

1506



National Register of Historic Places Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in National Register Bulletin, *How to Complete the National Register of Historic Places Registration Form*. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions.

1. Name of Property

Historic name: East Boulevard Apartment House

Other names/site number: N/A

Name of related multiple property listing:
Apartment Buildings in Ohio Urban Centers, 1870-1970

(Enter "N/A" if property is not part of a multiple property listing)

2. Location

Street & number: 2691 East 116th Street

City or town: Cleveland State: OH County: Cuyahoga

Not For Publication: N/A Vicinity: N/A

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended,

I hereby certify that this X nomination ___ request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60.

In my opinion, the property X meets ___ does not meet the National Register Criteria. I recommend that this property be considered significant at the following level(s) of significance:

___ national ___ statewide X local

Applicable National Register Criteria:

X A ___ B X C ___ D

	DSHPO for Inventory & Registration	July 10, 2017
Signature of certifying official/Title:		Date
State Historic Preservation Office, Ohio History Connection _____		
State or Federal agency/bureau or Tribal Government		

In my opinion, the property ___ meets ___ does not meet the National Register criteria.	
Signature of commenting official:	Date
Title :	State or Federal agency/bureau or Tribal Government

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4. National Park Service Certification

I hereby certify that this property is:

- entered in the National Register
- determined eligible for the National Register
- determined not eligible for the National Register
- removed from the National Register
- other (explain:)

Patricia Andrus
Signature of the Keeper

8/24/2017
Date of Action

5. Classification

Ownership of Property

(Check as many boxes as apply.)

- Private:
- Public – Local
- Public – State
- Public – Federal

Category of Property

(Check only **one** box.)

- Building(s)
- District
- Site
- Structure
- Object

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7. Description

Architectural Classification

(Enter categories from instructions.)

LATE 19th AND EARLY 20th CENTURY REVIVALS: Colonial Revival

Materials: (enter categories from instructions.)

Principal exterior materials of the property: Brick, Stone

Narrative Description

Summary Paragraph

The 1927 East Boulevard Apartment House is located at 2691 E. 116th Street in the city of Cleveland at the intersection of East Boulevard and Martin Luther King Drive. The property is situated on Cuyahoga County Parcel #129-08-094, with a lot size of 0.3 acres. The four-story walk up brick apartment building designed in the Colonial Revival style was constructed as part of the Van Sweringen Company's - Transit Heights Subdivision under the ownership of The G.M.S. Realty Company and building contractor Louis Nozik.¹ The East Boulevard Apartment House is categorized in the Multiple Property Documentation Form ("MPD") "Apartment Buildings in Ohio Urban Centers, 1870-1970" as a Block Apartment building type. The building also exhibits characteristics of the Court Apartment building type as described in the MPD. The East Boulevard Apartment House demonstrates the evolution of apartment building types as represented in the MPD.²

The East Boulevard Apartment House retains its historic setting on the east side of the main north-south corridor of E. 116th Street between Cromwell and Buckingham Avenue, one block north of the E. 116th Street Station on the Green and Blue RTA light rail rapid transit lines on Shaker Boulevard. Shaker Square is located five blocks to the east. (Shaker Square, NR# 76001400 & Boundary Increase, NR# 83004367) The west elevation façade is set back from the street by a city sidewalk and low shrub hedge surrounding a lawn. A central concrete walkway leading to a front entry is flanked by low height stone capped walls and intermittent shrubbery. Two mature deciduous trees are situated on the south lawn. A concrete driveway runs adjacent

¹ Cuyahoga County Recorder's Office. Deed from The G.M.S. Realty Company to Frank W. Stastney, 11 April 1928. Executed by: William R. Brunn, Attorney, President and Louis Nozik, Secretary; Cleveland City Directory 1928. Cleveland Public Library, Louis Nozik, Building Contractor-Carpenter; City of Cleveland Building Permits. City of Cleveland Building Department, Cleveland City Hall, Permit No. 1908-G, G.M.S. Realty, 9 July 1927 (Index only, Permit missing).

² MPD, Section E, 16-18; MPD, Section F, 10-12.

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to the north of the building connecting to a second driveway accessing Cromwell Ave. Both driveways lead to concrete and asphalt paved parking areas, which wrap the east (rear) and south sides of the building, secured by chain link fence. A vacant lot to the north is landscaped with lawn and trees. The building is situated to the north and on the same block as the 1924 Wilmar Apartment Building U-plan Court apartment subtype building (demolished) and now adjacent to the south of the property are two new residential homes replacing the Wilmar Apartment building originally located at 2715 East 116th Street. Residential homes on small subdivided lots are located to the north, south and east. Saint Luke's Hospital (NR# 05000579), the Cleveland Public Library – Rice Branch, and Harvey Rice Elementary School are located across E. 116th Street to the west of the building. The Woodland-Larchmere Commercial Historic District (NR# 15000560) is located approximately three blocks to the northeast. (Historic Images, Figure 7)

Narrative Description

EXTERIOR (Photos 1-12)

The four-story walk-up apartment building measures 65'-6" x 76'³ and is defined on the exterior by its cubic plan with an enclosed functional central court, façade symmetry, flat roof and monochromatic red brick construction in the Colonial Revival style. The seven bay façade (west elevation) is composed of a central bay with first floor entry. The fenestration pattern symmetrically flanks a central three-story stone fluted round arch surround with keystone and trefoil motif at the upper floor levels and consists of a single 6/1 double hung window at the outer bay, a fixed 4 pane smaller window and a tripartite window of 4/1, 6/1, 4/1 double hung sash at the bays closest to the center bay. Windows are outlined in stretcher course with smooth stone corner blocks at the lintel aligned with extended stone sills. The central bay above the entrance has paired 6/1 windows with basketweave brick pattern below stone sills at the third and fourth floors. A curved raised undulated stone capped parapet with carved roped swag motif further define the central bay.

The first floor is separated from the upper floors by stretcher courses running below and above a stone belt course; this occurs again at the parapet. These belt courses wrap the first bay of the side elevations. Stone quoining occurs only at the first floor level at the corners. The centrally located entrance is further distinguished by a painted stone entablature with quatrefoil motifs supported by engaged fluted columns capped with engaged urns. A non-historic painted wood sign "Fairwood Court Apartments 2691" is mounted at the frieze. A double glass door entry with sidelights is boarded up with the north door removed.

³ Cuyahoga County Auditor's Office. Property and Tax Records, Building Card. Parcel# 129-08-094.

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The north and south elevations are eight bays in width composed of single and paired 6/1 sash, and tripartite 4/1,6/1 4/1 double hung sash, which reflect the interior floor plans. The south side's eastern most bay has a fixed 4 pane sash. The wrapped belt course from the façade and stone lintels are the only decorative feature on these secondary elevations. The parapet of the south elevation is stepped.

The rear east elevation is seven bays wide with canted brick chamfered corners at the first floor. A single metal assembly replacement door entry is located at the third bay leading to the interior central enclosed court. The fenestration variation continues a combination of the varying 6/1 pattern of windows. All first floor fenestration is protected with plywood to prevent vandalism. All windows are replacement sash.

The interior central light court with red brick walls is four stories in height measuring 17'6" x 22' with concrete slab floor.⁴ Paired and single 6/1 and 10/1 double hung replacement sash rest on stone sills. The interior court allows for additional natural light and ventilation to interior corridors while serving as a second means of egress via an exterior wooden stair. The painted wood straight run open stacked staircase has simple square balustrades and 2x4 railing. The stair is likely not original to the building based on condition and simplicity. The stair runs along the east side of the interior court and provides access at both south and north ends to interior corridors at each of four levels and also the rear service entrance. The court floor is concrete canted towards a central drain. A central boiler chimney is located on the south wall.

Historic images include aerial photos related to Saint Luke's Hospital which include the East Boulevard Apartment Building. (Historic Images, Figures 10-14)

INTERIOR (Photos 13-26)

The East Boulevard Apartment House has a total of 22 units,⁵ symmetrically arranged on either side of the interior central light court. The central building entry leads into a vestibule enclosed by single interior door flanked by knee wall and sidelights; with black and white pattern hexagonal and square tile floor and contemporary tile walls. The vestibule connects to the main central foyer/stair lobby with terrazzo baseboards and floor with intermittent black and orange-brown color diamond pattern motif; terrazzo floors continue through the first floor corridors. A straight run wood stair with square balusters and newel posts continues from the foyer/lobby to the upper three floors. The foyer/lobby is decorated with painted ornamental plaster work exhibiting Adamesque motifs that consist of rope, cartouches and acanthus leaf wall moldings, and corner surrounds of climbing floral and urn patterns. Cornice moldings are heavily stepped.

⁴ Ibid.

⁵ Ibid.

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The ceiling has a more recent cat-faced textured finish (smooth with smaller to larger rough areas in between).

The first floor has four residential units and two building manager rooms, one containing the boiler room. The upper floors consist of six residential units, consisting of a variation of three mirrored unit types. The upper floors consist of the main staircase in-line with the interior court. An internal corridor surrounds the interior court and is connected at the courtyard stair landing. Full paneled fire doors, to separate the corridors, are located at both the interior and exterior stair. Stained trim work surrounds the windows and doors in the corridor which consist of simple flat trim with backbend. Residential unit doors are similar with each unit having both a service and a formal entrance. Living spaces are simple with painted plaster walls, baseboard trim and doorway surrounds; trim work inside units is painted. Kitchens and bathrooms are small and efficient. Although no historic drawings remain, the apartment units' plans may be historic; there is no evidence of disruption in existing demising and corridor walls other than minor vandalism.

The building was operated under ownership of The G.M.S. Realty Company until it was acquired by real estate broker and developer Frank Stastney who sold it in 1932 to Mathys Realty Co., then to Edmar Realty in 1934, Lillian Weiss in 1958, and Marvin Chernin in 1973. The building operated under the ownership of Fairwood Court Ltd. and has been vacated, coming under ownership of Green Apple Construction, LLC in 2015.

INTEGRITY

The East Boulevard Apartment Building exhibits some deterioration and minor modifications remaining in fair condition while maintaining a significant level of historic integrity through its Colonial Revival style and Block Apartment type characteristics. The functional interior courtyard remains intact with exterior stair/corridor located in the historic location. The façade demonstrates the retention of historic fabric, materials, and craftsmanship with masonry work including: stone work of fluted pilasters, entablature, belt courses, quoining; and ornamental carving employing trefoil, quatrefoil, swags and arch surrounds along with brick work exhibiting stretcher courses, basketweave pattern, and canted chamfered corners. Although the fenestration has been replaced with new sash, the pattern and configuration is consistent with the architectural character. Interior elements demonstrate the retention of historic fabric, materials, and craftsmanship including ornamental plaster work, tile and terrazzo flooring; and, straight run wood stairs and trim work.

The 1927 East Boulevard Apartment House is an example of Block Apartment type demonstrating the following characteristics as defined by the MPD:

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- Roughly square or rectangular footprint, normally set back from the sidewalk
- 3-5 stories
- Multiple entrance and staircases, off the foyer plan
- Repetition of bays, simple fenestration, minimal setbacks or light wells
- Larger and more substantial than Central Corridor Apartments

Specifically, the East Boulevard Apartment Building exhibits the following characteristics of the Block Apartment type and closely associated Court Apartment Building type as identified in the MPD,⁶ demonstrating an evolution of these types in Ohio. Features include: its original square footprint; four-story walk-up with multiple entrances and staircases off the foyer plan; repetition of bays; simple fenestration, minimal setbacks; four visible elevations; location on a wide lot with 120.66 ft. frontage on East 116th Street; enclosed interior court; and, more substantial in comparison to the Central Corridor Apartment type. The building exhibits cubic symmetry and balanced fenestration, with formal entry at the façade along a central axis in line with a rear service entry with single public halls on either side of the building central interior court. The building appears to retain the historic residential unit layout and corridor configuration specifically in relationship to the interior courtyard as noted in the enclosed plan. Apartments are symmetrically arranged with the main circulation corridors wrapping the central courtyard walls. Apartment units vary between three mirrored floor plans with entries from the circulation corridor to the kitchen (service entrance) and living area (formal entrance) for each apartment.

The East Boulevard Apartment House designed in the Colonial Revival style remains in its historic location and setting; the architectural language retains the historic feeling and association as noted in historic images of the building in its original historic setting.

⁶ MPD, Section E, 16-18; MPD, Section F, 10-12.

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8. Statement of Significance

Applicable National Register Criteria

(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing.)

- A. Property is associated with events that have made a significant contribution to the broad patterns of our history.
- B. Property is associated with the lives of persons significant in our past.
- C. Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- D. Property has yielded, or is likely to yield, information important in prehistory or history.

Criteria Considerations

(Mark "x" in all the boxes that apply.)

- A. Owned by a religious institution or used for religious purposes
- B. Removed from its original location
- C. A birthplace or grave
- D. A cemetery
- E. A reconstructed building, object, or structure
- F. A commemorative property
- G. Less than 50 years old or achieving significance within the past 50 years

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Areas of Significance

(Enter categories from instructions.)

COMMUNITY PLANNING and DEVELOPMENT
ARCHITECTURE

Period of Significance

1927

Significant Dates

Significant Person

(Complete only if Criterion B is marked above.)

Cultural Affiliation

Architect/Builder

Nozik, Louis , Builder

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Statement of Significance Summary Paragraph

The 1927 East Boulevard Apartment House is significant under **Criterion A** in the area of **Community Planning and Development** as presented in the Multiple Property Documentation (MPD), Apartment Buildings in Ohio Urban Centers, 1870-1970. The building is represented by the MPD's Associated Historic Contexts "Streetcar Suburb Apartments in Ohio Urban Centers, 1890-1930" as a physical representation of planned development along the Cleveland Interurban Railroad - Rapid Transit line in the city of Cleveland. The Van Sweringen Company real estate developers used deed restrictions to control land use and building design within their planned communities before zoning was instituted by the Shaker Heights Village in 1927⁷ and the city of Cleveland in 1929.⁸ The Van Sweringen Company acquired land in the city of Cleveland to create the 1914 Transit Heights subdivision for construction of a rail-line along Shaker Boulevard connecting Cleveland with their development at Shaker Square (NR# 76001400) and further east with their planned community of Shaker Heights Village (NR# Shaker Village Historic District (NR# 84003650); Shaker Village Historic District and Boundary Increase (NR# 00001557). The Transit Heights Subdivision subplot upon which the East Boulevard Apartment House is constructed, was specifically designated in the deed restrictions for apartment use with building design review by the Van Sweringen Company.⁹ Apartments offered an affordable housing alternative for the middle class as well as serving as a buffer along East 116th Street for single family homes located within the interior of the Transit Heights subdivision.¹⁰

The 1927 East Boulevard Apartment House is also significant under **Criterion C** the area of **Architecture**. It is an example of the Block Apartment type and exhibits some characteristics of the Court Apartment Building type as defined by the MPD. The building is designed in the Colonial Revival style identified in the MPD and meets the integrity threshold for individual eligibility established in the MPD.

