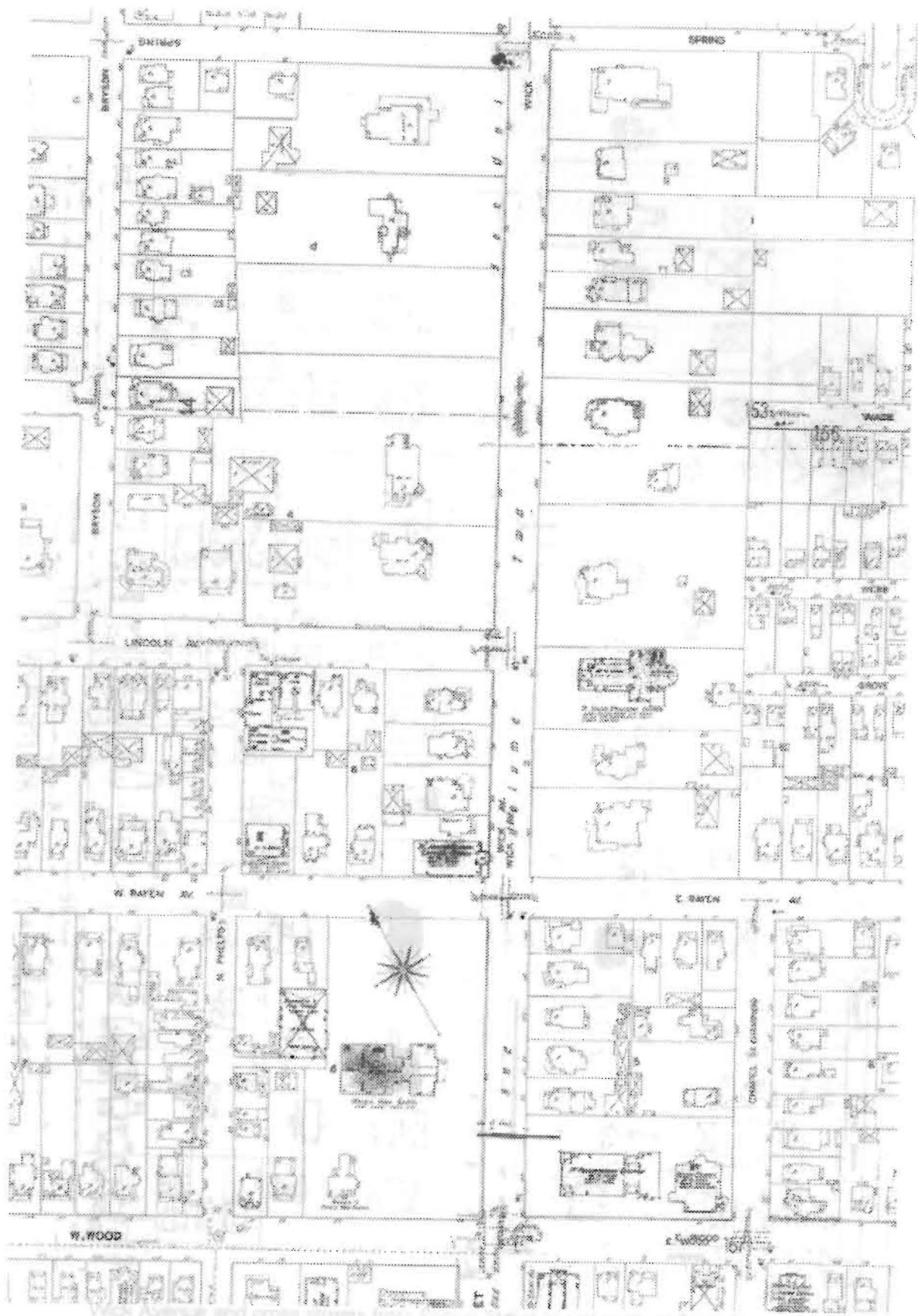
The need of the university for larger buildings with modern facilities spurred some of these developments, but attitudes toward older buildings had also shifted. The university administration of the late 1960s and the 1970s did not value most of the old campus buildings. Just as the GNRP erased an entire residential neighborhood in order to expand the campus, the university often removed historic structures to make way for

¹⁴⁵ Mary Wick Thompson Papers, YSU Alumnus Winter 1969, 9.

