

United States Department of the Interior
National Park Service

National Register of Historic Places Registration Form



1. Name of Property

Historic name: Hubbard Cooke Block

Other names/site number: N/A

Name of related multiple property listing:

N/A

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

2. Location

Street & number: 2206- 2220 Superior Viaduct

City or town: Cleveland State: OH County: Cuyahoga

Not For Publication:

Vicinity:

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:

___ A ___ B X C ___ D

<i>Barbara Power</i> DSHPO Inventory & Registration		<i>October 31, 2014</i>
Signature of certifying official/Title: State Historic Preservation Office, Ohio History Connection _____ State or Federal agency/bureau or Tribal Government	Date	
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:)

Patrick Andrews
Signature of the Keeper

12/22/2014
Date of Action

5. Classification

Ownership of Property

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

Category of Property

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

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Number of Resources within Property

Contributing	Noncontributing	
<u>2</u>	_____	buildings
_____	_____	sites
_____	_____	structures
_____	_____	objects
<u>2</u>	<u>0</u>	Total

Number of contributing resources previously listed in the National Register 0

6. Function or Use
Historic Functions

COMMERCE/TRADE; Specialty Store, Warehouse
INDUSTRY/PROCESSING/EXTRACTION; Manufacturing Facility

Current Functions

COMMERCE/TRADE; Specialty Store, Professional

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7. Description

Architectural Classification

LATE 19th and 20th CENTURY REVIVALS; Romanesque Revival

Materials:

Principal exterior materials of the property: Red Common Brick, Sandstone, Ashlar Stone

Narrative Description

Summary Paragraph

The Hubbard Cooke Block is located at 2206-2220 Superior Viaduct in Cleveland, Ohio. The Romanesque Revival inspired commercial block consists of two similar buildings constructed between 1892-1893. The buildings, designed by prominent Cleveland architects Lehman and Schmitt, feature Italianate storefronts and are similar in design and materials. The building located at 2200 Superior Viaduct building has three additions that date to ca. 1895, ca. 1900 and ca. 1920.

The property is situated on three parcels which span just over half an acre. The block faces south and fronts the Superior Viaduct, (HAER-OH0012; NR#78002043) which spanned the Cuyahoga River from 1875-1922 and is elevated above the area known as the Flats, historically the industrial center along the river. The north elevation runs along Washington Avenue which is two-stories lower than the Superior Viaduct and is on an incline toward the river to the east. The west elevation is along West 24th Street, while the east elevation is next to an empty lot which once contained the Erie Railroad. Historically, the Hubbard Cooke Block contained the only buildings that fronted the historic Superior Avenue Viaduct, other buildings were below the Viaduct and constructed at an earlier time. Today, the Hubbard Cooke Block sits on the northwest side of the Viaduct, across (north) from the 2005 Stonebridge Waterfront Development and west of the 2005 Cuyahoga County Department of Public Works.

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Narrative Description

The architectural firm of Lehman and Schmitt designed the Hubbard Cooke Block as two similar commercial and light industrial buildings, with 2220 Superior Viaduct construction beginning in late 1892¹ and 2206 Superior Viaduct beginning in June of 1893.² They are each three bays wide on the façade with a storefront in line with the Superior Viaduct and a triple arcade defining the upper floors (Photos: 1,2,7). The additions to 2220 Superior Viaduct with construction dating from circa 1895³ to 1900⁴ combine to make an L-shaped addition (photos 4, 5, 6), which is expressed as one story on the façade and two stories to the rear (Photo: 11). A one-story ashlar garage was added ca. 1920 (Photo: 3). The Hubbard Cooke Block demonstrates an early-career commercial work designed by Lehman and Schmitt, employing the Romanesque Revival style on a two-part commercial building, the lower portion employed for retail, the upper portion for manufacturing.