The period of significance is **1927**, the year of construction.

⁷ *Historical Development of Shaker Heights*. Shaker Heights Landmark Commission. Available at http://shakeronline.com/assets/downloads/landmark-commission/lc_shaker%20village%20district.pdf, 3.

⁸ Building and Zoning Maps of City of Cleveland, Ordinance No. 77323-A, 1 October 1928, passed by City Council 6 May 1929. Available at Cleveland Landmarks Commission.

⁹ Cuyahoga County Deed, Van Sweringen Co. to Mira Sheffield, 3 June 1915.

¹⁰ Sanborn Fire Insurance Map, 1951; G. M. Hopkins Maps, City of Cleveland 1920-1937. Map Collection, Cleveland Public Library.

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Narrative Statement of Significance

Criterion A

The population of the City of Cleveland doubled between 1900 and 1910 making it the sixth largest city in the nation.¹¹ In 1905, brothers and real estate developers Oris Paxton and Mantis James Van Sweringen began buying land to the east of the city for their planned transit based suburban community of Shaker Heights Village. The success of their developments were contingent on rail-lines which include the Shaker Heights Rapid Transit and later Terminal Tower complex (Union Terminal Group NR# 76001405) in downtown Cleveland, along with other residential developments in northeast Ohio continuing until the 1930s.¹² Transportation influenced the geographic location of social and economic class neighborhoods as the cost of traveling between home and work determined where different classes lived. The middle and working classes settled in neighborhoods closer to the central city accessible by streetcars providing public transportation, while those with higher incomes moved to the outer railroad suburbs.¹³ The City of Cleveland continued to grow and the demand for more efficient transportation increased. The Van Sweringens recognized this demand for easy transportation to the city center, and provided diverse housing options that offered the advantages of suburban living coupled with strong design restrictions maintaining community character.¹⁴ Few homes were built by the Van Sweringen Company itself, but deed restrictions dictated the price range of homes for each street. Enclaves formed within the village, from mansions to medium sized residences to more humble homes and later apartment buildings.¹⁵

The Van Sweringens and the Shaker Heights Improvement Company

The Shaker Heights Development Company was founded in 1892 when a group of Cleveland investors purchased the entire Shaker community's "North Union" property. The single tract of 1,366 acres was located approximately one mile southeast of the Euclid Heights streetcar-line terminal. Doan Brook ran through the property and was dammed to create two lakes which had served as a source of power for the Shaker mills. These lakes are today known as the Shaker

¹¹ Miller, Carol Poh. Wheeler, Robert A. *Cleveland A Concise History 1796 – 1996*. Bloomington: Indiana University Press, 2nd ed., 1997, 100.

¹² Miller, 116; Van Tassel, David R. and Grabowski, John J. eds. *The Encyclopedia of Cleveland History. Oris Paxton and Mantis James*. Bloomington: Indiana University Press, 1996. Also available at www.ech.case.edu.

¹³ Ames, David L. and McClelland, Linda Flint. *Historic Residential Suburbs*. National Register Bulletin. Washington D.C.: U.S. Department of the Interior, National Park Service, National Register of Historic Places, 2002, 17.

¹⁴ Ames and McClelland, 20; Johannesen, Eric. *Cleveland Architecture 1876-1976*. Cleveland: The Western Reserve Historical Society, 1979, 167.

¹⁵ Johannesen, 167.

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Lakes. The Shaker Heights Development Company planned to develop the property as a suburban community and donated 278 acres along the lakes and stream to the City of Cleveland as part of the growing park system. With funds from John D. Rockefeller and more property donated by the Company, the city cut two new roads up the hill and around the park in a picturesque curving pattern. From there the development stalled. These early investors sold the remaining acreage to a Buffalo syndicate, who hired a local sales agent, O.C. Ringle. The Van Sweringen brothers through Ringle, arranged a meeting with the head of the Shaker Heights Development Company to sell a few of the Shaker lots. Their success along Fairmount Boulevard, which is located in both Shaker Heights and Cleveland Heights, was in part due to their ability to convince the Cleveland Electric Railway president, Horace Andrews, to construct a branch from the Euclid Heights line to the lakes. The line was completed in 1907 and by end of the same year, the brothers had purchased the Shaker Heights Development Company partnering with two others, Banker Joseph R. Nutt and Cleveland Industrialist Charles L. Bradley. They renamed the investment Shaker Heights Improvement Company in 1908.¹⁶

Securing the future of Shaker Heights as a residential community was of extreme importance to the Van Sweringens. They had watched Euclid Avenue, once lined with beautiful mansions transform into a commercial district.¹⁷ Their Shaker Heights suburb followed the basic concept of the planned suburb which had existed since 1850. Patrick Calhoun's Euclid Heights Allotment (NR# 12000897) followed this concept, as the first subdivisions on Cleveland's "Heights" above University Circle and Euclid Avenue.

The Garden City movement began in England and basically proscribed a residential setting omitting commercial and industrial components, located on the outskirts of the city in rural settings with rail access. These planned communities included strict deed covenants for: landscaping; wide boulevards and curving back streets; land appropriated for schools, churches, country clubs, and the like; with access to a train system that served the city.¹⁸ This model is reflected in the Van Sweringen Company demonstration homes which are located in the Fairmount Boulevard Historic District (NR# 76001391) and in other Shaker Heights Improvement Company's subsequent developments.

The Shaker Heights planned model was platted by the Cleveland F.A. Pease Engineering Company to design transit, roads, lakes, and parks for the development in accordance with the principles of the English Garden City Movement, taking advantage of the natural landscape and

¹⁶ Harwood, Herbert H. *Invisible Giants: the Empires of Cleveland's Van Sweringen Brothers*, Bloomington: Indiana University Press, 2002, 11-14.

¹⁷ *Historical Development of Shaker Heights*. Shaker Heights Landmark Commission, 3.

¹⁸ Harwood, 11; *Historical Development of Shaker Heights*, 1.

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incorporating tree-lined boulevards and neighborhood green spaces as part of the design.¹⁹ Two east-west boulevards, Shaker and South Moreland (now Van Aken), were laid out with the intention of accommodating both automotive and transit uses. Two north-south roads, Lee and Warrensville Center, were already in existence and completed their primary street pattern. With traffic directed to these major roads, a street hierarchy could be established. The smaller residential roads, following the natural topography of the land, discouraged through traffic.²⁰ The lots were laid out in 40-100 ft. increments to attract varying upper-income levels.²¹ The deed covenants were comprised of 18 points which included a requirement for all houses to be architect designed in approved styles reminiscent of “ages and countries which had developed comfortable forms of domestic architecture”²² such as American Colonial, an English manor (either Adam or Georgian), Italian, French, Elizabethan, Spanish or Cotswold, or from cottages of southwest England. Each house was to be distinctive, with no two exactly alike, though not ostentatious. Trim colors and roof types were specifically called out. Shaker Village Standards design guidelines were published in 1925 and an Architectural Board of Review established as the number of permits requests grew.²³ In addition, any request for nonconformance required approval through the company. The restrictions remained in place until 1950.²⁴

The keystone of the plan was to provide houses of different value levels on the same tract of land without the destruction of the value of the more expensive homes.²⁵ The fundamental physical layout was to abandon the gridiron scheme of straight streets and rectangular blocks for a curvilinear style. There would be a series of main thoroughfares, curved “inside” streets dividing the properties into different price sections. The “inside” streets were laid out in conformity to the natural topography of the land.²⁶ In addition, each neighborhood would have its own green area or park system to act as a buffer, keeping the neighborhoods separate and distinct, but accessible to each other.²⁷ The final key was to attract prominent community figures to purchase larger houses at a price they couldn’t refuse to aid in the marketing of the rest of the properties.

Although Shaker Heights was only eight miles from downtown Cleveland, the travel time by streetcar was 45 minutes to an hour. The Van Sweringens recognized that a lengthy commute

¹⁹ *Historical Development of Shaker Heights*, 1.

²⁰ *Ibid.*

²¹ Harwood, 17.

²² Johannesen, 167.

²³ *Historical Development of Shaker Heights*, 3; Johannesen, 131-134.

²⁴ Harwood, 19.

²⁵ Harwood, 11.

²⁶ Haberman, Ian S. *The Van Sweringens of Cleveland: The Biography of an Empire*, Cleveland: The Western Reserve Historical Society, 1979,12.

²⁷ Boatright, Claudia R. *Shaker Heights: The Van Sweringen Influence* Kent, Ohio: University Printing Services, 1981,9.

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might impede the attraction of building a Shaker Heights family home. They began investigating rapid transit service and again hired F.A. Pease Engineering Company to design and construct a rapid transit line. The Van Sweringens controlled the Shaker Boulevard transit line under the subsidiary, the Cleveland Interurban Railroad (CIRR), contracting the building and operation to the Cleveland Railway.²⁸ Track construction began in 1914 and took six years to complete due to delays caused by World War I and a post-war steel strike. On April 11, 1920, the first car traveled to the Lynnfield stop on the South Moreland (Van Aken Blue Line). Five days later the Shaker Boulevard line (the Green Line) commenced operation. The 45 minute commute had been reduced to 21 minutes; coupled with the natural beauty of the residential sites thousands were enticed to move to Shaker Heights in the 1920s and 1930s.²⁹ Advertising in their brochure "Peaceful Shaker Village" romanticized the community offerings, "On every family's horizon is a rainbow, and for many the pot of gold at the rainbow's end is Shaker Village."³⁰ According to a 1928 Van Sweringen advertisement, one family a day had moved to Shaker Village in 1927. The Village of Shaker Heights had been incorporated in 1912, and became a city in 1931.³¹

Originally, apartment buildings were not permitted in Shaker Village. This changed in the late 1920s when the Van Sweringens recognized the need for density to fully support the rapid transit system. The brothers required that the rental properties be built along the main thoroughfares only, to aid in buffering the residential neighborhoods, and be designed within the established Shaker standard of quality of architecture and craftsmanship.³² Streetcar demand peaked in Cleveland in 1923 at 417,405,905 passengers³³ and nationally at 15.7 billion.³⁴ Located in city of Cleveland along the rapid transit line, the East Boulevard Apartment House coincides with the Van Sweringens design intent with two apartment buildings situated along East 116th Street buffering the single family residential houses of Transit Heights, of which only the East Boulevard Apartment House is extant. Transit Heights includes 192 sublots which were built out with predominantly single family houses and one double house between 1913 and 1922.³⁵

Shaker Square and Woodland-Larchmere

Shaker Square (NR# 76001400 & Boundary Increase, NR # 83004367) is situated in the City of Cleveland on the border with Shaker Heights and was not part of the original inception of the Shaker Heights planned community by the Van Sweringens, but instead the location of a major

²⁸ Harwood, 24; Ames and McClelland 20-21.

²⁹ *Historical Development of Shaker Heights*, 2.

³⁰ *Peaceful Shaker Village*. Van Sweringen Company Publications, Cleveland: 1927.

³¹ *Historical Development of Shaker Heights*, 2.

³² *Historical Development of Shaker Heights*, 32.

³³ Toman, James A. and Hays, 341.

³⁴ Ames and McClelland, 17.

³⁵ Sanborn Fire Insurance Map, 1951; G. M. Hopkins Maps, City of Cleveland 1920-1937.

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transit hub. The planned shopping center of Shaker Square was the successful outcome of earlier failed plans by another developer. In March 1922, a \$30 million model apartment community had been announced for the area of Shaker Boulevard and Moreland Circle to be developed by Josiah Kirby, president of the Cleveland Discount Company. The apartment block on the north side of Shaker Blvd. known as Moreland Courts was commenced, but one year later in 1922, the Cleveland Discount Company went into receivership. The Van Sweringens entered into the project and engaged architect Philip L. Small and Carl Bacon Rowley to complete the redesigned project with a plan for Shaker Square at Moreland Circle. Shaker Square was constructed between 1927 and 1929 as one of the first planned shopping centers in the nation.³⁶ Although located at a major streetcar hub, it was revolutionary for its inclusion of on-street parking in front of commercial businesses and designed in the distinctive American Colonial Revival style established by the Shaker Square development.³⁷

By 1930, ten Court Apartment Open U-shaped Buildings were constructed along North and South Moreland Boulevard in Shaker Square including the: 1920 2622-36 N. Moreland Apartment Building, Gothic Revival style elements³⁸; 1926 2654-2664 N. Moreland Apartment Building, Gothic Revival style elements³⁹; 1928 2828 S. Moreland Apartment Building,⁴⁰ Jacobethan style; 1929 2840 S. Moreland Apartment Building, Jacobethan style; 1929 Bristol Apartment Building at 2920-28 S. Moreland, Jacobethan style elements; 1928 Mansfield Apartment Building at 2934-38 S. Moreland, Jacobethan style elements; 1924 2962 S. Moreland Apartment Building, Jacobethan style; the 1930 Balfour Apartment Building at 2968-76 S. Moreland, Jacobethan style; the 1927 Ashland Apartment Building 2986-92 S. Moreland, Jacobethan style; and, the 1927 Malvern Apartment Building at 2994-98 S. Moreland, Jacobethan style. In contrast, two Block Apartment type buildings as defined in the MPD with elaborate enclosed courtyards were constructed in the Shaker Square area including the: 1924 Tudor Manor at 2867-75 Hampton Road Apartment Building, Tudor Revival style; and, 1925 2899-2905 Hampton Road Apartment Building, Tudor Revival style.

