The Duncans and the Certified Dairy Farm and "The Roost" of Oscar Steiner

Becky MacKay, CVNP Volunteer

September 4, 2025

Abstract

The purpose of this research was to conduct a deed search to determine when Duncan Farm operated as a working farm and as a rural, recreational retreat for Black families and organizations. The farm became a certified dairy that was able to sell milk to the City of Cleveland in 1929, a few years after Frank and Janie Duncan sold their property to a Cleveland man in the milk industry. Continuing the search for deeds from the 1950's uncovered some intriguing owners, Oscar and Dorothy Steiner, who converted an old barn on the former Duncan farmland into their own vacation retreat that they called "The Roost."

Duncan Farm Purchased in 1915

By 1910, Frank Duncan and his wife Janie were renting a house on a farm in Boston Township in Summit County, Ohio.[1] They lived with seven of their children at that time, along with a hired farmhand named Emlain Jackson from Virginia. The 1910 U. S. Census listed the 32-year old Frank Duncan as a farmer and an employer.[1] No street address was provided in the census records. Frank and Janie Duncan were both Black and were born in Virginia. Frank Duncan was born on September 28, 1877,[2] and Janie Estelle Newman Duncan was born on February 1, 1878.[3]

On October 20, 1915, Frank R. and Janie E. Duncan purchased a total of 194.77 acres in Partial Lots 5 and 6, Tract 2, in Boston Township from Dayton A. and Nora B. Ely for $11,000.[4] The ownership of this property had changed three times during 1915. Harley C. and Laura Robinson sold the property to Anderson M. Laughlin on February 25, 1915.[5] Then Laughlin sold it to Dayton Ely on April 19, 1915,[6] who transferred it to Frank and Janie Duncan as described previously. This property now resides within Cuyahoga Valley National Park.

A section of the 1910 plat map for Boston Township (Figure 1)[7] shows the partial lots where Duncan Farm would have been located, although the property was owned by Harley C. Robinson in 1910. The acreage for H. C. Robinson's two partial lots adds up to 194.77 acres, which is consistent with that in The Duncans' 1915 deed. The full plat map[7] shows that this property was over a mile south of Peninsula and west of the Ohio Canal, along what is now known as Riverview Road. The south property line of Lot 5 (in green, Figure 1) is near the location where Riverview Road crosses the railroad tracks, and still does so today.

It should be noted that the location of the Duncan Farm property described here differs from the locations shown further north in the Cleveland Green Book[8] and the Conservancy Concept File for the Brandywine Golf Course project.[9]

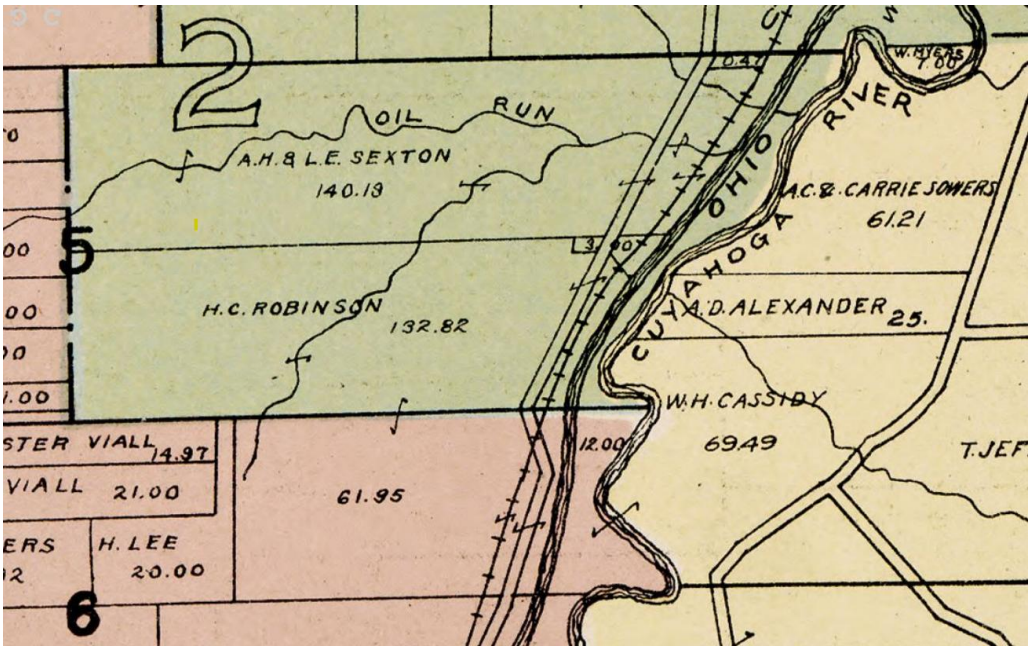


Figure 1: The 1910 Boston plat map[7] shows H. C. Robinson's property in Tract 2, which included a partial lot 5 of 132.82 acres and a partial lot 6 of 61.95 acres, totaling 194.77 acres. Frank and Janie Duncan purchased this property in 1915.