2220 SUPERIOR VIADUCT, date: 1892 (Photos 1-3, 6, 12-14, 18-21)

The four-story, two-part commercial post and beam building has load bearing masonry walls and is designed in the Romanesque Revival style. It measures 55 feet wide by 146 feet deep and was constructed by Kiekheim & Son. The façade (south elevation) is divided in a classical manner with the first floor defined by the Italianate commercial storefront system which maintains the fluted cast-iron engaged pilasters with some modification to the glass storefront. The second and third floors represent the manufacturing component with architectural language expressed through three masonry arches and the parapet which is enhanced with masonry laid in pinwheel bond work and a raised rectilinear center topped with brick dentils. The dominant engaged arches, dividing the bays into three are further enhanced by basket weave pattern masonry work within the arch and further emphasized by a roll lock protruding relieving arches at each bay at the third floor level. The red brick masonry is accented with a stone banding between the first and second level. Ashlar stone pieces serve as the hoods on the second floor windows and at the sills of the third floor windows. Stone accents are also placed along the base and at the top of the parapet.

The storefront fenestration is continuous, with the three bays divided into five wood framed lights with a panel inset at the base and five single hung sash divided into four equal parts (Photo:2). Three delicate Italianate fluted engaged cast-iron painted columns divide the bays and are capped with decorative brackets and rest on a plinth. They are revealed on the interior of the building as well. The western most column is free standing, due to the obtuse angle of the plan of the building, creating an overhang (photo:1). The east end of the storefront is finished with a masonry pilaster with stone banding. The recessed area at the storefront allows for entrance into both the upper floor lobby and the retail space, which are defined by single

¹ City of Cleveland Building Permits. City of Cleveland Building Department, Cleveland Landmarks Commission, Cleveland City Hall. Permit No. 13839, 26 November 1892.

² City of Cleveland Building Permits. Permit No. 15952, 3 June 1893.

³ Sanborn Fire Insurance Map, 1896.

⁴ City of Cleveland Building Permits. Permit No. 36177, 10 July 1900.

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doors flanked with side lights adjacent to one another. A sign board runs along the entire head of the storefront system. The upper floor windows are double hung sash, three in each bay, the second floor sash are rectangular, while the third floor windows are arched. The windows are replacements and the third floor window arched area of the sash has been in-filled with wood, making the sash a rectangular shape. These changes occurred sometime after 1970 based on historic images (historic images: page 7).

The west elevation demonstrates the change in elevation from the Superior Viaduct south elevation to the Washington Avenue north elevation (Photos: 1, 14). There are 11 bays along the west elevation, either end are free of fenestration and there are nine double hung paired sash windows located in arched openings. The sills are stone. Again, the sashes are replacement and the arches are in-filled with wood. A few openings have been in-filled with masonry or glass block. A vehicular entrance is located at the basement/ground level at the west end. The parapet steps down towards the north end as the roof slopes to the north.

On the east elevation a stone water table runs between the one-story ashlar garage (Photo: 3, 6) and 2210 (Photo: 4). The fenestration consists of five double hung multi-divided sash, some are 4/4 and others are 9/9, set within a masonry arched opening with stone sill. The sash are not consistent with the 1/1 sash located on the other elevations and noted in historic photographs and in some cases do not quite fit the opening. In addition, the divisions are applied muntins, with some of them broken and missing. There is only one window visible on the first floor. The northern most bay windows on the second and third floor are slightly lower on the wall; a stair is located on the interior. The parapet steps down towards the north end, as the roof slopes to the north. Contemporary sculptural artwork is located on the roof at the south end, which was installed in the 1980s for *Spaces Gallery*, the first floor tenant.

The north elevation continues the three bay division (Photos: 12-14). The first through third floors are defined by double hung 1/1 sash set within a masonry arched opening with stone sill. The masonry has been painted and ghost lines of previous and various company signage is revealed through the peeling paint. The loading docks are treated in a similar manner to the storefront, divided by the painted Italianate cast-iron fluted pilasters which support a steel lintel that runs the full length of the opening. Each dock is composed of brick topped with stone and a sliding garage door in-filled with slated wood is located in the two southern bays, while the north bay contains a man door with transom. Transoms are divided into eight single hung sash, which are covered or in-filled with plywood.