By the 1920s, the automobile was adopted by increasing numbers of middle to upper income households, while streetcars continued to serve the middle and working class population.⁴¹ Shaker Square catered to the upper class Shaker Heights clientele and others who travelled by automobile. In 1932, stores at Shaker Square included some of the following services: interior decorator, shoe store, dress shop, real estate, landscape architect, photographer, barber, art

³⁶ Johannesen, 173; Shaker Square, NR#76001400/ #83004367.

³⁷ Shaker Square NR #76001400/#83004367.

³⁸ Ibid.

³⁹ Ibid.

⁴⁰ MPD, Section E, 57.

⁴¹ Ames and McClelland, 20.

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designer, dentist, physician, antiques, women's and men's furnishings, book shop, beverages, gift shops, movie theater, children's clothing, musical instruments, and florist.⁴²

The Woodland-Larchmere Commercial Historic District (NR# 15000560) was located at the end of the Woodland Ave. streetcar line and just to the northwest of Shaker Square. It was well established by the opening of Shaker Square, and served as a major commercial hub offering basic needs, goods, and services to the surrounding community. The *Plain Dealer* newspaper in 1924 reported that Woodland Ave./Larchmere Blvd. is "one of the most important trade centers of Greater Cleveland."⁴³

Woodland-Larchmere and Shaker Square were the two major shopping hubs serving the region by the late 1920s located to the north and east within walking distance of the East Boulevard Apartment House. (Historic Images, Figure 6, 7)

Transit Heights Subdivision

In 1913, the Van Sweringens formed the Transit Heights Land Company for the purpose of buying the right-of-way for the planned rapid transit line at Shaker Boulevard leading a distance of nine miles from downtown Cleveland through Shaker Village and shortening the commute between their planned community of Shaker Heights and Public Square.⁴⁴ Transit Heights was formerly large lot acreage purchased by the Van Sweringen Co. in 1913 and subdivided into 192 sublots spanning the new Shaker Boulevard to the south, running east-west from East 126th Street to East 116th Street then north and east-west along newly dedicated Buckingham and Cromwell Avenues. (Historic Images, Figures 1-3) Transit Heights offered buildable lots enticing buyers by advertising access to the new rapid transit line with "11 minute service to the city" with affordable lots surrounding "high priced land and a well-built section, amply guaranteeing the future desirability of this neighborhood." The property was advertised as "one of the highest points in the Shaker country overlooking the city and will be greatly enhanced in value by the extension of Shaker Boulevard car service," encouraging home builders or investors to "get in on the ground floor."⁴⁵ (Historic Images, Figure 8)

Deed restrictions regulated the design and use of Van Sweringen properties including the Transit Heights subdivision, with zoning later adopted by the City of Cleveland in 1929.⁴⁶ Two lots were designated within the Transit Heights subdivision for apartment use along the main north-

⁴² Cleveland City Directory, 1932.

⁴³ *Plain Dealer*, 23 November 1924.

⁴⁴ *Plain Dealer*, 5 May 1913.

⁴⁵ *Plain Dealer*, 18 January 1914.

⁴⁶ Building and Zoning Maps of City of Cleveland, Ordinance No. 77323-A, 1 October 1928, passed by City Council 6 May 1929. City of Cleveland Public Administration Library.

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south corridor of East 116th Street and western boundary of the subdivision where the 1927 East Boulevard Apartment House, the subject of this nomination, and 1924 Wilmar Apartment Building (demolished). Transit Heights Subdivision deed restrictions designated the use of these lots (139 and 140) fronting East 116th Street between Buckingham and Cromwell Avenues for two apartment buildings.⁴⁷

These lots were ideally located one block north of the Rapid Transit stop at E. 116th St. and Shaker Boulevard. In addition, the apartment buildings provided density for the rapid transit and acted as a buffer to the residential homes located within the interior of the subdivision, while offering affordable housing. In 1924, the first of these two apartment buildings was constructed on subplot 139 by real estate investor William Kolar, the Colonial Revival style Wilmar Apartment Building at 2715 East 116th Street (demolished).⁴⁸ In the same year of 1924, the Van Sweringens sold their 9.5 acre parcel⁴⁹ across the street on the northwest corner of Shaker Boulevard and East 116th Street to Saint Luke's Hospital Association on land fronting the Shaker Boulevard and the Shaker Heights Rapid transit line. Saint Luke's Hospital (NR# 05000579) was constructed on the property including deed restrictions for hospital use and plans subject to design covenants and written approval by the Van Sweringen Company.⁵⁰ Saint Luke's Hospital, an impressive Colonial Revival style complex, was completed in 1927 and employed over 50 physicians and 125 nurses.⁵¹ (Historic Images, Figure 4, 9, 10, 12)

East Boulevard Apartment House

The 1927 East Boulevard Apartment House is part of the Van Sweringen Company's Transit Heights Subdivision in the City of Cleveland situated along Shaker Boulevard and the Cleveland Interurban Railroad - Rapid Transit lines connecting Shaker Heights and Shaker Square to the City of Cleveland. The East Boulevard Apartment House was suited for use as middle income housing conveniently located one block to the north of Shaker Boulevard and the Green and Blue Rapid Transit lines, allowing for modest well-designed residential housing.

The land on which the East Boulevard Apartment House stands was sold in 1915 by the Van Sweringen Company to Frank and Mira W. Sheffield, "well-to-do East Enders" and real estate investors with the following deed restrictions, binding until January 1, 1943:

⁴⁷ Cuyahoga County Deed, Van Sweringen Co. to Mira Sheffield, 8 January 1914; Cuyahoga County Deed, Van Sweringen Co. to Mira Sheffield Deed, 3 June 1915; *Plain Dealer* 18 January 1914.

⁴⁸ Cuyahoga County Deed, Mary Langer to W.A. & Mary Kolar, 21 September 1923, with \$100,000 mortgage.

⁴⁹ G.M. Hopkins Map, 1920-22.

⁵⁰ Cuyahoga County Recorder's Office. Deed from The Van Sweringen Co. to St. Luke's Hospital Association, 7 March 1924.

⁵¹ Van Tassel, David R. and Grabowski; *Plain Dealer*, 4 December 1927.

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*(1) Said real estate shall be used exclusively for residence purposes and no business of any nature whatsoever shall be conducted thereon and no buildings, except terraces and apartments shall be erected, placed or suffered to remain upon said premises; nor for within a period of ten years from the date hereof unless the plans thereof shall have first been approved in writing by the grantor [The Van Sweringen Company], so that the same may conform to the general plan ...*⁵²

Further deed restriction stated that the building not be placed within thirty (30) feet of East Boulevard; nor within thirty (30) feet of Cromwell Ave. to the north, nor within five (5) feet of the adjoining lot not including projections. No portion of the premises, nearer to any highway than the building lines permitted to be used for any purpose other than a lawn, or for walks, drives, the planting of trees or shrubbery, flowers or other ornamentations, intended for the beautifying of said premises, but no vegetables, so called, nor grains of the ordinary field variety shall be grown thereon, and no underbrush or other unsightly growths shall be permitted to remain on any part of the premises. No unsightly objects shall be allowed to remain anywhere thereon. No water closet shall be placed thereon if sewer is accessible and no barn, stable, or building for housing poultry or livestock shall be erected or remain on the premises. No garage shall be erected nearer to East Boulevard than that thirty (30) feet forward of the rear lines of said lot, nor nearer than (70) feet to Cromwell Avenue. No place of amusement, public entertainment... The Van Sweringen Company reserved the right for a period of ten years to fix the grades and slopes of said premises and to fix the grades at which any buildings shall hereafter be erected.⁵³ These restrictions did not reference any other specific design criteria, in comparison to Shaker Heights which had specific design criteria in deed restrictions including “No buildings...shall be erected...until the architect therefor, the size, location, type, cost, use, the materials of construction thereof, the color scheme therefor, the grading plan of the lot, including the grade elevations of said buildings and structures, the plot plan showing the proposed location of said buildings and structures upon said premises, and the plans, specifications and details of said buildings and structures shall have been improved in writing by the Grantor [the Van Sweringen Company]”⁵⁴

The Sheffields sold the land shortly after their purchase to Mary Langer,⁵⁵ who sold the property in 1923 to Rae Nozik (wife of builder Louis Nozik),⁵⁶ who sold to Sam Benesch in 1926 with a

⁵² Cuyahoga County Deed, Van Sweringen Co. to Mira Sheffield, 3 June 1915; *Plain Dealer* 18 January 1914.

⁵³ Cuyahoga County Deed, Van Sweringen Co. to Mira Sheffield, 3 June 1915.

⁵⁴ Hellmuth, William and William Oberndorf. *The Van Sweringen's Development of Shaker Heights (1906-1930)* Senior Project Report, 15 July 1971. Available at Shaker Heights Historical Society.

⁵⁵ Cuyahoga County Deed, Mira Sheffield to Mary Langer, 23 June 1915.

⁵⁶ Cuyahoga County Deed, Mary Langer to Rae Nozik, 6 August 1923.

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mortgage of \$5,000 to Mercantile Finance Company.⁵⁷ The G.M.S. Realty Company purchased the property on July 1, 1927⁵⁸ and was granted a permit to build an apartment house on July 7, 1927.⁵⁹ The G.M.S. Realty Company was owned by President and attorney William R. Brunn, and building contractor Louis Nozik.⁶⁰

The 1928 Cleveland City Directory lists the building as the “East Boulevard” Apartment House.⁶¹ The building was indicated by the same name on the 1927-37 G.M. Hopkins Map,⁶² likely for its location at the intersection of East Boulevard on East 116th Street. As stated in the MPD, naming of individual apartment buildings created an image of prestige for apartment living over and above the mass of ordinary buildings.⁶³

It was 14 years from the platting of Transit Heights before the East Boulevard Apartment House was constructed on the lot in 1927, complete with garage to the rear of the building allowing for alternative transportation by automobile (demolished).⁶⁴ The G.M.S. Realty Company likely saw the opportunity with completion of Saint Luke’s Hospital and commencement of Shaker Square in the same year. Houses within Transit Heights were built between 1914 and 1920-22.⁶⁵ The East Boulevard Apartment building remained under ownership of The G.M.S. Realty Company during construction likely by building contractor and owner Louis Nozik. It was acquired by real estate broker and developer Frank Stastney the following year in 1928 carrying a mortgage of \$69,300 to the Spira Savings & Loan Company.⁶⁶ The Stastney family was active in the real estate business and lived at the 1904 Frank and Barbara Stastney House 12706 Larchmere, the oldest building in the Woodland-Larchmere Historic District. Frank W. Stastney Jr., entered the real estate business after the death of his father in 1913,⁶⁷ living in the Stastney House with his mother Barbara, wife Gertrude and children. The Stastney property was originally an 11.9 acre parcel subdivided into Shaker Lakes View Subdivision between approximately East 126th and East 128th Streets. Frank became identified with the Van

⁵⁷ Cuyahoga County Deed, Rae Nozik to Sam Benesch, 1 July 1926.

⁵⁸ Cuyahoga County Deed, Sam Benesch to G.M.S. Realty Co., 1 July 1927.

⁵⁹ City of Cleveland Building Department, Cleveland City Hall, Permit No. 1908-G, G.M.S. Realty, 9 July 1927 (Index only, Permit missing).

⁶⁰ Cuyahoga County Deed, The G.M.S. Realty Company to Frank W. Stastny, 1 April 1928. Executed by: William R. Brunn, Attorney, President and Louis Nozik, Secretary; Cleveland City Directory 1928, Louis Nozik, Building Contractor-Carpenter.

⁶¹ Cleveland City Directory 1928.

⁶² G. M. Hopkins Map, 1927-37.

⁶³ MPD, Section E, 27.

⁶⁴ Sanborn Fire Insurance Map, 1951.

⁶⁵ G. M. Hopkins Map, 1920-22.

⁶⁶ Cuyahoga County Deed, GMS Realty Co. to Frank Stastny, 11 April 1928.

⁶⁷ Ohio, Deaths 1908-1932. Available at *Ancestry.com*.

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Sweringen interests in marketing their Shaker Heights properties.”⁶⁸ Frank Stastney operated the East Boulevard Apartment House for four years until selling it in 1932 during the early Depression years to Mathys Realty Co.

The East Boulevard Apartment House offered safe and affordable apartment living with many tenants employed at Saint Luke’s Hospital across the street. In 1940, building tenants included: building custodian Edward Caine, age 52, and wife Ethel; Lillian and William O’Connor, age 41, wholesale clothing salesman; Alma Pfunder, age 42, secretary and living with her son Richard; Sue and Anthony Disantis, age 29, newspaper reporter; Dorothy Groves, age 23, hospital registered nurse; Marion Hirsch, age 36, school teacher and her husband William Hirsch, age 53, typewriter company salesman; Ida F. Falter, age 58, schoolteacher; Rebie Duncan, age 61, cashier at hospital and daughter Margaret, age 26, stenographer; Edgar Welsh, age 34, accountant and wife Leota, age 33, a trained nurse; Edward Smith, age 50, general insurance and wife Florence, age 51, secretary; Elizabeth Pomerene, age 32, research biochemist at hospital; Dolores Linn, age 29, registered nurse; Joseph Hochton, age 26, pharmacist and his wife Euveal, age 28, registered nurse at hospital; Ethel McCue age 42, bookkeeper; Hugh Zimmer, age 25, machinist and wife Jean, age 24, registered nurse at hospital.⁶⁹ In March 1940, Henry and Jean (Van Aken) Barron, daughter of Mayor and Mrs. Van Aken of Shaker Heights, moved into the building after their marriage.⁷⁰

Mathys Realty sold the East Boulevard Apartment House to Edmar Realty in 1934, Lillian Weiss in 1958, and Marvin Chernin in 1973. The building operated under the ownership of Fairwood Court Ltd. and has been vacated, coming under ownership of Green Apple Construction, LLC in 2015.

As stated in the MPD, “like Court Apartments, Block Apartments were designed and constructed to house an ever larger number of apartment units while improving the living conditions of urban tenants, many of who were middle class and had higher living requirements than common laborers. Block Apartments were also in response to the increased demand for middle class professionals, including women, for suitable, safe and affordable urban housing.”⁷¹

Criterion C

Block Apartment Type

The East Boulevard Apartment House is eligible under Criterion C in the Area of Architecture and individually meets the MPD registration requirements for significance. It is a significant as

⁶⁸ *Plain Dealer*, 27 December 1958.