Frank and Janie Duncan obtained a mortgage from Dayton A. Ely in the amount of $3,750 on October 20, 1915,[10] the same day that they acquired the property from Ely. A condition of this mortgage was that the buildings on the property had to be insured in an amount not less than $4,200. The premises were free from encumbrances, except for a substantial mortgage to H. C. Robinson in the sum of $6,500 with interest.[10]

Starting in 1919, Frank Duncan contributed to his community and supplemented his income by performing labor for Boston Township. In 1921, he began using a team of horses to do road work in the township.[11] Until World War II, most road maintenance, ditch mowing, and snow removal in Boston Township was performed by local citizens under the supervision of citizen road superintendents.[11]

The Duncans Sold the Farm in 1925 to a Cleveland Man in the Milk Business

When the U. S. Census was taken on January 16, 1920, Frank Duncan was listed as a farmer on property that he owned, although the property was still mortgaged.[12] He and his wife lived on the farm along with their growing family plus a granddaughter.[12] The census records categorized the farm as a "general farm." The conditions of their first mortgage from Dayton Ely were complied with, so that mortgage was discharged on June 8, 1920.[10] But a few days earlier, on June 5, 1920, The Duncans took out another mortgage from Dayton Ely in the amount of $3,100.[13] The premises were free from encumbrances, except for a mortgage that had been due on March 1, 1920, of which $4,900 remained unpaid.[13] Ely later transferred the right, title, and interest for this 1920 mortgage to The Peninsula Banking Co. on November 23, 1921.[13]

In August 1925, after ten years of farm ownership, Frank and Janie Duncan sold the 194.77-acre property to Harry B. Pratt and Charles D. Hajek for a consideration of $100.[14] Legal documents sometimes incorrectly indicated Pratt's full name as Harry R. Pratt, as did this 1925 deed. Harry and Bertha Pratt and Charles and Elsie Hajek obtained a mortgage for $3,000 from Frank Duncan.[15] The premises were free from encumbrances, except for mortgages in the amounts of $4,900 and $2,100 that were held by The Peninsula Banking Co.[15] Thus, the debts on this property appeared to be increasing.

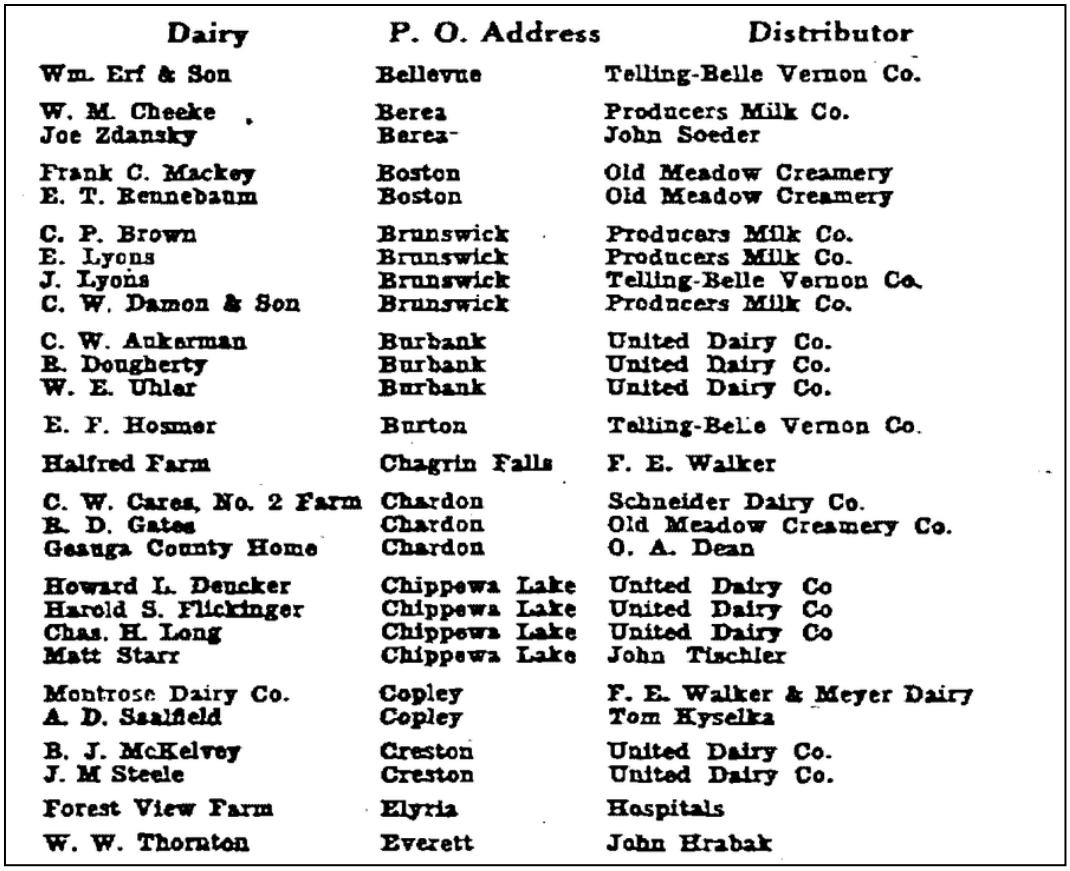
Interestingly, Harry Pratt was in the milk business. He was a sales manager at Telling-Belle Vernon Co.,[16] which at that time was the largest distributor of milk and ice cream products in the State of Ohio.[17] The company had a reputation of high standards for milk quality and cleanliness, and in 1928, became a division of the National Dairy Products Company, which used the Sealtest brand name to indicate testing specifications of the highest quality.[18] Harry Pratt later became a Shaker Heights councilman and president of Baker Laboratories, which produced baby food and milk for babies.[19-20] Charles Hajek was a banker.[21] Both men lived in the Cleveland area. Charles Hajek died on June 28, 1929.[22]

