

Comes to life Pollock House transforms into a 'college inn'

The big green house on the far corner of YSU will no longer stand empty. The Pollock House will be a home away from home for visitors and guests spending time near the YSU campus.

Four area men plan to refurbish and remodel YSU's Pollock House, add an architecturally similar addition and by September 1987 present the community with the 80-room Wick-Pollock Inn.

YSU President Neil Humphrey announced Tuesday that the Buildings and Property Committee of the YSU Board of Trustees has authorized the administration to negotiate a contract with Pollock Inn Restoration Associates (PIRA).

The detailed plans of this group are to transform the vacant Victorian mansion at Wick Avenue and Spring Street and its 2.5 acres of land into a model "college inn" benefiting both the community and the University. It was one of two proposals submitted. The other was from McJurney, Inc.

Humphrey listed the benefits of the PIRA proposal:

- The four partners are committed to a \$4.4 million project with \$400,000 of their equity capital involved;
- Construction of The Wick-Pollock Inn will involve local labor and materials and eventually create 90 full-time jobs;
- Return the mansion and grounds to the city tax rolls, benefiting the city and schools since as state/public property it has been exempt from taxes;
- Provide an unusually attractive, cen-

trally located public lodging and social center for visitors and business people and offer the community and University a center for conferences and workshops as well as accommodations for those attending University activities.

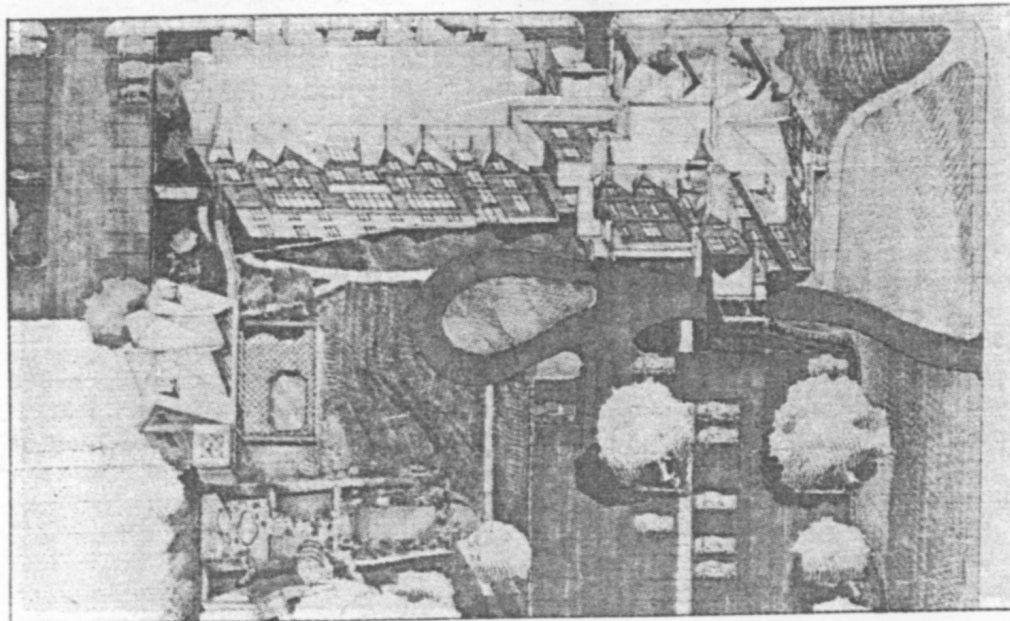
Constructed in the 1880s, it is listed on the National Register of Historic Places and is one of the structures in the Wick Avenue Historic District.

Humphrey called the plan "a unique opportunity for a public-private partnership serving the needs of the community and the University."

Youngstown Mayor Patrick Ungaro said the plan is a "most attractive step forward in the revitalization of the community."

The four entrepreneurs, who are equal partners in Pollock Inn Restoration Associates, Inc., architects with offices chairman of the board and chief executive officer of Buchanan, Ricciuti and in Youngstown and Washington, D.C.; Paul J. Ricciuti, president and chief operating officer of the firm; Robert P. Health, chief operating officer of Inns Services, Inc. of Warren and Erie, Pa.; and Robert J. O'Malley, chief executive officer of Inns Services, which owns and operates Avalon Inn near Warren.

The three-story wood frame mansion was constructed during the 1880s as an Italianate villa, and was expanded and remodeled in the 1890s. When redesign-



This is an architectural sketch of the proposed Wick-Pollock Inn located on the corner of Wick Avenue and Spring Street.

ed, the exterior of the house was in the Queen Anne style, with a circular tower and wood shingles in the Richardson manner popular at that time.

It was originally the home of Paul Wick, then became the home of the Porter Pollock family, who donated it to YSU in 1950. The Wick and Pollock families were among the Mahoning Valley's early industrialists.

The mansion has more than 10,000 feet of usable space. The addition will add 43,000 square feet of new space.

The plans call for 15 guest rooms (which will hold specially designed period furniture), two dining rooms and

creation of a period-style bar and lounge in the present structure. The addition would include 16 suites, 49 rooms, a divisible ballroom seating 300, five major meeting rooms and a kitchen and administrative offices.

The original carriage house in the rear will become a health center with men's and women's locker rooms, exercise area, sauna and steam room, and possibly an enclosed swimming pool in the future.

The Pollock gardens in the rear — the last surviving formal garden in the Wick Avenue area — would be renovated to

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their formal beauty.

In the addition, there will be 16 suites with bedroom area, bath, wet bar and living area. The remaining 49 rooms will be a mix of standard double-double room and oversized double-queen rooms with sofas, giving guests a choice of accommodations.

As a sister inn to the Wick-Pollock, the Avalon Inn can make available to guests golfing privileges during the golf season, tennis year-round, and cross-country skiing during winter.

The entrepreneurs expect to work closely with the YSU Alumni Association, particularly for such major events as Homecoming. They also anticipate bookings from the University's Special Lectures, commencements, sports activities and other functions.

Buchanan, a PIRA general partner, has more than 30 years experience in architectural design, land development and

business management. He has been responsible for the growth of Buchanan, Ricciuti and Associates, Inc. and the development of offices in Washington.

Ricciuti, who has been designated as managing partner-development for the inn, has had 25 years experience in the design and development of large projects that include hotels, university buildings, schools, commercial buildings and other private structures. He is managing partner of the \$13 million Hilton in Scranton, a partner in Judiciary Towers and is negotiating development of a 100-room lodge in Campbell County, Ky.

Robert P. Health, who is managing partner-operations of PIRA, and Robert J. O'Malley, have been associated since 1971 as partners in an investment firm.

Their Inns Services, Inc., now owns and operates four inns and motels, including Avalon Inn and two properties in the Erie area.