⁶⁹ U.S. Federal Population Census, 1940.

⁷⁰ *Plain Dealer*, 31 March, 1940.

⁷¹ MPD, Section F, 11.

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an example of the Block Apartment type. The East Boulevard Apartment House is designed in the Colonial Revival style and meets the integrity threshold for individual eligibility established in the MPD. (See Section 7) The MPD indicates that the Block and closely related Court Apartment type did not gain as much favor in Cleveland as it did in Cincinnati or Chicago. Shaker Square is identified as the location of one of Cleveland's largest and most cohesive collections of multi-family suburban housing in Ohio with prevalent examples of each major apartment type other than terraces. The Block Apartment Building type is less prevalent in Cleveland due to demolition leaving only later examples.⁷²

Colonial Revival Style

The Colonial Revival style became popular at the turn of the twentieth century resulting from the desire to evoke America's own past, becoming one of the most predominant architectural styles of Ohio during the first part of the twentieth century. The style was perceived as a return to authenticity in contrast to the perceived past Victorian style excesses in domestic architecture. New York architects McKim, Mead and White were early proponents of the style, which was popularized after 1925 by the Colonial Williamsburg restoration. Professional journals such as the *Architectural Record*, *Pencil Points* and *Architectural Forum* published measured drawings and photographs of American Colonial architecture; along with national publications such as *Ladies' Home Journal*, *House Beautiful* and the *White Pine Series* which popularize the style. Subtypes of the style evolved including the Georgian Revival and Dutch Colonial Revival.⁷³

By the 1920s, Court type apartments were "often designed in Collegiate Gothic and Tudor Revival styles tastefully finished with stone trim, terra cotta and wrought iron," as stated in the MPD and demonstrated by Van Sweringen apartment buildings located at Shaker Square (see section Shaker Square and Woodland-Larchmere herein).⁷⁴ The East Boulevard Apartment House, as a variation of the Block Apartment type with an enclosed interior court appears to be less prevalent. It is designed in the Colonial Revival style following the deed restrictions imposed by The Van Sweringen Co. The overall building demonstrates the Colonial Revival style with symmetry and balance in composition and classic detailing. The red brick masonry building exhibits cubic symmetry with square plan and central court. Interior elements include Adamesque ornamental plaster, smooth flat plaster walls and ceiling, both stained and painted wood doors and trimwork. The Colonial Revival style is exhibited throughout the Shaker Square Historic District and a popular style for both commercial and residential architecture.

⁷² MPD, Section E, 57-58.

⁷³ Gordon, Stephen C. *How to Complete the Ohio Historic Inventory*. Columbus: Ohio Historic Preservation Office, Ohio Historical Society, 1992.

⁷⁴ MPD, Section E, 18.

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The G.M.S. Realty Company

Little is known of The G.M.S Realty Company with President William Brunn and Secretary Louis Nozik.⁷⁵ William R. Brunn was an attorney in the Leader Building, Cleveland.⁷⁶ Louis Nozik was born in Russia in 1874, speaking Yiddish as a native tongue and completing a sixth grade education. He married Rachel “Rae” Nozik also from Russia and worked as a building contractor-carpenter.⁷⁷ His wife Rae became owner of record of the East Boulevard Apartment House property in 1923, selling it to fellow Russian and tailor Sam Benesch in 1926 before the property was conveyed to The G.M.S. Realty Company in 1927.⁷⁸ Louis Nozik worked as a building contractor for more than 40 years. By 1947, the Noziks had moved to Los Angeles. Mrs. Nozik returned to Ohio in her later years living with their son, attorney and real estate investor Albert C. Nozik, and was active in the Jewish community.⁷⁹ Louis Nozik is the likely builder of the East Boulevard Apartment Building, but the architect is unknown.

Conclusion

In consideration of the MPD, the 1927 East Boulevard Apartment House meets National Register Criteria A and C. The East Boulevard Apartment Building is significant for its association with the Van Sweringen Company’s transit based planned communities of Greater Cleveland situated within the Van Sweringen Company’s - Transit Heights Subdivision; the subplot upon which it is constructed specifically designated in the deed restrictions for apartments. It is a physical representation of planned development along the Cleveland Interurban Railroad - Rapid Transit line in the City of Cleveland, built by the Van Sweringen Company, which connected Cleveland with Shaker Square and Shaker Heights.

The 1927 East Boulevard Apartment House is an example of the Block Apartment Building as defined in the MPD. The building exhibits some deterioration with minor vandalism and modifications which have not affected the overall integrity of the building. It remains in fair condition while maintaining a significant level of Colonial Revival characteristics of the Block Apartment Building type identified in the MPD and meets the integrity threshold for individual eligibility established in the MPD. Features include its original square footprint, central enclosed courtyard, four-story walk-up with multiple entrances and staircases with off the foyer plan, repetition of bays, simple fenestration, and minimal setbacks with four visible elevations. It is more substantial than the Central Corridor Apartment Type and situated on a wide lot and on the

⁷⁵ Cuyahoga County Deed, G.M.S. Realty Co. to Frank Stastny, 11 April 1928.

⁷⁶ Cleveland City Directory 1928.

⁷⁷ U. S Federal Population Census, 1920, 1940.

⁷⁸ Cuyahoga County Deed, Mary Langer to Rae Nozik, 6 August 1923; Cuyahoga County Deed, Rae Nozik to Sam Benesch, 1 July 1926; Cuyahoga County Deed, Sam Benesch to G.M.S. Realty Co., 1 July 1927.

⁷⁹ *Plain Dealer*, 12 October 1947; *Plain Dealer, Obituary of Mrs. Louis Nozik*, 21 August 1959.

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same block as the now demolished 1924 Wilmar Apartment Building (also in a similar Colonial Revival style). The East Boulevard Apartment building exhibits cubic symmetry and balanced fenestration, with formal entry at the façade along a central axis in line with a rear service entry with single public halls on either side of the interior courtyard. The building appears to retain the historic residential unit layout and corridor configuration specifically in relationship to the central courtyard. Apartments are symmetrically arranged with the public circulation corridors wrapping the central courtyard walls.

The façade demonstrates the retention of historic fabric, materials, and craftsmanship with masonry work including stone work of fluted pilasters, entablature, belt courses, quoining; and ornamental carving employing trefoil, quatrefoil, swags and arch surrounds along with brick work exhibiting stretcher courses, basketweave pattern; and canted chamfered corners. Although the fenestration has been replaced with new sash, the pattern and configuration has maintained the historic appearance. Interior elements demonstrate the retention of historic fabric, materials, and craftsmanship including ornamental plaster work, tile and terrazzo flooring; and, straight run wood stairs and trim work.

The East Boulevard Apartment House designed in the Colonial Revival style remains in its historic location and setting; the architectural language retains the historic feeling and association as noted in historic images of the building in its original historic setting.

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9. Major Bibliographical References

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Western Reserve Historical Society Photos Collection. Saint Luke's Hospital.

National Register Nominations

“Apartment Buildings in Ohio Urban Centers, 1870-1970.” National Register of Historic Places Multiple Property Document Form.

Euclid Avenue Historic District (NR# 02000702).

Euclid Avenue Historic District and Boundary Increase (NR# 07000524).

Euclid Heights Historic District (NR# 12000897).

Fairmount Boulevard Historic District (NR# 76001391).

Saint Luke's Hospital (NR# 05000579).

Shaker Square (NR# 76001400).

Shaker Square Boundary Increase (NR# 83004367).

Shaker Village Historic District (NR# 84003650).

Shaker Village Historic District and Boundary Increase (NR# 00001557).

Union Terminal Group (NR# 76001405).

Woodland-Larchmere Commercial Historic District (NR# 15000560).

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Previous documentation on file (NPS):

- preliminary determination of individual listing (36 CFR 67) has been requested
 previously listed in the National Register
 previously determined eligible by the National Register
 designated a National Historic Landmark
 recorded by Historic American Buildings Survey # _____
 recorded by Historic American Engineering Record # _____
 recorded by Historic American Landscape Survey # _____

Primary location of additional data:

- State Historic Preservation Office
 Other State agency
 Federal agency
 Local government
 University
 Other

Name of repository: Cleveland Public Library

Historic Resources Survey Number (if assigned): _____

10. Geographical Data

Acreeage of Property 0.39 acres (less than one)

Use either the UTM system or latitude/longitude coordinates

Latitude/Longitude Coordinates (decimal degrees)

Datum if other than WGS84: _____

(enter coordinates to 6 decimal places)

- | | |
|--------------|------------|
| 1. Latitude: | Longitude: |
| 2. Latitude: | Longitude: |
| 3. Latitude: | Longitude: |
| 4. Latitude: | Longitude: |

Or
UTM References

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Datum (indicated on USGS map):

NAD 1927 or NAD 1983

- | | | |
|-------------|----------------|------------------|
| 1. Zone: 17 | Easting:449678 | Northing:4592646 |
| 2. Zone: | Easting: | Northing: |
| 3. Zone: | Easting: | Northing: |
| 4. Zone: | Easting : | Northing: |

Verbal Boundary Description

The nominated property is situated in the City of Cleveland, County of Cuyahoga and State of Ohio. The boundary of the historic East Boulevard Apartment House follows the boundary of Cuyahoga County Parcels #129-08-094; property address is 2691 E. 116th Street.

Boundary Justification

The nominated boundary includes the property historically associated with the East Boulevard Apartment House since construction of the building.

11. Form Prepared By

name/title: Wendy Hoge Naylor, Diana Wellman
organization: Naylor Wellman, LLC
street & number: 92 East Washington Street
city or town: Chagrin Falls state: OH zip code: 44022
e-mail: naylor@naylorwellman.com; wellman@naylorwellman.com
telephone: 440-247-8319
date: October 17, 2016

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Additional Documentation

Submit the following items with the completed form:

- **Maps:** A **USGS map** or equivalent (7.5 or 15 minute series) indicating the property's location.
- **Sketch map** for historic districts and properties having large acreage or numerous resources. Key all photographs to this map.
- **Additional items:** (Check with the SHPO, TPO, or FPO for any additional items.)

Photographs

Photo Log

Name of Property: East Boulevard Apartment Building

City or Vicinity: Cleveland

County: Cuyahoga

State: Ohio

Photographer: Diana Wellman

Date Photographed: August, 2016

Description of Photograph(s) and number, include description of view indicating direction of camera:

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1. (OH_Cuyahoga_East Boulevard Apartment House _0001): Facade, camera direction SE.
2. (OH_Cuyahoga_East Boulevard Apartment House _0002): Facade, camera direction E.
3. (OH_Cuyahoga_East Boulevard Apartment House _0003): Facade, Main Entrance, camera direction NE.
4. (OH_Cuyahoga_East Boulevard Apartment House _0004): Façade, Details, camera direction NE.
5. (OH_Cuyahoga_East Boulevard Apartment House _0005): Facade, Main Entrance, camera direction E.

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6. (OH_Cuyahoga_East Boulevard Apartment House _0006): North elevation, camera direction SW.
7. (OH_Cuyahoga_East Boulevard Apartment House _0007): East and South elevations, camera direction NW.
8. (OH_Cuyahoga_East Boulevard Apartment House _0008): South elevation, camera direction NW.
9. (OH_Cuyahoga_East Boulevard Apartment House _0009): Courtyard, stair, camera direction E.
10. (OH_Cuyahoga_East Boulevard Apartment House _0010): Courtyard, stair, camera direction E.
11. (OH_Cuyahoga_East Boulevard Apartment House _0011): Courtyard, camera direction W.
12. (OH_Cuyahoga_East Boulevard Apartment House _0012): Courtyard, camera direction W.
13. (OH_Cuyahoga_East Boulevard Apartment House _0013): Interior, Lobby, camera direction W.
14. (OH_Cuyahoga_East Boulevard Apartment House _0014): Interior, Lobby, tile detail, camera direction W.
15. (OH_Cuyahoga_East Boulevard Apartment House _0015): Interior, Lobby, terrazzo detail, camera direction E.
16. (OH_Cuyahoga_East Boulevard Apartment House _0016): Interior, plaster details, Adamesque, camera direction SE.
17. (OH_Cuyahoga_East Boulevard Apartment House _0017): Interior, plaster details, Adamesque, camera direction NE.
18. (OH_Cuyahoga_East Boulevard Apartment House _0018): Interior, plaster details, Adamesque, camera direction NW.
19. (OH_Cuyahoga_East Boulevard Apartment House _0019): Interior, 1st Floor Corridor, camera direction N.
20. (OH_Cuyahoga_East Boulevard Apartment House _0020): Interior, Main stair, camera direction E.

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21. (OH_Cuyahoga_East Boulevard Apartment House_0021): Interior, Main stair, camera direction W.
22. (OH_Cuyahoga_East Boulevard Apartment House_0022): Interior, 2nd Floor Corridor, camera direction E.
23. (OH_Cuyahoga_East Boulevard Apartment House_0023): Interior, Typical Unit detail, camera direction E.
24. (OH_Cuyahoga_East Boulevard Apartment House_0024): Interior, Typical Unit detail, camera direction E.
25. (OH_Cuyahoga_East Boulevard Apartment House_0025): Interior, Typical Unit detail, camera direction W.
26. (OH_Cuyahoga_East Boulevard Apartment House_0026): Interior, Typical Unit detail, camera direction E.

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C.460 et seq.).

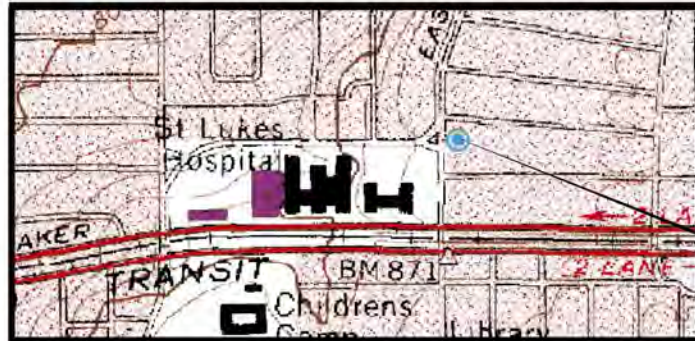
Estimated Burden Statement: Public reporting burden for this form is estimated to average 100 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Office of Planning and Performance Management, U.S. Dept. of the Interior, 1849 C. Street, NW, Washington, DC.