In October 1926, Pratt and Hajek transferred part of the property ownership to three men who lived in the Cleveland area. They transferred an undivided 1/5 interest in the property to each of the following: a paving company manager named J. P. Pejsa;[23-24] a bank secretary named George A. Spear;[25-26] and a dentist named James V. Gentilly.[27-28] The property transfer to each of these men was for the consideration of $10 and other valuable considerations. Two years later, on October 10, 1928, Pratt, Hajek, Pejsa, Spear, Gentilly, and their wives obtained a $10,000 mortgage from Walter W. Corlett for the 194.77-acre property.[29] Soon thereafter, the conditions of the mortgage from Frank Duncan were complied with, and that mortgage was discharged on December 3, 1928.[15]

Tuberculosis Concern in Cleveland's Milk Supply and the Start of Certified Dairy Farms

In the 1920's, City of Cleveland health officials had serious concerns about humans contracting tuberculosis and typhoid from inferior milk that did not pass the city's inspection tests.[30] A tuberculosis epidemic had been observed in cattle in the northeast counties of Ohio around 1925.[30] The City of Cleveland shifted its milk supply sources from counties in northeast Ohio to counties that were further south and west of the city because of this epidemic.

The Health Commissioner in the City of Cleveland set new milk safety standards, and on February 7, 1926, published a list of 100 dairy farms approved by the City of Cleveland health officials.[31] A partial listing of dairies in the Cleveland Milk Zone that were registered as Approved Dairies by the City of Cleveland health department is shown in Figure 2.[31] Duncan Farm was not on that 1926 list. The dairy farms of Frank C. Mackey and E. T. Rennebaum were the only approved dairies from Boston Township on that 1926 list. The farm of W. W. Thornton in Everett was also an approved dairy farm in 1926.

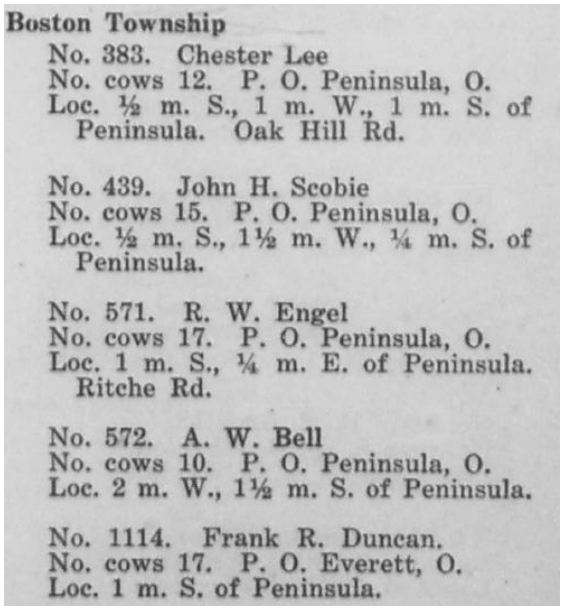


Dairy	P. O. Address	Distributor
Wm. Erf & Son	Bellevue	Telling-Belle Vernon Co.
W. M. Cheeke	Berea	Producers Milk Co.
Joe Zdansky	Berea	John Soeder
Frank C. Mackey	Boston	Old Meadow Creamery
E. T. Rennebaum	Boston	Old Meadow Creamery
C. P. Brown	Brunswick	Producers Milk Co.
E. Lyons	Brunswick	Producers Milk Co.
J. Lyons	Brunswick	Telling-Belle Vernon Co.
C. W. Damon & Son	Brunswick	Producers Milk Co.
C. W. Ankarman	Burbank	United Dairy Co.
R. Dougherty	Burbank	United Dairy Co.
W. E. Uhler	Burbank	United Dairy Co.
E. F. Hosmer	Burton	Telling-Belle Vernon Co.
Halfred Farm	Chagrin Falls	F. E. Walker
C. W. Cares, No. 2 Farm	Chardon	Schneider Dairy Co.
R. D. Gates	Chardon	Old Meadow Creamery Co.
Geauga County Home	Chardon	O. A. Dean
Howard L. Deucker	Chippewa Lake	United Dairy Co
Harold S. Flickinger	Chippewa Lake	United Dairy Co
Chas. H. Long	Chippewa Lake	United Dairy Co
Matt Starr	Chippewa Lake	John Tischler
Montrose Dairy Co.	Copley	F. E. Walker & Meyer Dairy
A. D. Saalfield	Copley	Tom Kyselka
B. J. McKelvey	Creston	United Dairy Co.
J. M Steele	Creston	United Dairy Co.
Forest View Farm	Elyria	Hospitals
W. W. Thornton	Everett	John Hrabak

Figure 2. A portion of a listing of dairies in the Cleveland Milk Zone that were registered as Approved Dairies by the City of Cleveland health department is shown as of January 30, 1926.[31] Two farms in Boston, Ohio, and one farm in Everett, Ohio, were Approved Dairies.

However, Duncan Farm was added three years later to an expanded list of approved dairies for supplying milk to the City of Cleveland.[32] On October 1, 1929, five dairy farms in Boston Township were approved by the Public Health Department of Cleveland, Figure 3.[32] It is interesting to note that Frank Duncan's name appeared in the approved dairy listing, although the deed for the farm property had been transferred to Pratt, Hajek, Pejsa, Spear, and Gentilly. Frank Duncan had 17 cows (Figure 3), which was equal to or more than that on any other approved dairy farm in Boston Township.

