



RUTGERS

Edward J. Bloustein School  
of Planning and Public Policy

ECONOMIC IMPACT REPORT AS OF 2024

# Cleveland Club (Tudor Arms)

## Historic Preservation and Rehabilitation

Constructed in 1929, the Cleveland Club - later known as the Tudor Arms - reflects the Tudor and Gothic Revival styles of architecture. Designed by Meade & Hamilton, the eleven-story, steel-frame building is clad in brick and limestone, accented with carved stone detailing, octagonal turrets, and a crenellated parapet. The lower floors featured storefronts, social spaces, and grand public rooms such as the timbered Tudor Room and ornate Crystal Ballroom, while upper levels provided residential suites and club facilities, including swimming pools, squash courts, and a bowling alley. Over time, repairs and renovations - including reconfigured suites, upgraded courts, and interior redecorations - allowed the structure to adapt to its modern use as a hotel and event venue.

### Tudor Arms Overview

10660 & 10520 Carnegie Avenue | Cleveland, OH

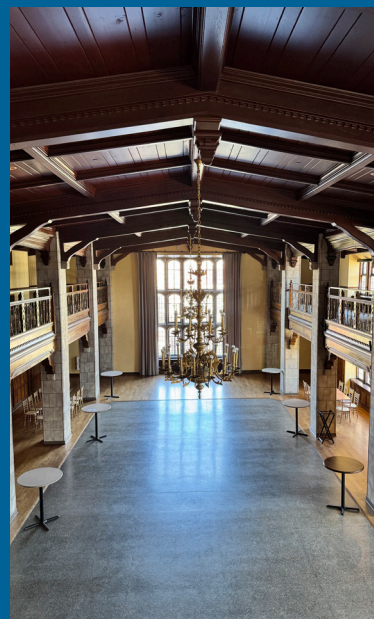
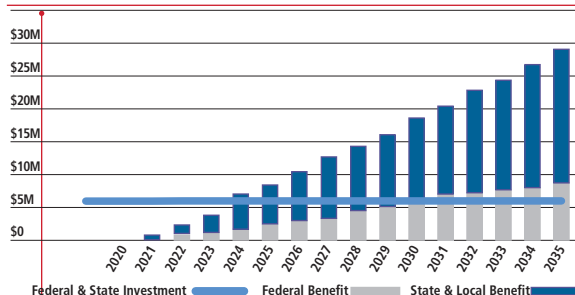
Year Built:	1929
Area:	266,175 square feet
Current Use:	Hospitality
Direct Jobs from Operations as of 2024:	78
Annual Direct Payroll from Operations as of 2024:	\$2.5M

### Historic Preservation Related Funding Sources

Historic Preservation Easement*	\$5.6M
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\* Represents the estimated US income taxes assuming a 37% tax rate, as a result of charitable deductions arising from the placing of the historic preservation easement.








### Return on Governmental Preservation and Rehabilitation Incentives



A two-story corner tower with octagonal turrets and carved stone detailing - including a niche with a sculpture of city founder Moses Cleveland - anchors the northeast elevation beneath a crenellated parapet.



# Cleveland Club (Tudor Arms)

	Building Rehabilitation	Annual Operation
<b>Economic Impact Comparison</b>	The one-time economic impact from construction associated with the building's rehabilitation.	The economic impact associated with ongoing annual operations.
Jobs Supported 	<b>25</b> jobs supported	<b>145</b> jobs supported
Labor Income 	<b>\$1.7M</b> labor income	<b>\$6.4M</b> labor income
Economic Output 	<b>\$5.8M</b> economic output	<b>\$21.3M</b> economic output
Gross Domestic Product 	<b>\$2.7M</b> gross domestic product	<b>\$11.7M</b> gross domestic product
Federal Taxes 	<b>\$176K</b> federal taxes	<b>\$595k</b> federal taxes
State Taxes 	<b>\$70K</b> state taxes	<b>\$702K</b> state taxes
Local Taxes 	<b>\$107K</b> local taxes	<b>\$742K</b> local taxes



Commissioned by:

**HISTORIC  
GATE  
WAY**  
NEIGHBORHOOD  
CORPORATION

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The economic impact analysis of the Cleveland Club (Tudor Arms) was completed on September 4, 2025, by the Edward J. Bloustein School of Planning and Public Policy at Rutgers University using the R/ECON™ input-output (I-O) model and was commissioned by Historic Gateway Neighborhood Corporation and GBX Group LLC.

**Michael L. Lahr, Ph.D.** | Distinguished Research Professor, Emeritus | 848.932.2372 | lahr@rutgers.edu | <https://bloustein.rutgers.edu>

**Will Irving** | Associate Professor of Practice | Research Affiliate, New Jersey State Policy Lab  
(848) 932-2765 | [will.irving@rutgers.edu](mailto:will.irving@rutgers.edu)