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National Park Service

East Boulevard Apartment House
Cuyahoga County, Ohio

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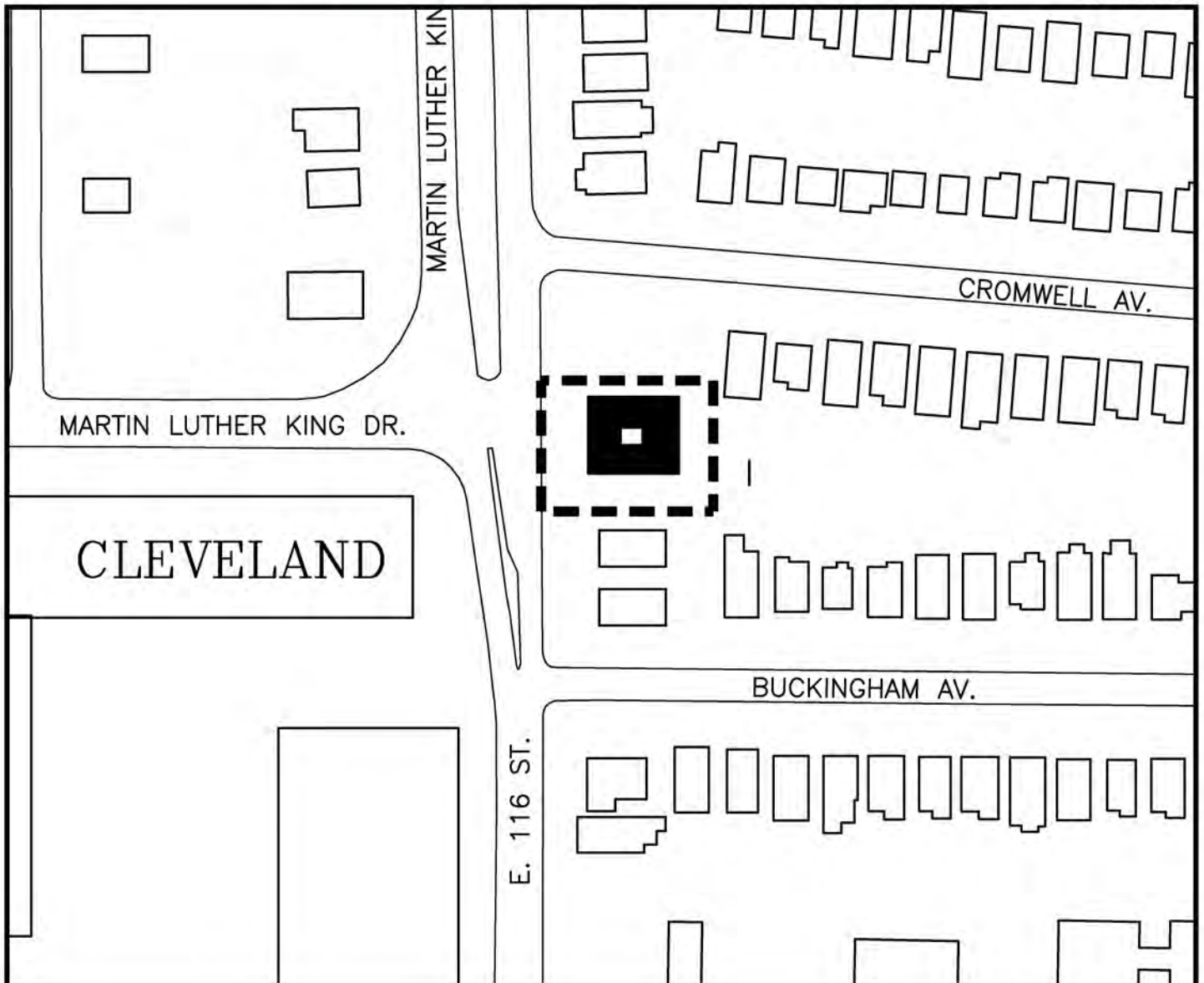
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NAD 1927 USGS - 1:24000
Zone 17
Easting : 449678 Northing: 4592646

LOCATION MAP

SEPTEMBER 2016



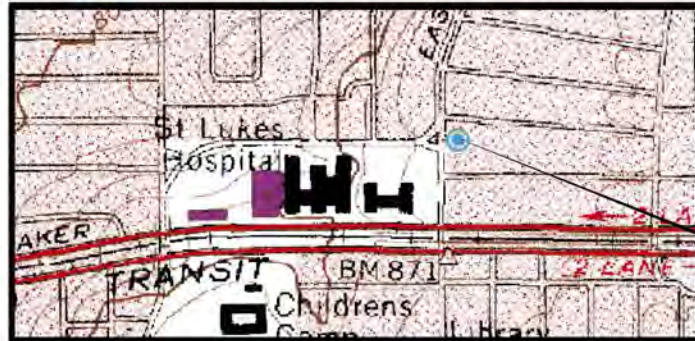
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East Boulevard Apartment House
Cuyahoga County, Ohio

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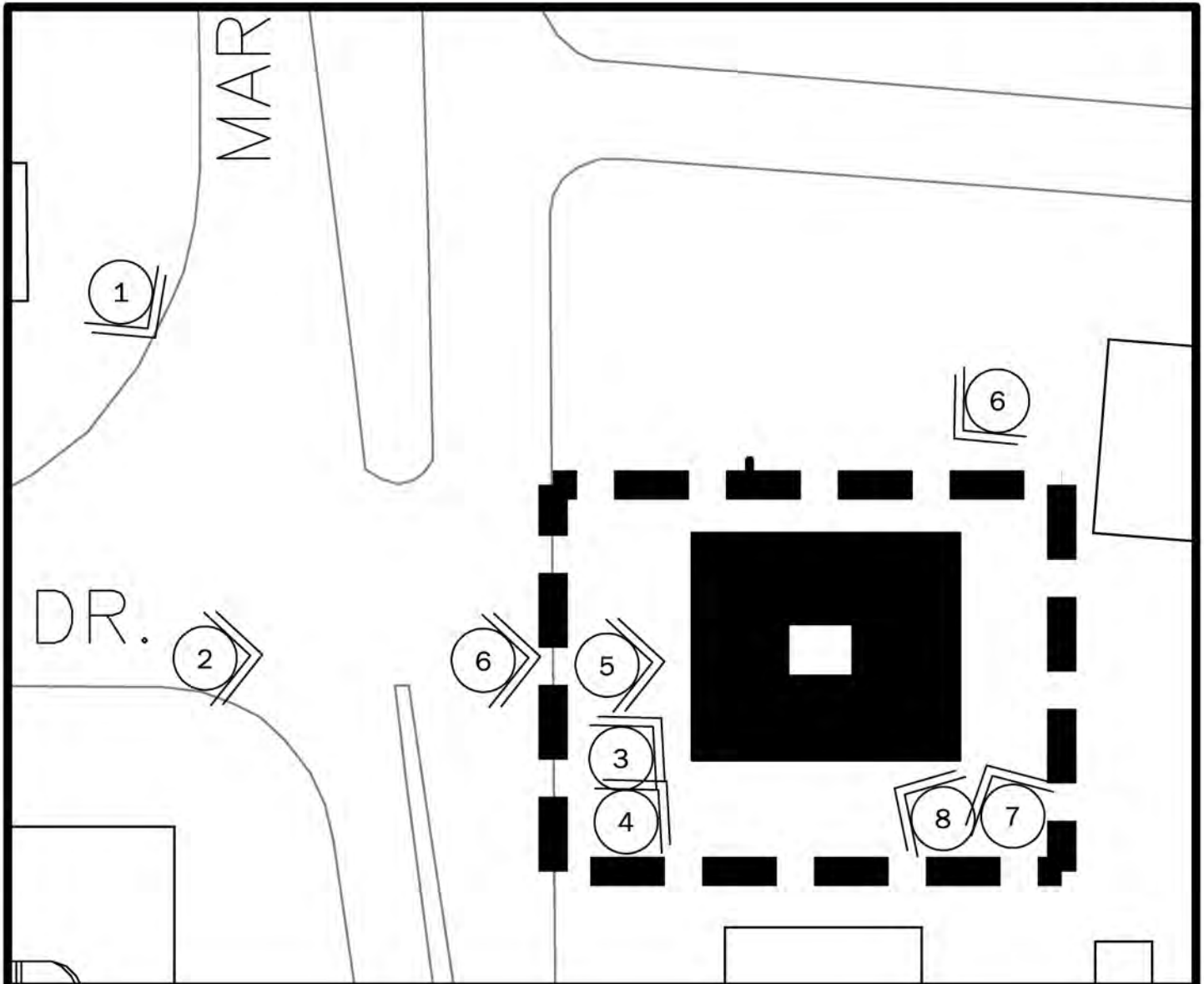
Section number Additional Documentation - Photo-Key

Page 2



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 Zone 17
 Easting : 449678 Northing: 4592646
 LOCATION MAP

SEPTEMBER 2016



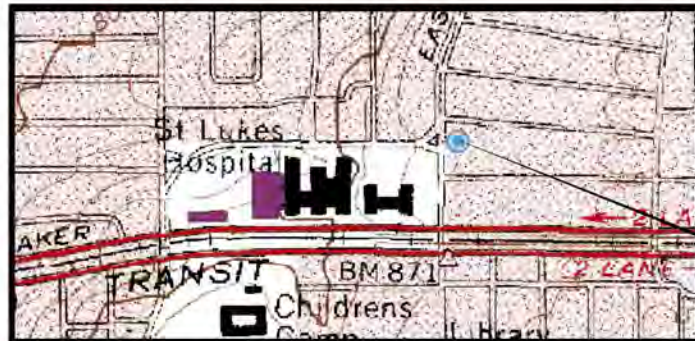
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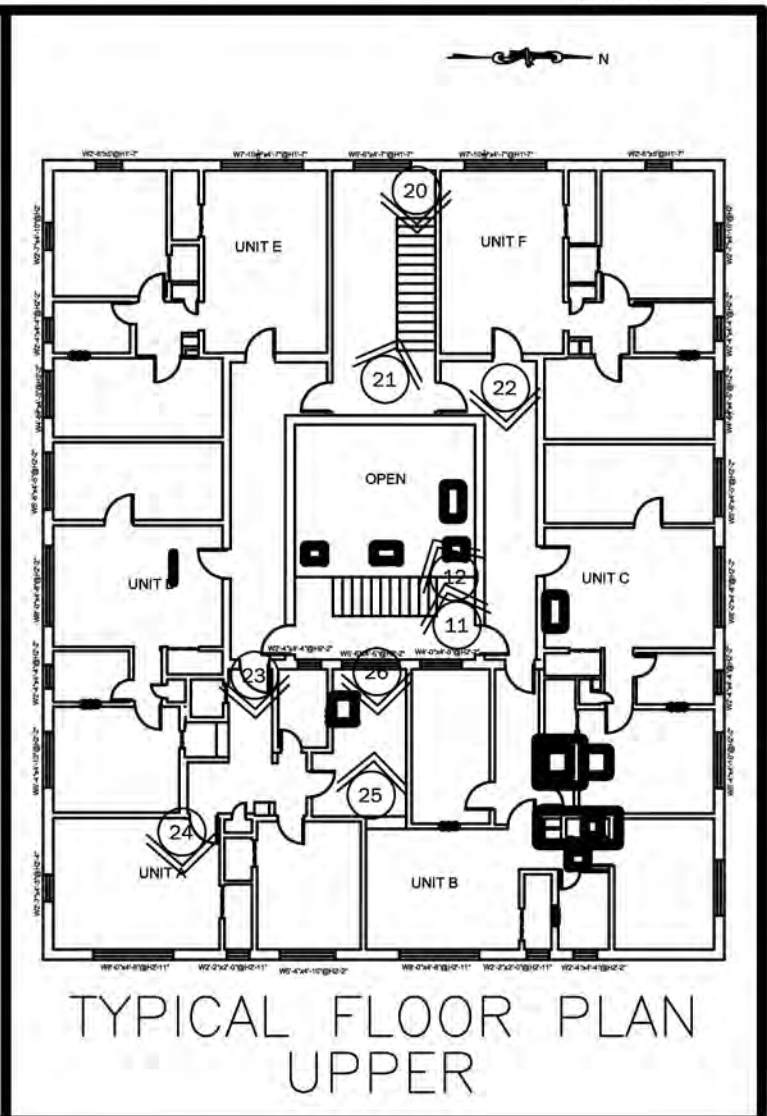
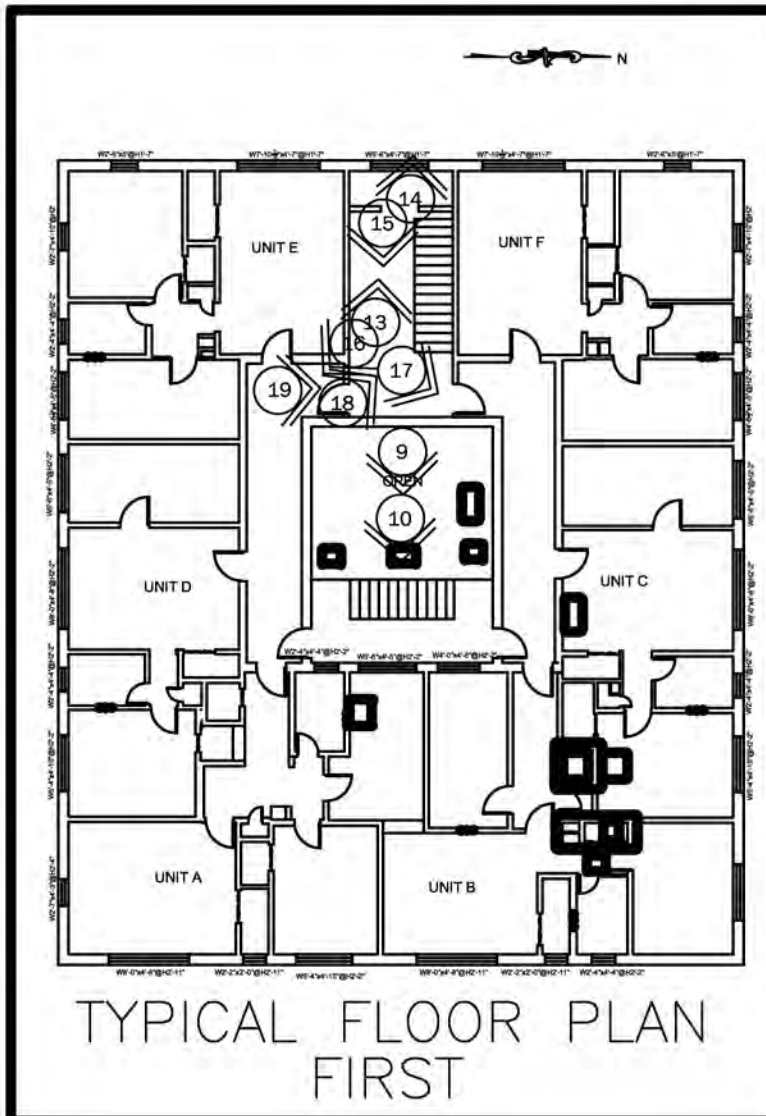
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■■■■■■ 12908094 PARCEL BOUNDARY