Three additions have been added to this building. Two of the additions acquired their own street addresses: 2208 and 2210 Superior Viaduct (Photos: 4-7,11,13,14). The earliest addition, (2010 Superior Viaduct), was constructed circa 1895, connected to the original building through doorways at the first and second floors as indicated on the 1896 Sanborn map (historic image: page 1). The second addition (at 2208 Superior Viaduct) was constructed in 1900, attached to the first, smaller addition. It was designed by Frank Barnum, Cleveland Architect notable known as the Superintendent of Buildings for the Cleveland Board of Education from 1895-1914. The addition was constructed by Skeel Brothers. The fenestration on the south elevation is currently glass block; although based on the stone sill location and width of the openings

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most likely served as loading docks. An entry has been placed into one of the arched dock openings at the recessed portion of the later addition. Other modifications on the east elevation include openings in-filled with both glass block and slatted wood along with a shingle overhang at the face of 2208. The doorway openings to the original building have been in-filled with masonry, which occurred prior to 1912, based on the 1912 Sanborn Map (historic image: page 3). The third addition is a ca. 1920 single overhead door ashlar garage located adjacent to the original building. It has a shingle overhang at the face. There is no interior connection.

The north elevation is ten bays wide, with 15/10 double hung metal and wire glass windows (Photos: 11,13,14). The third bay to the west has double leaf doors for loading which have been modified with an air conditioning unit and a vent stack. The first floor is a combination of modified openings of arched windows in-filled with brick or converted to house three separate garage doors. A man door and a louver have also penetrated the first floor. A stone sill remains at one of the bricked-in arched openings.

Interior

The interior plan is open with exposed masonry perimeter walls, and wood posts dividing the building into three sections. The dock level is lower along Washington Street and raised approximately 4' at the third column bay. The flooring is concrete at the basement/grade level. Interior beams are steel trusses with half-moon designs in the dock area, while columns are cast-iron with steel beam connectors in the remaining basement area. The upper floors are defined by hardwood flooring and exposed perimeter masonry walls and beams and floor decking (Photos: 21-22). The wood posts are defined by lamb's tongue chamfering and have utilitarian steel beam connectors on the first and second floor. Two wooden straight run stairs are located along the perimeter wall in the northeast and southwest corners. The northeast stair is utilitarian in design and was added sometime after 1951. Historically, an elevator was located in the same location but was removed prior to 1912 according to the Sanborn map. The southwest stair has spindles and decorative trim between the first and second floors and then non-decorative replacement railings on the remaining floors (Photo: 18). A freight elevator is located in the northwest corner which is defined by pull-down slated fencing and added plywood double doors at each floor level. A masonry vault is located along the southeast wall at the second and third column bay on the basement through the second floor levels (Photo: 19). The vault does not appear on Sanborn maps. Interior spaces have been divided sporadically throughout the building with contemporary gypsum and trim to accommodate tenants. There is no interior trim at window openings or along the base of the wall. The interior floor plan of the later additions are open with exposed painted masonry perimeter walls and the wood posts with steel beam connectors dividing the addition into two sections (Photos: 30-32). The garage is used for storage.

2206 SUPERIOR VIADUCT (Photos 5, 7-11, 14) Ca. 1893

The five-story commercial building has post and beam construction with load bearing masonry walls. The building is similar in design and materials to the adjacent 2220 Superior Viaduct, however it was constructed by Hunkin & Fuhrmeyer (Photos: 7-10). The building is slightly less in width than that of the other building, at forty-six feet wide and the basement level is two-stories in height due to the slope of Washington Avenue. The south storefront is slightly

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different due to modifications of wood in-fill, and the fenestration is divided into four equally divisions rather than five. Only two of the Italianate fluted pilasters are employed in the storefront and each end is flanked with brick pilasters. The only other difference is at the parapet, where the raised portion is scrolled rather than rectilinear. Below the sidewalk the south elevation continues with windows to the basement level, which peer out to the viaduct (Photos:15-17).