A working hypothesis is that Harry Pratt facilitated dairy farm improvements and the dairy certification of the Duncan Farm. He and Hajek purchased the property when Cleveland was shifting its dairy sourcing, and the farm became certified within four years after their purchase. Field experts at Telling-Belle Vernon Company routinely worked with dairy farmers to teach them barn cleanliness practices, proper feeding of the cows, and recommended clean milking and cooling methods.[33] As an employee of Telling-Belle Vernon, Harry Pratt could have assisted in making such improvements at the farm. Did Harry Pratt purchase Duncan Farm to improve their dairy practices and then intend to profit from selling certified milk to the City of Cleveland for distribution by Telling-Belle Vernon Company?



Boston Township

No. 383. Chester Lee
No. cows 12. P. O. Peninsula, O.
Loc. ½ m. S., 1 m. W., 1 m. S. of Peninsula. Oak Hill Rd.

No. 439. John H. Scobie
No. cows 15. P. O. Peninsula, O.
Loc. ½ m. S., 1½ m. W., ¼ m. S. of Peninsula.

No. 571. R. W. Engel
No. cows 17. P. O. Peninsula, O.
Loc. 1 m. S., ¼ m. E. of Peninsula. Ritche Rd.

No. 572. A. W. Bell
No. cows 10. P. O. Peninsula, O.
Loc. 2 m. W., 1½ m. S. of Peninsula.

No. 1114. Frank R. Duncan.
No. cows 17. P. O. Everett, O.
Loc. 1 m. S. of Peninsula.

Figure 3. The complete list of dairy farms in Boston Township approved by City of Cleveland, as of October 1, 1929.[32]

The Chester Lee Farm, which was adjacent to and west of Duncan Farm, and nearby Scobie Farm were also added to the 1929 approved dairy list (Figure 3), which may suggest that Harry Pratt assisted these other local farms in a similar way. A grandson of Chester and Jeannette Lee recalled his grandmother saying that they had to inoculate the cows on the farm or give them antibiotics.[34]

Duncan Farm in the 1930's and Financial Difficulties during the Great Depression

The 1930 U. S. Census indicated that Frank Duncan, age 52, was a farmer and in the truck industry.[35] He was also listed in the census as an owner and self-employed.[35] This ownership designation did not refer to the farm that he lived and worked on, but instead referred to his truck business, the F. R. Duncan Supply Co. By 1930, Frank Duncan began using a truck for road maintenance work in Boston Township, instead of using a team of horses.[11] Frank Duncan received checks from Boston Township from 1931-1932 that were made out to the "F. R. Duncan Supply Co."[11] These particular checks indicated that he hauled coal to the needy in the community and hauled cinders for road work on Wheatley Road. Other cancelled checks from 1930 to 1938 were made out directly to Frank Duncan, F Duncan, or FR Duncan, and these checks were payment for hauling cinders with a truck, doing road work with a truck, road trenching, and providing unspecified labor.[11] In 1935, Duncan received nine checks totaling $423, which was the highest amount he was paid by Boston Township in any single year. This amount is equal to approximately $9,963 in today's dollars.[36]

The 1930 census records also indicate that Duncan rented his home for $16.50/month on a farm in Boston Township.[35] A boarder named Henry Euell was living with the family, and Euell's occupation was a farmer. The census taker did not record the Duncan home address. It is presumed that Frank Duncan continued to live and work on the same farm through most of the 1930's, even after it was sold to Pratt,

et al., and this seems to be supported by the notices in newspapers of the various activities that were held at Duncan Farm.

Social and holiday events for Black families were hosted at Duncan Farm.[8] An Easter egg hunt for 46 children took place at "the Duncan Farm" in April 1931.[37] A social club's picnic and dance was held in August 1938 at Duncan Farm.[38] The driving directions provided in the advertisement for the picnic and dance were: take "Route 8 to 303, turn right into Peninsula, Ohio, turn left on Everett St. to Duncan's Farm."[38] Everett Street is current-day Riverview Road.[39] This ad provides evidence that Duncan Farm was still functioning as a recreational retreat in 1938 and was still located south of Peninsula on Riverview Road.

Financial difficulties arose with the Cleveland owners of the farm during the 1930's. As mentioned earlier, Walter W. Corlett had granted a $10,000 mortgage to Pratt, Hajek, Pejsa, Spear, Gentilly, and their wives in 1928 for the 194.77-acre property.[29] The principal and interest of the mortgage was due on or before October 10, 1931,[29] but these conditions were not met. In April 1937, a legal case was brought to the Common Pleas Court of Summit County, Ohio, against Pratt, et al.[40] As a result of this case, Edwin H. Corlett, the nephew of the deceased Walter W. Corlett,[41-42] was able to recover $13,350 from Harry B. Pratt, et al.[40] Following the judgment, an Order of Sale for the two parcels of land in Boston Township was issued by the Summit County Sheriff, and the property was sold on July 2, 1937, to the highest bidder at a public auction.[40] William C. Dixon, Trustee for Edwin H. Corlett, was the highest bidder and purchased the property for $10,700.[40]

William C. Dixon was not only the Trustee for Edwin H. Corlett, but he also married Arvilla B. Pratt, the daughter of Harry B. Pratt, in November 1934.[43] Interestingly, as Corlett's legal representative, Attorney Dixon took his wife's father and his business associates to court.