NAD 1927 USGS - 1:24000
Zone 17
Easting : 449678 Northing: 4592646

LOCATION MAP

SEPTEMBER 2016



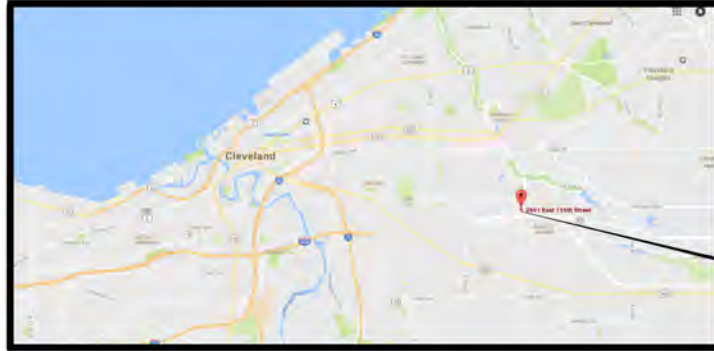
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Section number Additional Documentation - Location Map-USGS

Page 4

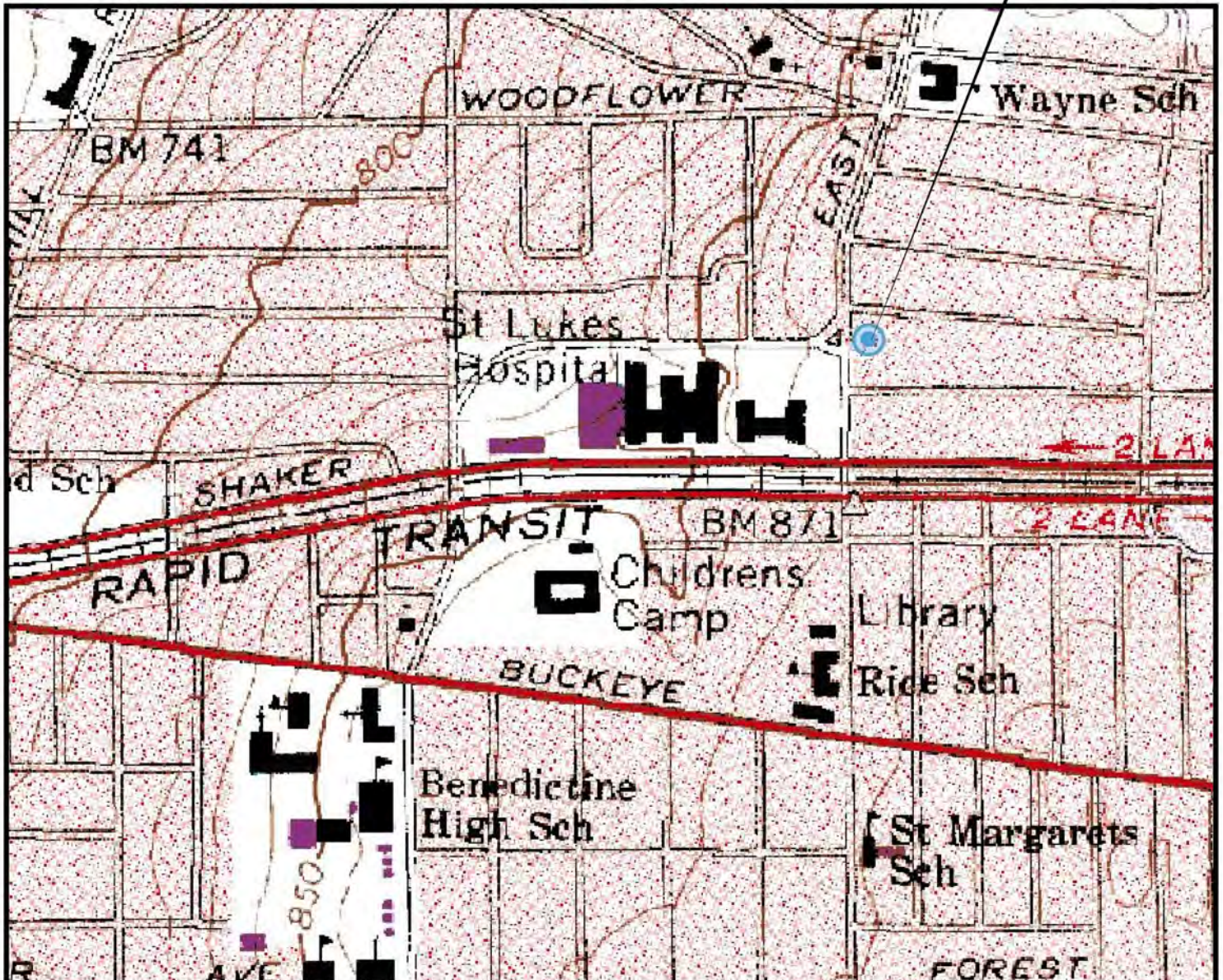


 **LEGEND**

NAD 1927 USGS - 1:24000
Zone 17
Easting : 449678 Northing: 4592646

LOCATION MAP

SEPTEMBER 2016



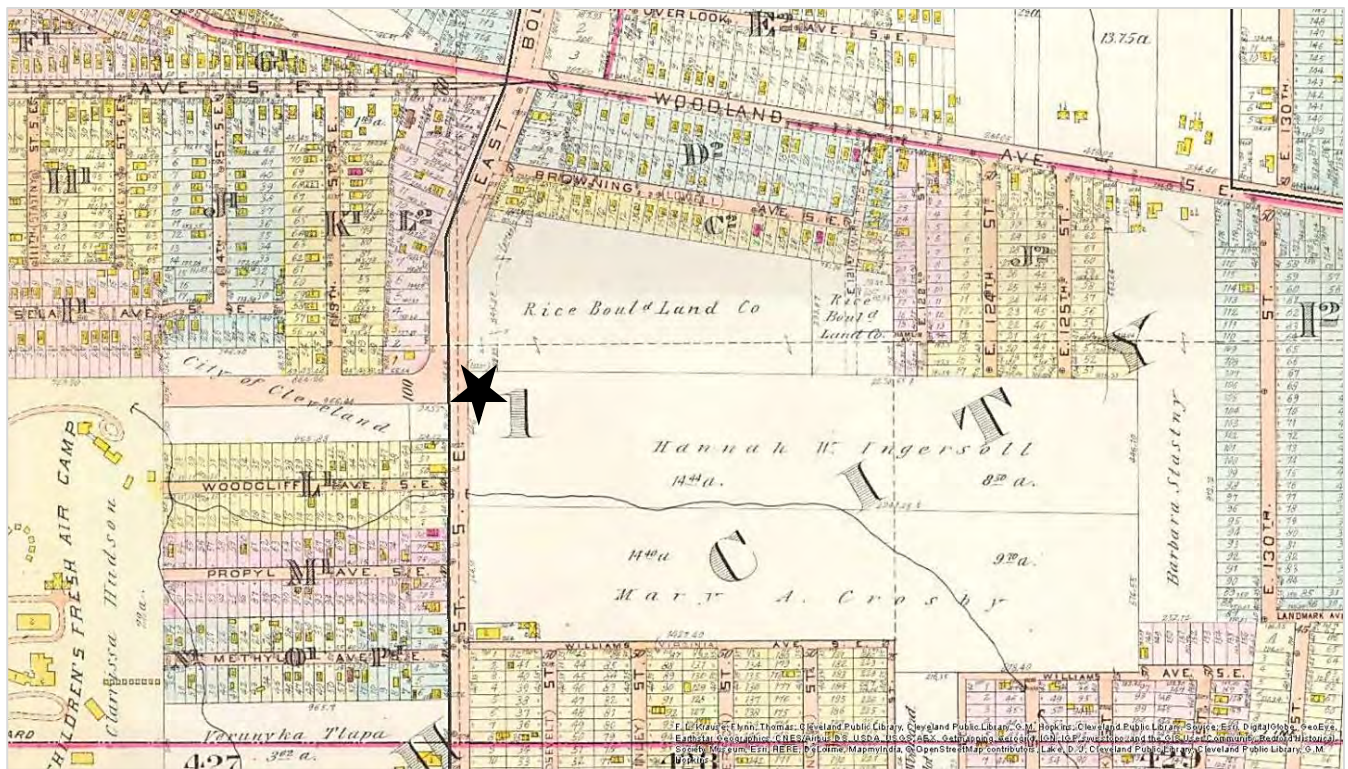
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East Boulevard Apartment House
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Page 1



**Figure 1. Large acreage owned by Hannah W. Ingersoll, 1912
Star indicates location of 1927 East Boulevard Apartment House**

Source: G. M. Hopkins Maps, City of Cleveland 1912. Map Collection, Cleveland Public Library.

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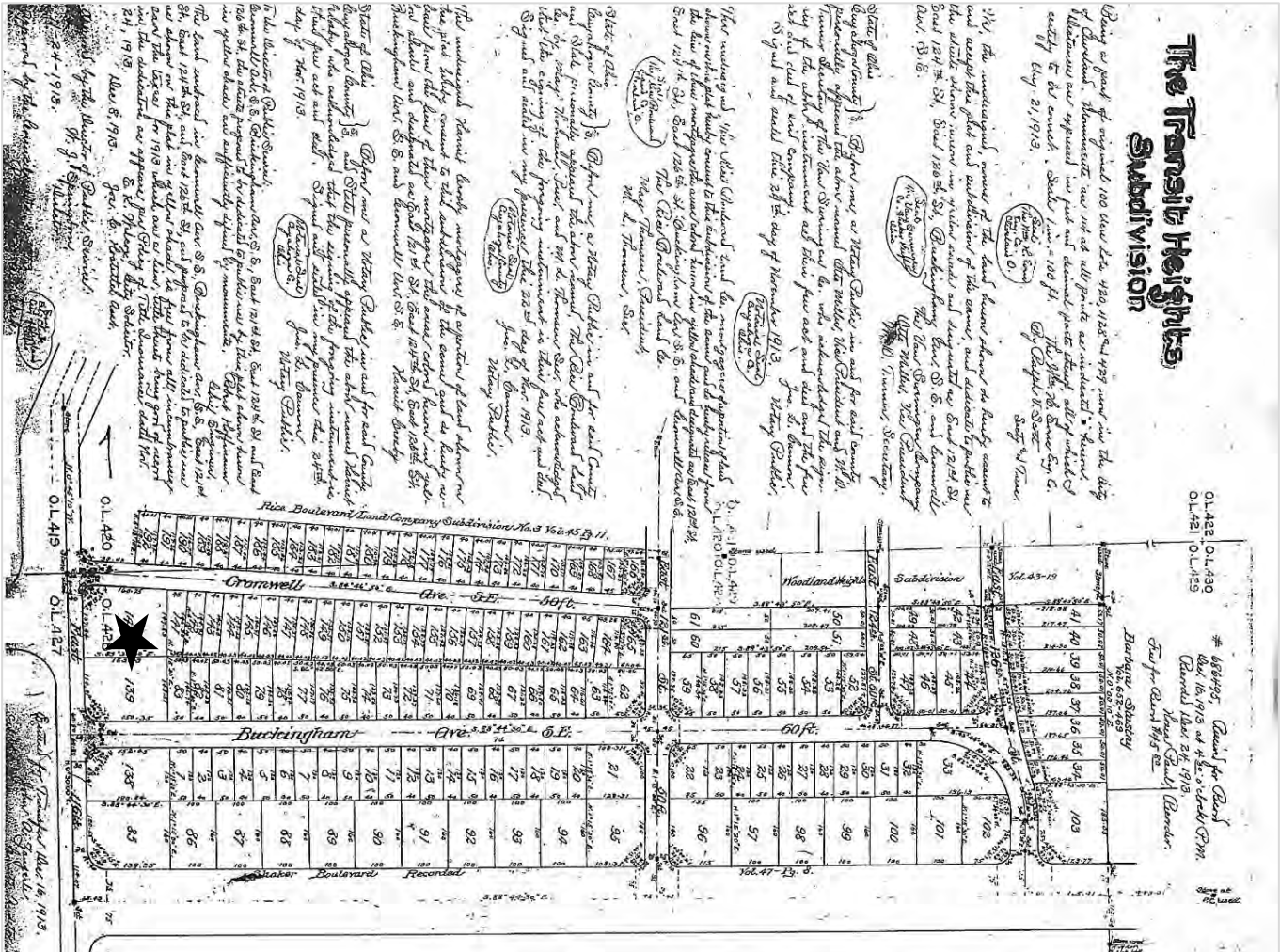


Figure 2. Transit Heights Subdivision, 16 December 1913
Star indicates location of 1927 East Boulevard Apartment House

Source: Cuyahoga County Land Records, Engineer's Office. Transit Heights Subdivision,
Vol. 48, 13.