The fenestration of the west elevation consists of three pairs of double hung windows located in both square and arched openings on the third and fourth floors. The sills are stone. Again, the sashes are replacement and the arches are in-filled with wood. The parapet steps down towards the west end. The west elevation is only exposed on the fourth and fifth floor due to the adjacent additions to the building (Photo: 5).

The east elevation exhibits ghosts marks from previously painted company lettering signage within the peeling paint (Photos: 8,9). The fenestration consists of six double hung 1/1 sash set within a masonry arched opening with stone sill. The parapet steps down towards the north end. A metal fire-escape runs from the first to fifth floor.

The north elevation continues the three bay division (Photos: 9-10). The first through third floors are defined by double hung 1/1 sash set within an masonry arched opening with stone sill. The ground level is defined by arched openings which step along the road incline. Stone banding is located at the water table level and at the springing of the arch although it has been painted blue. The arch is accentuated with multi-divided window panes, most of which have been covered with plywood. The north bay has a garage door, the middle bay a man door with glass block side lights, and wood deck platform with wood rails, while the south bay is in-filled with painted brick and has a pair of double hung 6/6 wood windows.

Interior

The interior plan is open with exposed masonry perimeter walls, and wood posts dividing the building into three sections similar to the building at 2220 Superior Viaduct. The dock level is two-stories in height (Photo: 23) and is supported by an iron cradle beam/inverted truss (Photo: 22, 24) which rests on the masonry piers and allows for the open span while supporting the columns of the upper three floors. The flooring is concrete at the basement/grade level. The upper floors are defined by hardwood flooring and exposed perimeter masonry walls and beams and floor/ceiling decking (Photos: 26-29). The wood posts are defined by lamb's tongue chamfering on the second and third floor, but are straight cut on the first floor; all have utilitarian steel beam. Two wooden straight run stairs are located within the building, one along the west wall at the south end (Photo: 25), the other at the northeast end of the building. A freight elevator is located in the northeast section near the cradle beam. Interior spaces have been divided sporadically throughout the building with contemporary gypsum and trim to accommodate tenants. There is no interior trim at window openings or along the base of the wall.

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Integrity

The Hubbard Cooke Block demonstrates common deterioration and minor modifications of commercial properties of its age, yet it is in good condition and maintains historic integrity for a commercial block flexible for changing commercial tenants. This is exhibited in the Romanesque architectural language demonstrated on both of the original Lehan and Schmidt designed buildings. These include three-bay arched façade through the masonry pattern work, stepped parapet motif, fenestration pattern, and the Italianate storefront's cast iron fluted pilasters and columns. Interior elements include lambs tongue post and beam masonry load-bearing construction, exposed masonry interior walls and hardwood floors which demonstrate the retention of historic fabric, materials, and craftsmanship. Located along what remains of the historic Superior Viaduct, the design elements displayed by Lehman and Schmitt provide for the same feeling and association as noted in historic images of the buildings in their historic setting. The additions to the building at 2200 Superior Viaduct are one and two-story in height and do not detract from the historic character and visual dominance of the original buildings.

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8. Statement of Significance

Applicable National Register Criteria

- 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

- 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

Areas of Significance

ARCHITECTURE

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Period of Significance

1892-1900

Significant Dates

Significant Person

(Complete only if Criterion B is marked above.)

Cultural Affiliation

Architect/Builder

Lehman and Schmitt, Architects
Kiekheim & Son, Builder
Hunkin & Fuhrmeyer, Builder
Frank Barnum & Co., Architect
Skeel Bros., Builder

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Statement of Significance Summary Paragraph

The Hubbard Cooke Block is locally significant under **Criterion C** in the **area of Architecture** as the earliest standing representative commercial work of the architectural firm of Lehman and Schmitt. The property was designed and built as they were launching into their defining years as a prominent Cleveland and Midwestern architectural firm. The buildings that comprise the Hubbard Cooke Block display similar architectural language and design features and functioned as retail and light manufacturing. They were completed within six months of each other.