The Duncans in the 1940's

The 62-year old Frank Duncan continued working as a dairy farmer in 1940 and had worked all 52 weeks in the year prior to the 1940 U. S. Census.[44] Frank and Janie Duncan rented a farmhouse for $25/month and lived with their sons Clarence and Harry, as well as with Harry's wife Laura, in 1940.[44]

The 1940 census sheet 5A for Peninsula, Ohio, does not appear to be straightforward, with respect to residents' addresses. The census worker had written "W. Main" toward the top of the sheet in the first column under location.[44] However, W. Main was not the street address for all of the residents listed on that census sheet.[45] Some of those residents lived on Riverview Road, some lived on West Main St., but all of those identified lived at, or near, the intersection of Main St. (State Route 303) and Riverview Road in Peninsula.[45] In contrast, in the 1930 U. S. Census record,[35] The Duncans were listed on the same page as residents who were known to live further south in Everett, Ohio.[45] This analysis may suggest that Frank and Janie Duncan had moved to Peninsula by April 1940 from their farm of many years located further south on Riverview Road, but may not have moved to W. Main St. Additional evidence that Frank Duncan moved to Peninsula, but not to W. Main St., was provided by Duncan's 1942 World War II Draft Registration Card.[46] This card indicated that Frank Duncan's place of residence was on West *River*

Road in Peninsula, and that Duncan's place of employment was a farm in Peninsula.[46] West River Road is the same road as Riverview Road.

Social events, such as picnics and family reunions, were hosted at "Duncan Farm Peninsula, Ohio," between 1940 and 1942.[47-49] The driving directions in an advertisement were described as: "Take Route 82 to Riverview Road. Follow to Duncan Farm."[48] This advertisement did not assist in pinpointing the farm's specific location, although Peninsula was mentioned.

Frank and Janie Duncan moved to 2296 East 101st Street in Cleveland, Ohio, about two years before Janie died in 1945.[3] Frank Duncan died in 1954.[50]

Later Property Ownership Transfers and "The Roost" of Oscar Steiner

William C. Dixon continued to maintain ownership of the former Duncan property until 1948.[51] In 1948, the 194.77-acre property was transferred from Dixon to Bertha M. Pratt (Harry Pratt's wife) and George A. Spear, Jr.[51] Then after Bertha's death, her undivided one-half interest in the property was transferred back to Harry B. Pratt.[52]

However, in November 1951, things took an "artistic" turn when the property was purchased by the Graphics Arts Building Company,[53] which was an Ohio Corporation with Dorothy P. Steiner serving as President and Oscar H. Steiner as Treasurer.[54] The Steiners lived in Shaker Heights, Ohio, but the pastoral setting and wooded hills of the former Duncan property reminded the couple of Vermont.[55] The Steiners decided to purchase the property knowing that an extensive remodeling effort would be necessary to transform an old barn into a livable country retreat. Oscar Steiner was a successful construction engineer,[56] who developed low-cost housing projects.[55] He also co-founded an international cooperative for housing Cleveland-area graduate students who were having difficulty completing their degrees due to financial hardships during the Great Depression.[57-58]

Oscar Steiner estimated that he labored some 1,500 hours[55] converting the old barn into their country residence that was called "The Roost." A plumber and carpenter were also put to work on the extensive renovation. The general exterior and some of the large wooden beams in the interior of the original structure remained unaltered.[56]

The Steiners collected art, rugs, furnishings, and mementos from their numerous trips through the Caribbean, Guatemala, Mexico, Africa, and Europe, and these objects were used for decorating the country home.[55-56] Dorothy Steiner had an international collection of roosters in a variety of sizes and materials. The Roost apparently got its name from the collection of Mexican tin roosters that were featured prominently throughout house.[55] Oscar Steiner's favorite hobby was painting, and to reflect the name of the country home, Steiner painted a 10-foot rooster above the exterior door on the remodeled barn[56] (Figure 4). A mural of roosters, hobbies, and wildlife was also painted on the side of the house that was opposite to the exterior door (Figure 5).



Figure 4. 10-foot rooster originally painted by Oscar Steiner above the exterior door of the country retreat. Photo taken August 25, 2025. Photo credit: Becky MacKay



Figure 5. A mural was painted on the side of the house that was opposite from the 10-foot tall rooster. Photo taken August 25, 2025. Photo credit: Becky MacKay

After the remodel was completed, Oscar Steiner planted metasequoia trees from China on the property and helped to dam up a nearby stream.[56] This dam formed the currently-named Sylvan Pond, which was on the property, a short walking distance from the renovated barn. The family swam in the pond[45] and also fished there for bass.[56] Several intriguing human statues were placed on the property among the metasequoias (Figure 6), but the statues are no longer on the property. Although The Steiners used the house on weekends and holidays, Reid and Peggy Jo Whitman lived at The Roost year-round and maintained the house for The Steiners.[56]



Figure 6. Statues among the metasequoia trees on the former Steiner property. Photos taken January 2, 2020. Photo credits: Rosemary Allen.

After decades of enjoyment at The Roost with their children and grandchildren, The Steiners sold the property in February 1977 to their son-in-law and daughter, Robert and Judith N. Rudolph.[54,59-60] And in October 1978, The Rudolphs sold a small parcel of 2.7773 acres in part of Lot 6, Tract 2, (mailing address was 5328 Riverview Road) to the caretakers, Reid and Peggy Jo Whitman.[61]

The National Park Service began acquiring land and purchasing properties from private owners for the Cuyahoga Valley National Recreation Area after its establishment in December 1974. On October 9, 1980, the U. S. government purchased The Rudolph's property of 167.8 acres for $498,700.[62] The deed contained terms and conditions for a Term Estate to Robert and Judith N. Rudolph, their heirs and

assigns, for residential purposes for a term of 25 years from the date of conveyance to the United States. A diagram of the Rudolph's property showing the long driveway, house, and barn relative to Riverview Road is given in Figure 7.[62] As of the time of this writing, the house is slated for demolition by Cuyahoga Valley National Park.