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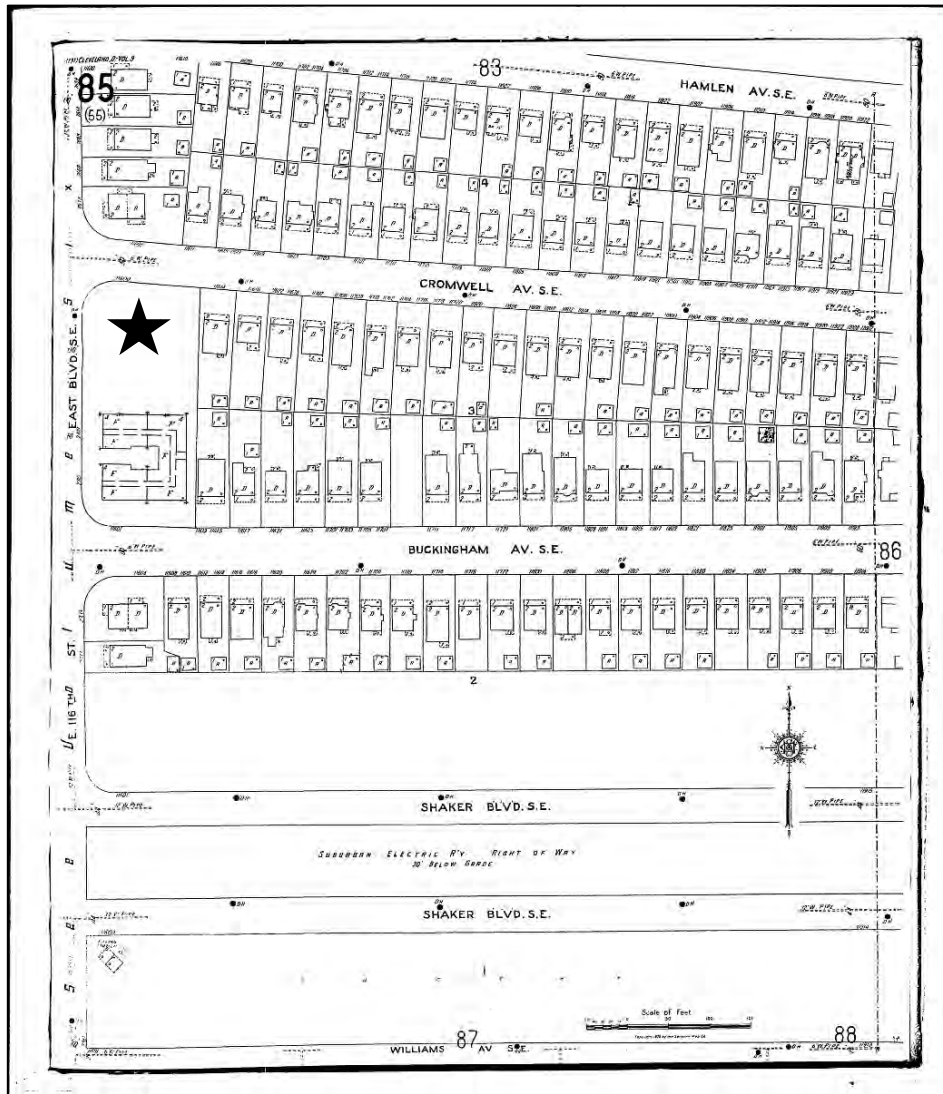


Figure 3. Transit Heights Allotment, part of Lots 139 &140, 1925
Star indicates location of 1927 East Boulevard Apartment House
Wilmar Apartment Building to south

Source: Sanborn Fire Insurance Map, 1925. Cleveland Public Library.

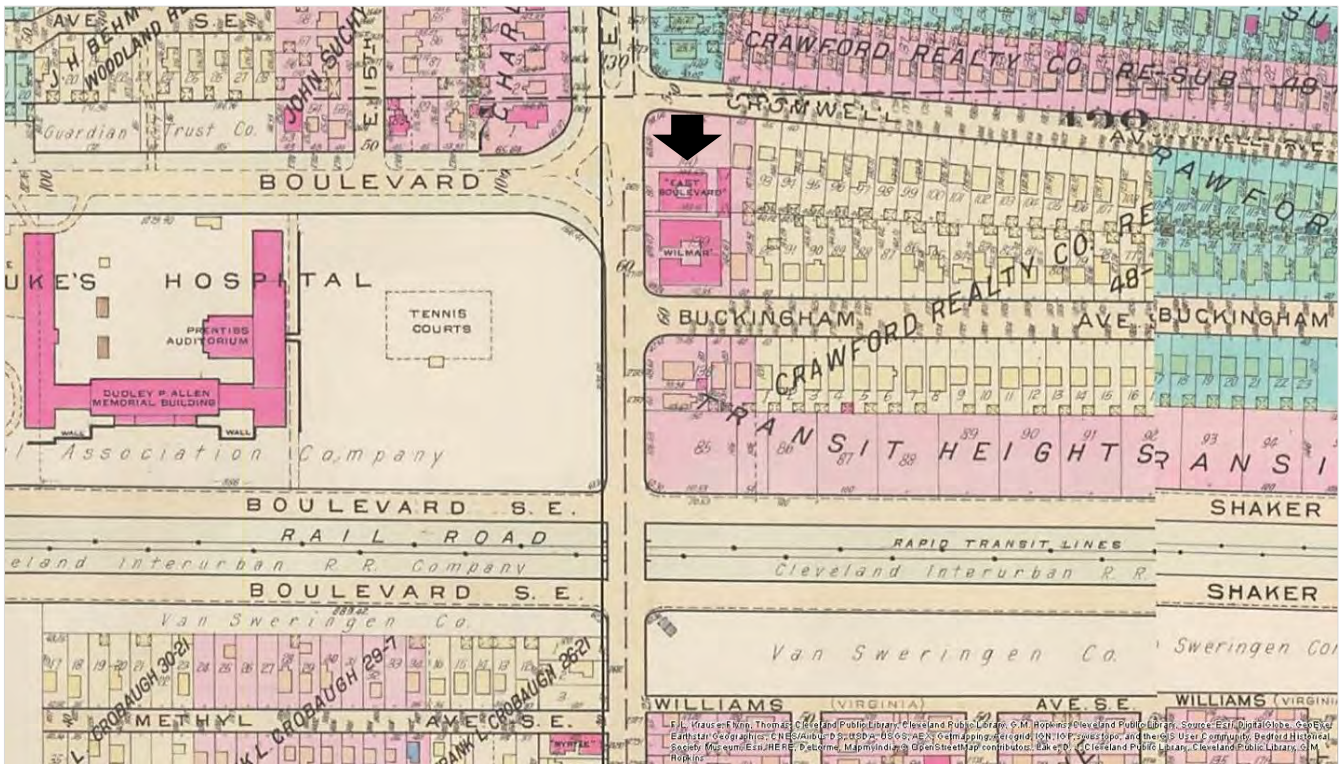
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**East Boulevard Apartment House
Cuyahoga County, Ohio**

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**Figure 4. 1927-37, Transit Heights Allotment, part of Lots 139 & 140;
Arrow indicates 1927 East Boulevard Apartment House & 1924 Wilmar
Apartment Building**

Source: G. M. Hopkins Maps, City of Cleveland 1927-37. Map Collection, Cleveland Public Library.

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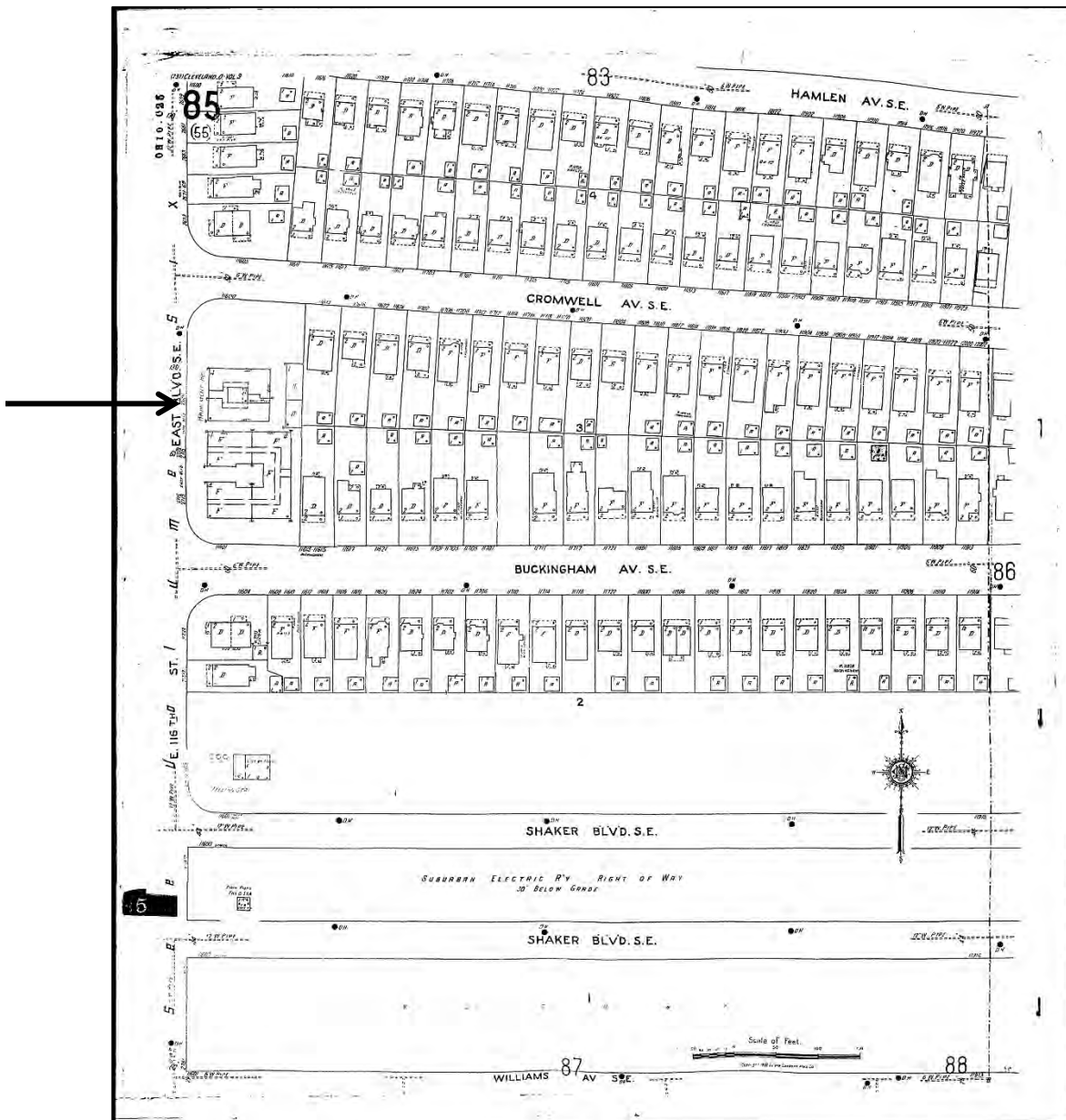


Figure 5. Transit Heights Allotment, 1951
Arrow indicates location of 1927 East Boulevard Apartment House,
Wilmar Apartment Building to south

Source: Sanborn Fire Insurance Map, 1951. Cleveland Public Library.

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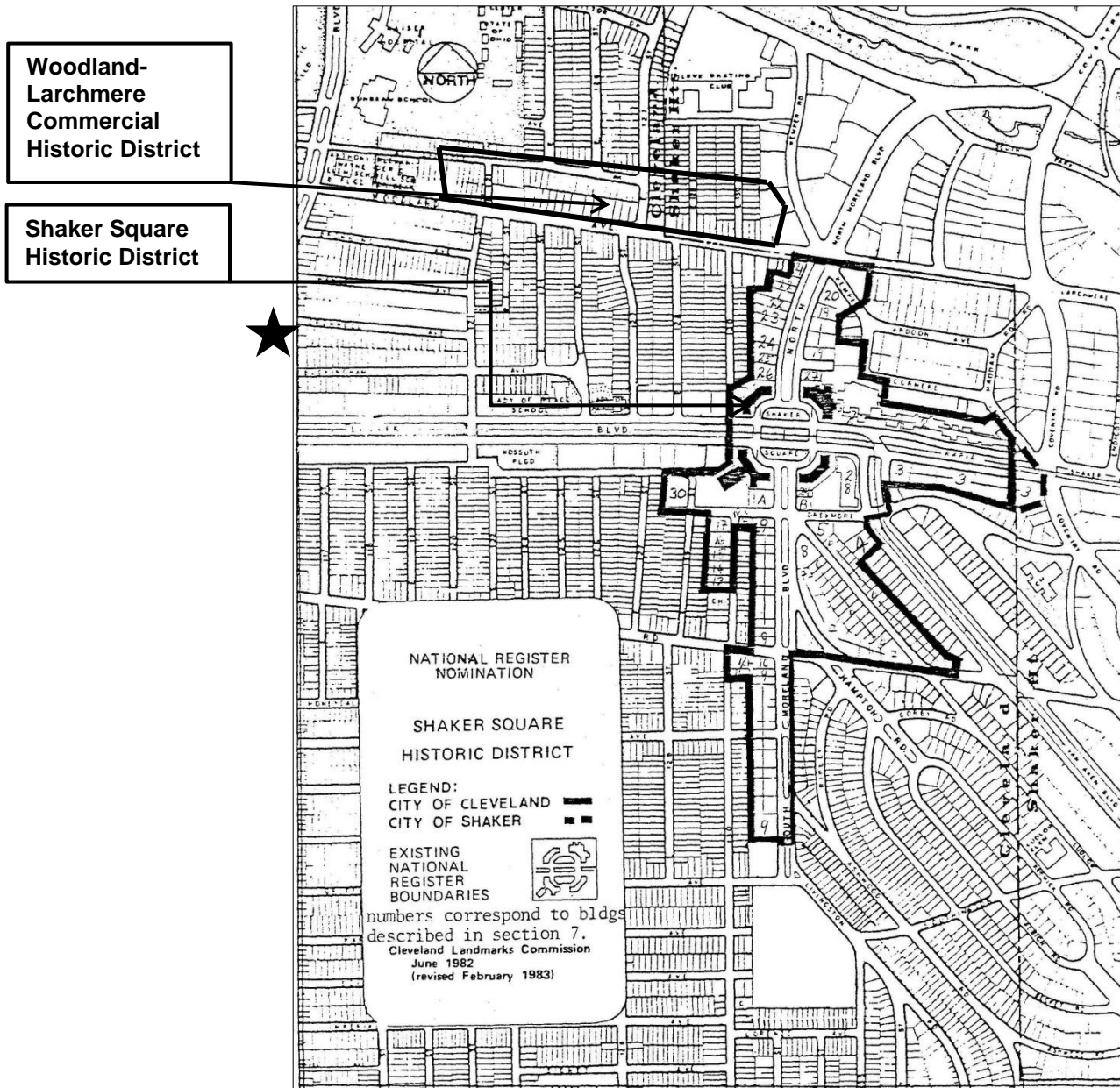