The **period of significance** is **1892 to 1900**, a span that reflects the property's association with Lehman and Schmitt, the dates of construction for the two original buildings and includes the circa 1895 and 1900 additions which represent the commercial success of the block.

Narrative Statement of Significance

Formation of Lehman and Schmitt, 1884

The Cleveland architectural firm of Lehman and Schmitt was founded in July 1884 and was first listed in the 1885 Cleveland City Directory as doing business at 89 Euclid Avenue.⁵ The firm became known for a broad range of work in civic, commercial, institutional and religious architectural achievements as well as residential work during an era of tremendous growth and industrialization in Cleveland.

Between 1870 and 1910, Cleveland grew in population from the fifteenth to the sixth largest city in the country due to industrial and technological growth. This growth, in turn resulted in an unprecedented building boom in the city.⁶ Major early Cleveland industry included iron, steel as well as oil manufacturers and dealers, sewing machines, paint and varnish, woolen goods and ready-to-wear clothing.⁷

At the same time, the World's Columbia Exposition in Chicago in 1893 promoted a national awareness of the need for city planning for quickly developing American cities.⁸ The concept was embraced by officials in Cleveland, and the Chamber of Commerce adopted the Group Plan of 1903 as the first civic public building plan in the United States.⁹ Architects like Lehman and

⁵ City of Cleveland Landmarks Commission, Cleveland Architects Database. Available at <http://planning.city.cleveland.oh.us/landmark/arch/architects.php>. Lehman and Schmitt; David R. Van Tassel and John J. Grabowski, eds. *The Dictionary of Cleveland Biography*. Bloomington: Indiana University Press, 1996, 278.

⁶ Carol Poh Miller and Robert A. Wheeler. *Cleveland A Concise History, 1796-1996*. 2cd. Edition. Bloomington: Indiana University Press, 1990, 1997, 78, 96, 100.

⁷ Miller and Wheeler, 82.

⁸ Miller and Wheeler, 94.

⁹ The Cleveland Mall National Register of Historic Places Nomination, NR#75001360; Rarick, Holly. *Progressive Vision The Planning of Downtown Cleveland 1903-1930*. The Cleveland Museum of Art in cooperation with Indiana University Press, 1986.

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Schmitt met the demand for new designs and construction to accommodate the execution of the plan.

Israel Lehman and Theodore Schmitt first worked together in the Cleveland office of architect George H. Smith, known for his designs of several Euclid Avenue mansions including the Charles F. Brush House, 1883 (demolished), the Cleveland Arcade with John Eisenmann, 1890 (NR#73001408), and the Colonial Arcade and Hotel completed in 1898 (NR#87000660). Smith came to Cleveland in 1879 and went into business with Charles Heard, hiring on Israel Lehman in 1880 and Theodore Schmitt in 1881.¹⁰

Israel Lehman was born in St. Joseph, Missouri in 1859 and came to Cleveland with his family in 1862 where his father worked in the dry goods business.¹¹ He attended public school and was an apprenticed architect by the time he was 14 years old. The 1876 Cleveland City Directory lists him at the age of 17 as a draftsman for architect Andrew R. Mitermiller, a native of Czechoslovakia who practiced in Cleveland from 1871-1896 designing business blocks, social halls, breweries and churches for Czechs and Germans.¹² In 1880, Lehman worked for Cuyahoga County as a draftsman, drawing county maps and in that same year became employed by the office of George M. Smith.¹³ He was married by Rabbi Aaron Hahn of Temple-Tifereth Israel (NR#74001455) to Nannie Scheuer of Cleveland in 1885.¹⁴