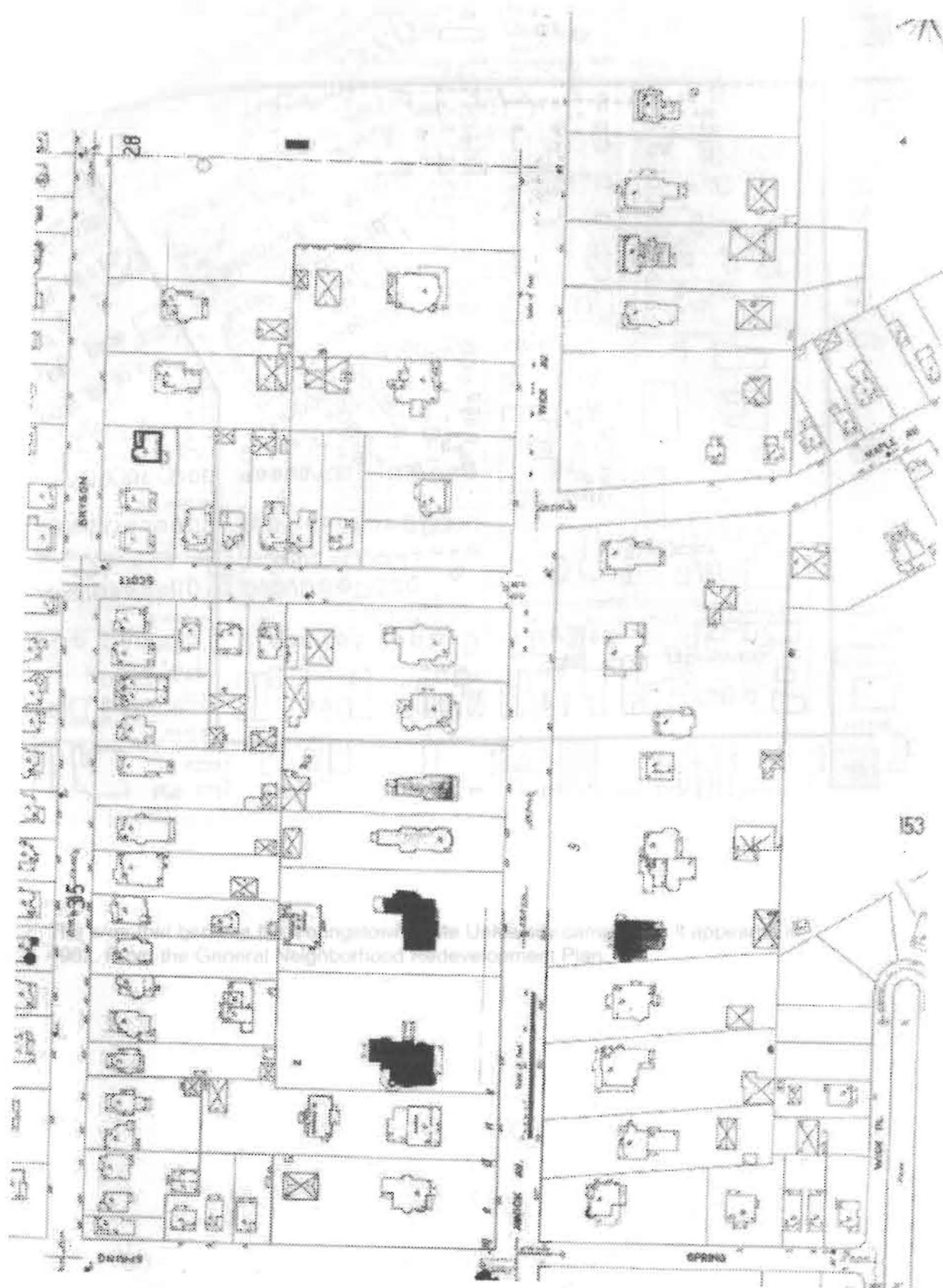
buildings that were large and modern. The continued rapid growth of the university necessitated another expansion project. Drafted in 1972, the budget for this project was \$27.9 million.

Development plans across the country during this period led to the destruction of structures without regard to their historic value, which led to a resurgence of historic preservation in some areas. The National Register of Historic Places added the Wick Avenue Historic District in 1974. This district includes the area south of the expressway and north of Spring Street. It was originally bounded on the west by Bryson Street and the east by Wick Oval, but was amended in 1980 to extend only as far west as the boundaries of the properties on the west side of Wick Avenue, except for Buechner Hall on Bryson Street. The destruction of numerous historic structures on Bryson and Spring Streets caused this change. Shortly after 2000, all of the structures on Wick Oval were demolished. Apartments for Youngstown State University students now stand in their place.