Figure 6. Woodland-Larchmere Commercial Historic District (NR#15000560) and Shaker Square National Register District (NR# 83004367)
Star indicates proximate location of East Boulevard Apartment House

Source: Shaker Square National Register District Map

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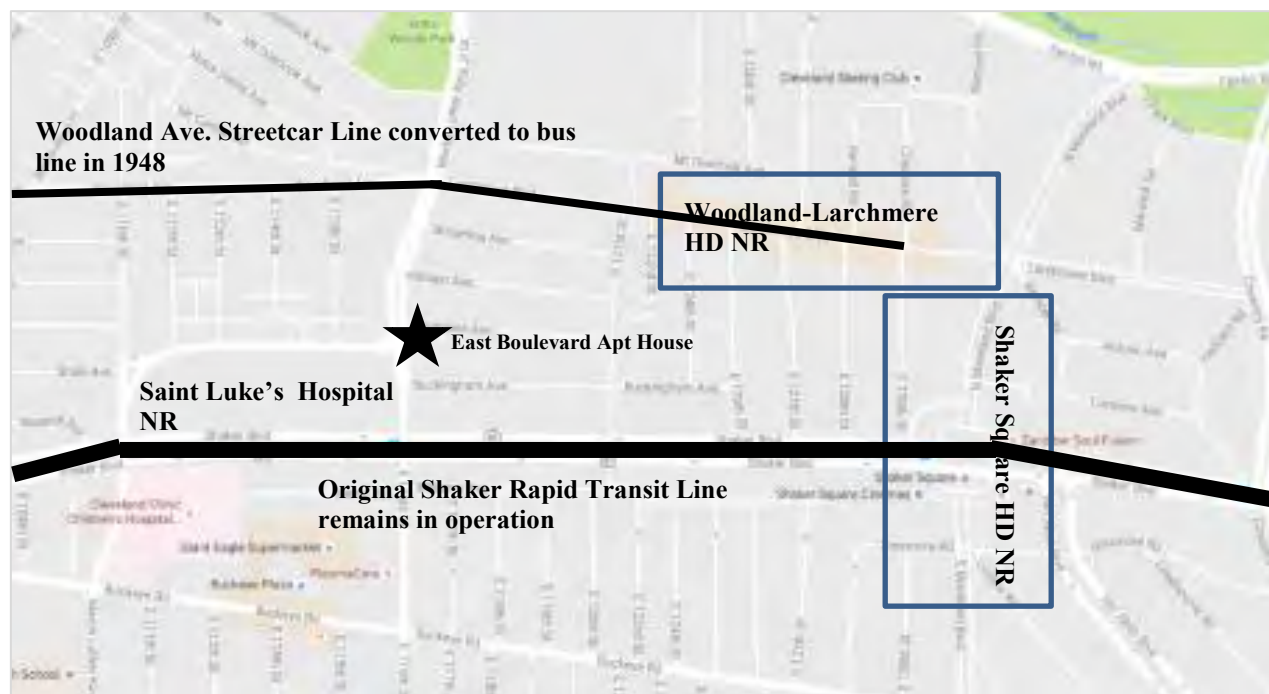


Figure 7.

**Indicated: Green and Blue RTA Rapid Transit Line
Woodland- Larchmere Commercial Historic District (NR# 15000560),
Shaker Square Historic District (NR# 83004367/ 76001400)
Saint Luke's Hospital (NR# 05000579)**

Star indicates proximate location of East Boulevard Apartment House

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TRANSIT HEIGHTS

The Rapid Transit Allotment

We are offering to Cleveland Real Estate Investors the best "buy" in the city today. Either for home builders or the investor regardless of his means.

On Shaker Boulevard, 155 ft. wide, running through the property. The new Rapid Transit car line is now being built and will give 11-minute service to the city.

Transit Heights fronts on East Boulevard and is only a few minutes walk from Ambler and Shaker Parks.

Added to this is every city improvement and convenience. FINE WIDE STREETS (as shown in photograph of Buckingham-rd below). SEWER, WATER, SIDEWALKS, GAS, ELECTRICITY, 3c car fare and city car lines.

"The Heights" is the ideal place in Cleveland for a home location. At "Transit Heights" the price and restrictions are such that you cannot afford to buy elsewhere until you know our property, our reasonable prices and the conditions under which it can be bought.

All around us lies high priced land and a well built section, amply guaranteeing the future desirability of this neighborhood. As development work progresses our prices will be advanced.

Now is the time to "get in on the ground floor."

Today and Tomorrow

We can SHOW YOU all the features of Transit Heights—much better than we can tell you here.

Come out and see for yourself; or phone for particulars and appointment.

SUBURBAN OFFICE—East Boulevard and Buckingham Road. Follow East Boulevard from Euclid south. Take Woodland-av cars marked East Boulevard and walk south on boulevard to second allotment office. Salesmen on property.

Transit Heights Land Co.

454-455 Leader-News Bldg. Bell Phone Main 1984



Figure 8. Transit Heights Advertisement, 1913

Source: *Plain Dealer*, 31 August 1913

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Figure 9. East 116th Street Rapid Transit Station & Saint Luke's Hospital, 1929

Source: Stanley L. McMichael Photo Collection, Cleveland Public Library.

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Figure 10. Saint Luke's Hospital and Nurse's Residence, 1948
East Boulevard Apartment House, indicated by arrow

Source: Western Reserve Historical Society Photo Collection. Saint Luke's Hospital.
Photo - Restricted Use, Not for Reproduction

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Figure 11: East Boulevard Apartment House, 1954
Indicated by arrow

Source: Western Reserve Historical Society Photo Collection. Saint Luke's Hospital.
Photo - Restricted Use, Not for Reproduction

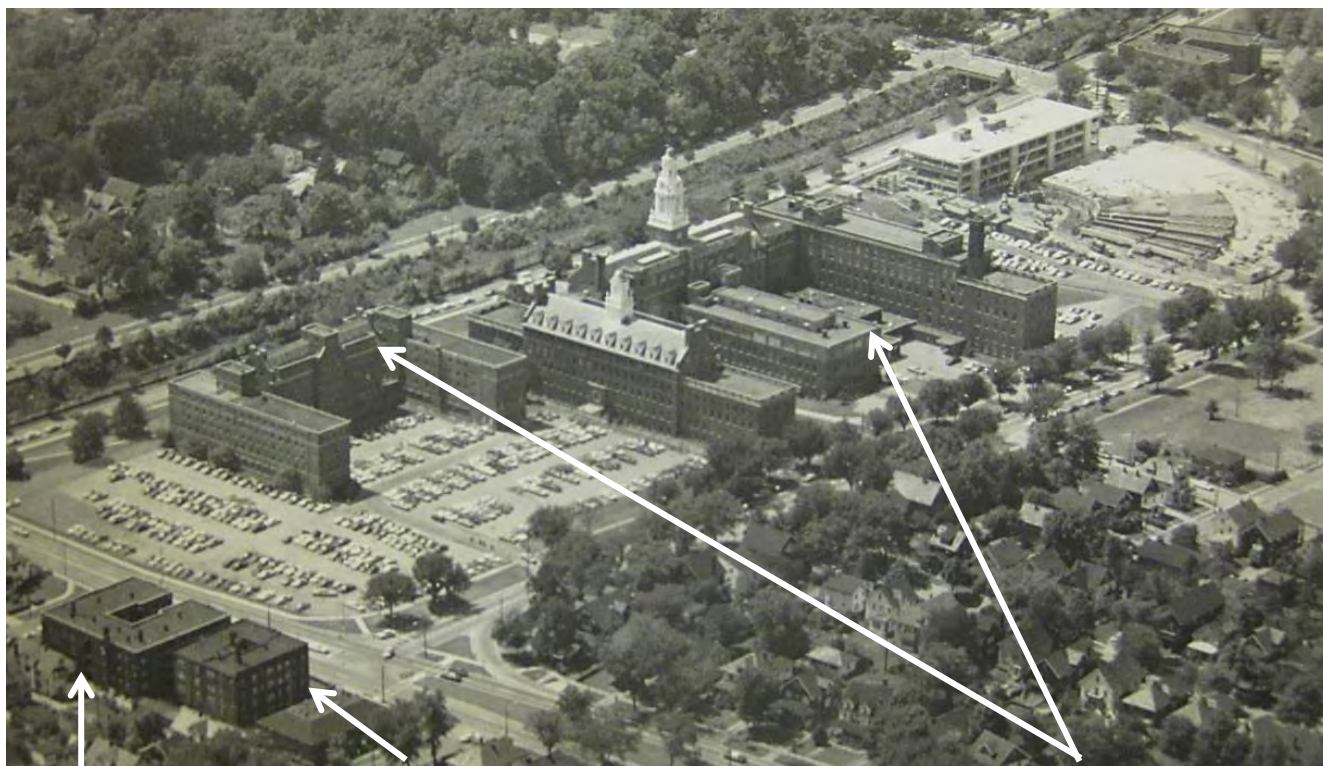
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Wilmar Apt. Building

East Boulevard Apartment House

Saint Luke's Hospital

Figure 12. East Boulevard Apartment House, Wilmar Apartment Building, Saint Luke's Hospital, 1975

Source: Saint Luke's Hospital, Western Reserve Historical Society Photo Collection
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Figure 13: East Boulevard Apartment House, 1975
Indicated by arrow

Source: Western Reserve Historical Society Photo Collection,
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Figure 14: East Boulevard Apartment House, 1975
Indicated by arrow

Source: Saint Luke's Hospital, Western Reserve Historical Society Photo Collection, 1975
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BRIDGE COLLEGE BUILDING





FAIRWOOD COURT APARTMENTS
2691





FAIRWOOD COURT APARTMENTS

2691







1000
1000
1000



















← 20 ft







EXIT













UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

Requested Action: Nomination

Property Name: East Boulevard Apartment House

Multiple Name: Apartment Buildings in Ohio Urban Centers, 1870-1970 MPS

State & County: OHIO, Cuyahoga

Date Received:
7/14/2017

Date of Pending List:
8/9/2017

Date of 16th Day:
8/24/2017

Date of 45th Day:
8/28/2017

Date of Weekly List:

Reference number: MP100001506

Nominator: State

Reason For Review:

Appeal

PDIL

Text/Data Issue

SHPO Request

Landscape

Photo

Waiver

National

Map/Boundary

Resubmission

Mobile Resource

Period

Other

TCP

Less than 50 years

CLG

Accept

Return

Reject

8/24/2017 Date

Abstract/Summary
Comments:

Recommendation/ Criteria Accept, National Register Criteria A and C.

Reviewer Patrick Andrus

Patrick Andrus

Discipline Historian

Telephone (202)354-2218

Date

8/24/2017

DOCUMENTATION: see attached comments : No see attached SLR : No

If a nomination is returned to the nomination authority, the nomination is no longer under consideration by the National Park Service.

NATIONAL REGISTER OF HISTORIC PLACES
NPS TRANSMITTAL CHECK LIST

OHIO HISTORIC PRESERVATION OFFICE
800 E. 17th Avenue
Columbus, OH 43211
(614)-298-2000

The following materials are submitted on July 10, 2017
For nomination of the East Blvd Apt House, to the National Register of
Historic Places: Cuyahoga Co, OH

- Original National Register of Historic Places nomination form
___ Paper PDF
- ___ Multiple Property Nomination Cover Document
___ Paper ___ PDF
- ___ Multiple Property Nomination form
___ Paper ___ PDF
- Photographs
 Prints TIFFs
- CD with electronic images
- Original USGS map(s)
___ Paper Digital
- Sketch map(s)/Photograph view map(s)/Floor plan(s)
___ Paper PDF
- ___ Piece(s) of correspondence
___ Paper ___ PDF
- ___ Other _____

COMMENTS:

- ___ Please provide a substantive review of this nomination
- This property has been certified under 36 CFR 67
- ___ The enclosed owner objection(s) do _____ do not _____
Constitute a majority of property owners
- ___ Other: _____



July 10, 2017

J. Paul Loether, Deputy Keeper and Chief, National Register
and National Historic Landmark Programs
National Park Service
National Register of Historic Places
Mail Stop 7228
1849 C St, NW
Washington, D.C. 20240

Dear Mr. Loether:

Enclosed please find three (3) new National Register nomination for Ohio. All appropriate notification procedures have been followed for the nomination submissions.

NEW NOMINATION

East Boulevard Apartment House
George F. Sands School
John H. Lehman High School

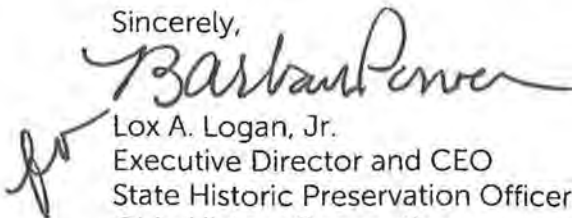
COUNTY

Cuyahoga
Hamilton
Stark

The enclosed disks contain the true and correct copy of the nomination to the National Register of Historic Places for the following: East Boulevard Apartment House, Cuyahoga County; George F. Sands School, Hamilton County; and John H. Lehman High School, Stark County, Ohio.

If you have questions or comments about these documents, please contact the National Register staff in the Ohio Historic Preservation Office at (614) 298-2000.

Sincerely,



Lox A. Logan, Jr.
Executive Director and CEO
State Historic Preservation Officer
Ohio History Connection

Enclosures