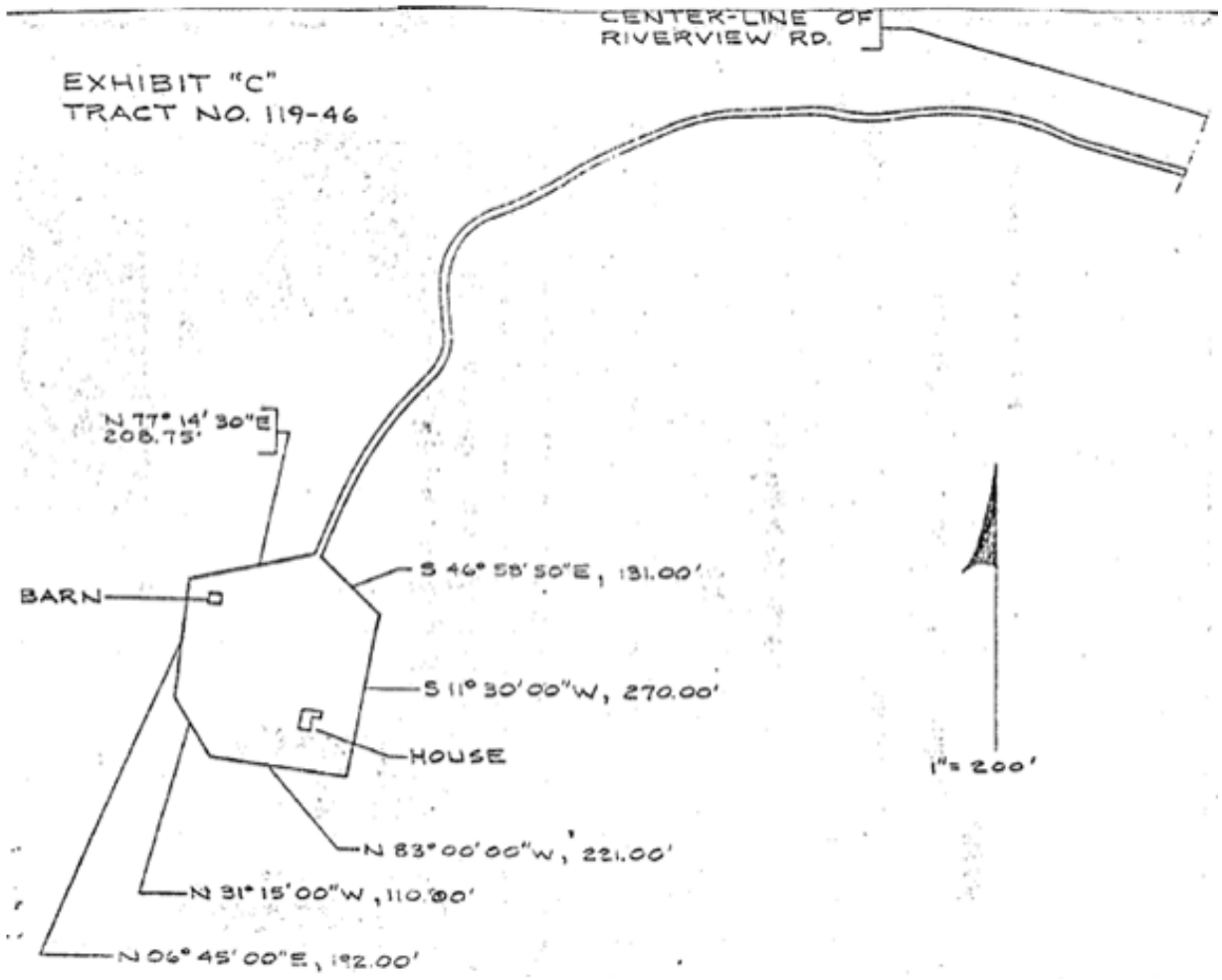


Figure 7. The former property of Robert and Judith N. Rudolph showing the long driveway and placement of the house and barn relative to Riverview Road.[62]

The Whitmans sold their 2.78 acres to the U.S. government on October 14, 1980, for $76,384.[63] The deed contained terms and conditions for a Life Estate to Reid and Peggy Jo Whitman and their survivors for residential purposes from the date of conveyance to the United States. As of the time of this writing, Reid and Peggy Jo Whitman are still living in a brown house on the west side of Riverview Road north of where the railroad tracks cross the road.[45] *Is this the same house where Frank and Janie Duncan lived?*