Theodore Schmitt was born in Cleveland in 1860 to German parents and attended military school in Mannheim Germany as well as university in the cities of Karlsruhe and Hannover, Germany. He studied abroad for ten years where he would have experienced the German tradition of brick architecture.¹⁵ Hanover was the capital of Lower Saxony, now lower Germany, known for impressive brick edifices that tower over towns and the surrounding countryside. The region is known for brick as its main building material, due to an absence of stone and timber reserves.¹⁶ His father, Jacob W. Schmitt was a native of Germany and came to Cleveland in 1848 with his wife Antonetta Reutlinger, leaving the German revolution as part of the "Forty-Eighters" who headed for the Midwest and Cleveland for a new start.¹⁷ Jacob became a prominent local figure serving the police force for over thirty years.¹⁸ He was appointed Constable in 1857, City Marshall in 1865 and Chief of Detectives the following year when the metropolitan police system was introduced. He was largely responsible for the successful operation of Cleveland's police force, resigning in 1893.¹⁹

¹⁰ City of Cleveland Landmarks Commission, George H. Smith.

¹¹ U.S. Federal Population Census, 1870.

¹² David R. Van Tassel and John J. Grabowski, eds. *The Encyclopedia of Cleveland History*. 2cd. Edition. Bloomington: Indiana University Press, 1996 .

¹³ Van Tassel and Grabowski, eds. *The Dictionary of Cleveland Biography*, 278.

¹⁴ Cuyahoga County, Ohio; Marriage Records and Indexes 1810-1973.

¹⁵ The Joseph & Feiss Company Clothcraft Shops National Register of Historic Places Nomination, NRN #1000873, 23.

¹⁶ Ibid.

¹⁷ Orth, Samuel Peter. *A History of Cleveland, Ohio: Biographical*, Vol. III. Chicago-Cleveland: The S. J. Clarke Publishing Co., 1910, 628.

¹⁸ Ibid.

¹⁹ Van Tassel and Grabowski, eds. *The Dictionary of Cleveland Biography*, 399.

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After studying in Germany, Theodore Schmitt returned to Cleveland to begin his professional practice in 1881 at the age of 21 years as an assistant in the office of George H. Smith until 1884.²⁰ He served as a member of the Masons, a Knights Templar and as a Shriner.²¹ He married Emma Nussdorfer in 1890.²²

The contrasting backgrounds of Lehman and Schmitt would bring together their Jewish and Christian-German roots, along with their civic connections to create a diverse clientele and entry into some of the most important architectural projects in Cleveland during the late 19th and 20th century. They would occupy an important architectural presence in Cleveland and in the Midwest.²³

Early Architecture of Lehman and Schmitt (1884-1891)

The first known design of the firm was for the Ansche Chesed Synagogue at 2510 Scoville Avenue in at Henry Street (East 25th Street) in Cleveland, constructed in 1886, which no longer remains. Lehman and Schmitt would later design a new temple for the congregation in 1912 at 82nd and Euclid Ave, the Euclid Ave. Temple now known as Liberty Hill Baptist Church.²⁴

During the founding years of Lehman and Schmitt, between 1884 and 1891, the firm was dependent upon residential work with 24 homes designed and constructed by 1891, all of which have been demolished.²⁵ The first recognized project of great importance for the firm was the commercial Sherriff Street Market & Storage Building, 1890-91, located at Sherriff St. (East 4th St.), Cleveland. The brick building was monumental and symmetrical in design, 400 feet in length with two six-story buildings framing the ends and a great glass domed pavilion in the center. The curved forms of the roof, the windows and seven arched entrances on Sherriff Street were reminiscent of the Roman basilica, which was originally a market place. Enclosing the ground story front was a wide veranda sheltering the produce stalls. The interior had five main aisles and 312 stands, each of which could be connected to cold air conduits beneath the floor. It was also serviced by its own electric power plant. The second floor gallery contained spaces for offices and restaurants. The interior was described as a “cathedral to commerce” with a wide span central aisle bridged by slender iron trusses, light from a clerestory, roof skylights, and a great domed skylight at the center. The building evoked the classical ideals and detailing which would be promoted two years later at the Chicago World’s Columbia Exposition in 1893.²⁶ The Cleveland *Plain Dealer* newspaper boosted that Cleveland “possesses the finest and most complete exclusively market building on the continent.”²⁷ The building was destroyed by fire in 1930.²⁸

²⁰ Orth, 628-29.