Today, though the university's Center for Urban and Regional Studies and Center for Historic Preservation work to preserve the Wick Avenue neighborhood, pressures on the university administration to manage resources and use available space efficiently still endanger it. When Youngstown CityScape developed a list of endangered buildings, two historic structures owned by the university were included on the list. There will never be a point at which the history of Wick Avenue is safe. Preservation of this historic fabric is an ongoing fight.



Wick Avenue and cross streets from Wood and Spring Streets, the 200 through 500 blocks. 1907 Sanborn Fire Insurance Maps.

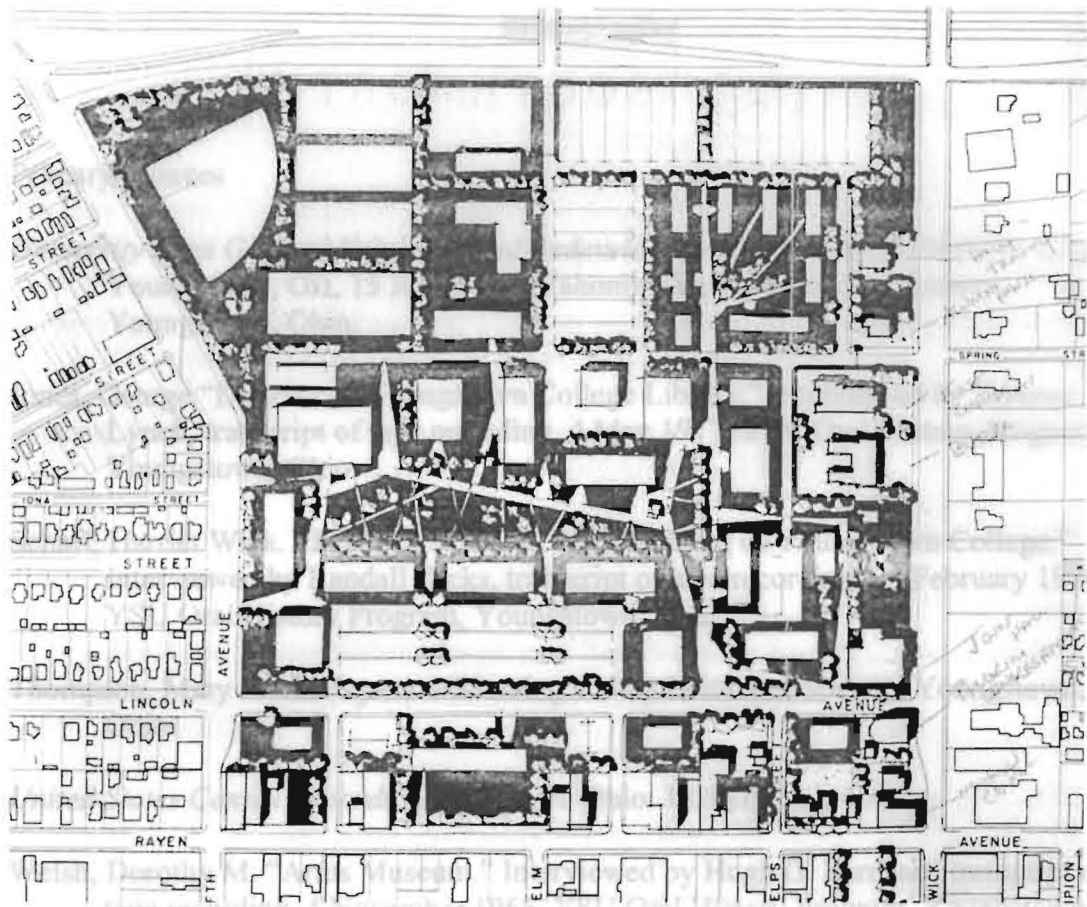


Wick Avenue and cross streets from Spring Street to just north of Scott Street, the 600 block and a portion of the 700 block. The northern end of Millionaire's Row was just above this point. 1907 Fire Insurance Maps.



From the General Neighborhood Redevelopment Plan.

The area that became the Youngstown State University campus, as it appeared in 1962. From the General Neighborhood Redevelopment Plan.



The projected outcome of the redevelopment plan.

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From the General Neighborhood Redevelopment Plan.

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