REFERENCES

1. Thirteenth Census of the United States: 1910 - Population, Boston, Summit County, Ohio, Sheet No. 4B, Ancestry.com, accessed February 7, 2024.
2. Frank Duncan, "Virginia, Bureau of Vital Statistics, Birth Records, 1853-1896," https://ancestors.familysearch.org/en/GQ5J-DL7/frank-robert-duncan-1876-1954, accessed August 27, 2025.
3. Ohio Department of Health, Certificate of Death for Janie Estelle Duncan, #46654, Ancestry.com, https://images.findagrave.com/photos/2022/38/93891478_25f75a4d-58aa-4c97-a446-5cd0b1355c68.jpeg, accessed August 13, 2025.
4. Warranty Deed, IBAV Summit County Land Records, Book No. 529, No. 2611, p. 507, https://ibav.summitoh.net/vw/6A7FBF068774C3E1FD5F7A9DF15196FF5FFBA9A6.
5. Warranty Deed, IBAV Summit County Land Records, Book No. 515, No. 15067, p. 345, https://ibav.summitoh.net/vw/51238947B5B335B388A876CAC7BBE1A5F5EB5D0B.
6. Warranty Deed, IBAV Summit County Land Records, Book No. 516, No. 17285, p. 342, https://ibav.summitoh.net/vw/B8DF0DD7D8FB6F799A2FF00120B7231BA7A8BBD6.
7. Atlas and Industry Geography of Summit County, 1910, Atlas and Industrial Geography of Summit County - Boston, https://www.summitmemory.org/digital/collection/new-maproom/id/328, accessed February 14, 2024.
8. Tara Bostater, Duncan's Farm, *Green Book Cleveland*, CSU Center for Public History + Digital Humanities, https://greenbookcleveland.org/locations/duncans-farm/, accessed August 8, 2025.
9. "Histories of the Valley," Landscape Framework Development, Engagement #2, Dec 10th 2023, https://www.conservancyforcvnp.org/wp-content/uploads/2023/12/Dec10ConceptFile_FA.pdf, accessed February 4, 2024.
10. Summit County Mortgages, Book No. 508, pp. 354-355, from Records Center, Summit County Fiscal Office, obtained February 15, 2024.
11. "Checking History: 1917 through 1951, Boston Township, Summit County, Ohio," https://www.bostontownship.org/townchecks.phtml, accessed August 30, 2025.
12. Fourteenth Census of the United States: 1920–Population, Boston Township, Summit County, Ohio, Sheet Nos. 9B-10A, Ancestry.com, accessed February 7, 2024.
13. Summit County Mortgages, Book No. 796, pp. 467-468, from Records Center, Summit County Fiscal Office, obtained August 19, 2025.
14. Warranty Deed, IBAV Summit County Land Records, Book No. 1034, No. 116366, p. 569, https://ibav.summitoh.net/vw/F4B28E06F5518F33E6F23AE78D19B32170505DEF.
15. Mortgage Deed – with Dower and Insurance Clause, IBAV Summit County Land Records, Book No. 1050, No. 116367, pp. 595-596, from Records Center, Summit County Fiscal Office, obtained February 14, 2024.
16. "Will Build Plant to Make Homes," *Cleveland Plain Dealer*, March 14, 1920, p. 64.
17. Guy T. Rockwell, "Telling Reports Profits Despite Decline in Sales,"*Cleveland Plain Dealer*, March 18, 1925, p. 13.
18. Jim Lanese, "William E. Telling: Dairyman and Businessman," Cleveland Historical, https://clevelandhistorical.org/items/show/1027, accessed August 13, 2025.

19. "Baker Lab Board Chairman, Harry B. Pratt, 79, Dies," *Cleveland Plain Dealer*, December 15, 1956, p. 28.
20. "Harry B. Pratt," Obituary, *Sandusky Register*, December 15, 1956.
21. Fourteenth Census of the United States: 1920–Population, Cleveland Heights Village, District 0528, Cuyahoga County, Ohio, Sheet No. 11B, Ancestry.com, accessed August 12, 2025.
22. "Charles Dominich Hajek," in the U.S., Find a Grave Index, 1600s-Current, Ancestry.com, accessed August 12, 2025, https://www.ancestrylibrary.com/search/collections/60525/records/133341800?tid=&pid=&queryId=eeb00fce-7b35-4791-a4bd-0acf58f56edf&_phsrc=KhL39&_phstart=successSource.
23. Warranty Deed, IBAV Summit County Land Records, Book No. 1129, No. 161644, p. 595, https://ibav.summitoh.net/vw/B5470253B6A6D60D9667D9D85B43D8A3239E5AC3.
24. Fourteenth Census of the United States: 1920–Population, Cleveland city, Ward 16, District 0339, Cuyahoga County, Ohio, Sheet No. 2A, Ancestry.com, accessed March 7, 2024.
25. Warranty Deed, IBAV Summit County Land Records, Book No. 1129, No. 161645, p. 596, https://ibav.summitoh.net/vw/20EF7576C38D3D82CC33B7047EDAE1E52F30410B.
26. Fourteenth Census of the United States: 1920–Population, Cleveland city, Ward 25, District 0481, Cuyahoga County, Ohio, Sheet No. 4B, Ancestry.com, accessed March 7, 2024.
27. Warranty Deed, IBAV Summit County Land Records, Book No. 1129, No. 161646, p. 597, https://ibav.summitoh.net/vw/351F4C27EB753A38CCAA0FAFD9139BF3739BC574.
28. Fourteenth Census of the United States: 1920–Population, Cleveland City, Ward 26, District 0507, Cuyahoga County, Ohio, Sheet No. 2B, Ancestry.com, accessed March 7, 2024.
29. Mortgage, IBAV Summit County Land Records, Book No. 1263, No. 236209, pp. 138-141, from Records Center, Summit County Fiscal Office, obtained February 13, 2024.
30. W. M. Tugman, "City Seizes Shipment of 500 Gallons," *Cleveland Plain Dealer*, May 27, 1926, p. 1.
31. "City of Cleveland, Department of Public Health and Welfare, Division of Health," *Cleveland Plain Dealer*, February 7, 1926, p. 3.
32. "*Progress in Cleveland's Milk Supply, 1878-1930* / *Cleveland (Ohio),"* Division of Health., call number 650.3 C59D4, microfilm, Cleveland Public Library, Business, Economics & Labor Department; also available in print in Cleveland Public Library, Science and Technology Department, Call number Ref SF232.O35 C54 1930.
33. "If It's Belle-Vernon, You Know It's Pure," Brochure, 1920, Cleveland Public Library, Call number REF SF 261 .I3 1920ZX.
34. William Lee, personal communication with Becky MacKay, January 7, 2025.
35. Fifteenth Census of the United States: 1930 – Population Schedule, Boston Township, Summit County, Ohio, Sheet No. 6A, Ancestry.com, accessed February 7, 2024.
36. "$DollarTimes," https://www.dollartimes.com/inflation/inflation.php?, accessed September 1, 2025.
37. *Akron Beacon Journal*, April 7, 1931, p. 6.
38. Advertisement, *Cleveland Call & Post*, August 25, 1938, p. 4.
39. Randy Bergdorf, Director/Fiscal Officer of Peninsula Library and Historical Society, email to Erich Schnack, et al., August 13, 2021.