²¹ *Plain Dealer* Historical Archives 1882-1946. Cleveland Public Library, 3 February 1935.

²² Cuyahoga County, Ohio; Marriage Records and Indexes.

²³ Orth, 629.

²⁴ City of Cleveland Landmarks Commission, Lehman and Schmitt.

²⁵ Ibid.

²⁶ Johannesen, Eric. *Cleveland Architecture 1876-1976*. The Western Reserve Historical Society, 1979, 42-44;
Plain Dealer, 10 May 1930.

²⁷ *Plain Dealer*, 26 December 1891.

²⁸ *Plain Dealer*, 10 May 1930.

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By 1891, Lehman and Schmitt had designed a total of nine non-residential buildings plus three commercial stables, the Sherriff Street Market, a synagogue, hospital, factory, commercial building, home for the aged, and two churches. The only buildings remaining standing today include the modest wood frame Ninth German Reformed Church and wood frame Dunham Church of Christ in Cleveland, both of which have been significantly altered.²⁹

Diversified Work (1892-1914)

With completion of the Sherriff Street Market and Storage Building in 1891 and the recognition it brought with it, the firm began to diversify into designs for more commercial, civic, industrial, institutional, recreational and religious buildings. In 1892, the Cleveland newspaper, *Plain Dealer* reported the firm of Lehman and Schmitt “are known as among the most experienced and thoroughly competent architects of the city...with ripe experience and a vast accumulation of original designs.”³⁰ They went on to cite the most significant works of the firm including not only the Sherriff Street Market and Storage Co. building, but the West Side Police Station, Convalescent Cottage at the Asylum for the Insane, Chapel at Mayfield Cemetery, Central Police Station in Cleveland and Fire Station at Sandusky as well as other work throughout Ohio and Pennsylvania.³¹ No doubt that their connections with the police force through Jacob Schmitt, the father of Theodore Schmitt, helped them gain access to municipal facility design projects.

The influence of the World’s Columbia Exposition in 1893 saw the focus shift towards civic pride and planning expressed through classical monumental architecture. Theodore Lehman served as a member of Chamber of Commerce, who had strongly supported the creation of the Group Plan Commission and adoption of the Group Plan of 1903.³²

In 1903, they entered a competition for design of a new Cuyahoga County Courthouse as the first building design presented under the Group Plan of 1903. The Board of Cuyahoga County Commissioners approved the selection of Lehmann and Schmidt for the Beaux Arts Style design of a courthouse for the civil and county offices along with a second building for criminal courts and a jail both for a cost of \$3,000,000 and architects fees of \$70,000.³³ The principal designer for Lehman and Schmitt was Charles Morris, an alumnus of the Ecole des Beaux-Arts and the office of Carrere & Hastings.³⁴ The Cleveland Chapter of the AIA shortly thereafter filed a formal protest stating that “Whereas, The cost of the courthouse ...places this building on a scale which cannot be equaled by the other buildings which it is proposed shall be a part of the contemplated [Group] plan.”³⁵ The concern was that the other buildings could not hope to be designed upon the monumental scale of this first project.³⁶ Consequently, the project was

²⁹ See Continuation Sheet Lehman and Schmitt Non-Residential Buildings 1884-1891.

³⁰ *Plain Dealer*, 14 July 1892.

³¹ *Ibid.*

³² Van Tassel and Grabowski, eds. *The Dictionary of Cleveland Biography*, 278; Rarick, 16.

³³ *The Ohio Architect and Builder*, March 1903. Cleveland Engineering Society. January – June 1903. Arthur Nelson Oviatt File, Cleveland Public Library, Lehmann and Schmitt . March 1903, 6-7.

³⁴ Johannesen, 75.

³⁵ *The Ohio Architect and Builder.*, March 1903. Cleveland Engineering Society. January – June 1903. Arthur Nelson Oviatt File, Cleveland Public Library, Lehmann and Schmitt , March 1903.