40. Sheriff's Deed, IBAV Summit County Land Records, Book No. 1745, No. 427433, pp. 453-455, https://ibav.summitoh.net/vw/394558C0F1DC5C41FD8EC65A212C89087C75DB42.
41. Census of the United States: 1880, Warrensville, Cuyahoga County, Ohio Page No. 13, Ancestry.com, accessed August 22, 2025.
42. Thirteenth Census of the United States: 1910–Population, Phoenix Precinct, Maricopa County, Arizona, Sheet No. 17B, Ancestry.com, accessed August 22, 2025.
43. Cuyahoga County, Ohio, U.S., Marriage Records and Indexes, 1810-1973 for William C Dixon, 1926-1951, Reel 095 Marriage Records 1934 Oct-1935 Aug, Ancestry.com, accessed August 25, 2025. https://www.ancestrylibrary.com/search/collections/1876/records/1189042?tid=&pid=&queryId=9ae5d9ea-3e4e-4e94-a777-27d0ffe1227d&_phsrc=KhL165&_phstart=successSource
44. Sixteenth Census of the United States: 1940 – Population Schedule, Peninsula, Summit County, Ohio, Sheet No. 5A, Ancestry.com, accessed February 7, 2024.
45. Randy Bergdorf, Director/Fiscal Officer of Peninsula Library and Historical Society, personal communication with Becky MacKay, August 27, 2025.
46. Frank Robert Duncan, WWII Draft Registration Card, Ancestry.com, accessed August 9, 2025.
47. "Progressive Link Club," *Cleveland Call and Post*, August 3, 1940, p. 10.
48. "Coon Chase & Picnic," Ad, *Cleveland Call and Post*, May 2, 1942, p. 11.
49. "On the Avenue: Gone is Summer," *Cleveland Call and Post*, September 12, 1942, p. 21.
50. "Frank R Duncan," in the U.S., Find a Grave Index, 1600s-Current, https://www.ancestrylibrary.com/search/collections/60525/records/84586811?tid=&pid=&queryId=dc7e4dc4-64ac-46f0-bd2b-99adf46201c8&_phsrc=KhL167&_phstart=successSource, accessed August 27, 2025.
51. Quit Claim Deed, IBAV Summit County Land Records, Book No. 2549, No. 761007, pp. 453-455, https://ibav.summitoh.net/vw/64DE74BABC9F471C963227339CD02A532DF191A4.
52. Certificate of Transfer of Real Estate, No. 864467, The State of Ohio, Cuyahoga County, in the Probate Court, IBAV Summit County Land Records, Book No. 2871, pp. 498-499, https://ibav.summitoh.net/vw/FF1872BCBEA839AD0435C9AC3C25F53AB48622C9.
53. Ohio Warranty Deed, IBAV Summit County Land Records, Book No. 2882, No. 874220, pp. 526-530, https://ibav.summitoh.net/vw/8D4B64A07F5881E65A997F7663F54BF40BBE1B41.
54. Warranty Deed, IBAV Summit County Land Records, Book No. 5890, No., pp. 312-315, https://ibav.summitoh.net/vw/BC932F4A11C8AC0D700E88CEAB5D004CC663782B.
55. Mary Hirschfeld, "Their Home Is "South of the Border"," *Cleveland Plain Dealer*, January 24, 1954, p. 168.
56. Cecil Relihan, "Barn With a World of Charm," *The Plain Dealer*, September 17, 1961, pp. 272-273.
57. "History of Steiner House," https://www.steinerhouse.org/origins-and-organization/history, accessed August 29, 2025.
58. "Steiner House Cooperative: Established 1936," https://www.steinerhouse.org/, accessed August 29, 2025.
59. "Obituary Judith N. Rudolph," https://www.ancestrylibrary.com/search/collections/61843/records/596923279?tid=&pid=&qu

eryId=83809bd0-4a7e-42f2-9c54-1d3ad813374e&_phsrc=KhL84&_phstart=successSource, accessed August 21, 2025.

60. Fifteenth Census of the United States: 1930 – Population Schedule, Cleveland Heights City, Cuyahoga County, Ohio, Sheet No. 7B, Ancestry.com, accessed August 21, 2025.
61. Quit Claim Deed, IBAV Summit County Land Records, Book No. 6182, No. 931391, pp. 791-792, https://ibav.summitoh.net/vw/F28DBED5F7F7B9790FFE9D905F7883CD5C2B389E.
62. Warranty Deed, IBAV Summit County Land Records, Book No. 6441, No. 18659, pp. 467-476, https://ibav.summitoh.net/vw/2369DBE6D7E85E59EFCFBCAD1DA945517B85E96F.
63. Warranty Deed, IBAV Summit County Land Records, Book No. 6441, No. 18707, pp. 513-518, https://ibav.summitoh.net/vw/D1AC0D3317F1006D113B9FF047E8A600C600E8A4.