³⁶ Rarick, 30.

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redesigned by removing several bays and reducing the height. Changes were still being made to the building foundations as was the material selection of either granite or sandstone, with granite as the final selection. Architect Charles Schweinfurth was brought in from New York as a draftsman to help design the interior of the courthouse.³⁷ Construction of the Cuyahoga County Courthouse (NR# 19750610) proceeded in 1909 and was completed in 1912 with great success. This was the last courthouse project for the firm.

They had also designed courthouses for: Bradford County in Towanda, PA (NR#86803573); Fayette County, in Lexington, Kentucky; and Miami County in Peru, Indiana (NR#08000194). Other Civic work designed by the firm from 1892 – 1914 included: two Armories in Cleveland and Geneva; four Courthouses located in Towanda, PA (NR#86803573), Lexington, KY (NR#83000559), Peru, IN (NR#08000194) and Cleveland, OH (NR#75001360); one fire station in Sandusky, OH; one library in Cleveland, OH; one morgue in Cleveland, OH; and three police stations in Cleveland and Sandusky, OH. Of these, only the four Courthouses are known to remain standing.

The area of commerce and commercial use buildings also saw an increase in projects during the time period 1892-1914 with buildings including banks, a brewery, a club, general commercial buildings, department stores, manufactory/warehouse/storefronts, offices and a restaurant. Of these buildings constructed between 1892 and 1913, all are located in Cleveland with the exception of the City National Bank Building, 1895 located in Canton (NR#19820715). Four of them are listed as part of a National Register Historic District.

The larger remaining body of Lehman and Schmitt work between 1892 and 1914 included industrial, institutional and recreational buildings of which four remain standing; the Erie County Children's Home, 1899 (NR#74001470); the Joseph & Feiss Company Clothcraft Shops & Factory, 1905 (NR#10000873), the Scott Ullman Company 1913 and the Excelsior Club, 1913. Religious buildings construed between 1892 and 1914 included two cemetery buildings in Cleveland and Northfield, OH; one church in Franklin, PA and three temples in Cleveland, of which only one temple has been demolished.

Of the 27 known Lehman Schmitt residential works including private residences, double dwellings/apartment houses/tenements/hotels designed and executed between 1892 and 1914, only two private residences remain standing.³⁸

1914-1935

The team of Lehman and Schmitt garnered widespread success. In 1914 the firm, however met with tragedy with the passing of Israel Lehman after a six month illness at the age of 54 years.³⁹ He was buried at Mayfield Cemetery, where the firm had designed the Chapel in 1893. Theodore Schmitt chose to carry on with the firm, becoming president of Lehman-Schmitt Co. and moving the office from the Garfield Building to the Electric Building in Cleveland.⁴⁰ The

³⁷ Oviatt, Arthur Nelson; File, Cleveland Public Library, Lehmann and Schmitt Notes.

³⁸ City of Cleveland Landmarks Commission, Lehman and Schmitt.

³⁹ *The Ohio Architect and Builder*, May 1914, 63; Ohio, Deaths 1908-1932. Available at Ancestry.com.

⁴⁰ Cleveland City Directories 1861-1977. Cleveland Public Library, 1914.

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firm continued to operate until the death of Theodore Schmitt in 1935 with a focus on civic and commercial projects with no residential work completed after 1914.⁴¹ Eight of the 11 buildings constructed during this time period remain standing.⁴² Much of the work of Lehmann Schmitt has suffered from demolition. All but two of the designed and constructed residences of Lehman Schmitt have been razed. Of the 11 nonresidential designs and constructed buildings of Lehmann and Schmitt from 1914 to 1935, eight remain standing and include the U.S. Parcel Post Building, Pierce Arrow Dealership, Excelsior Club, three commercial buildings/blocks, a department store warehouse and office building in Cleveland and a commercial building in Lakewood.⁴³

Commercial Work of Lehman Schmitt (1892-1913) and the Hubbard Cooke Block

The 1892 to 1914 work of Lehman and Schmitt reflects the firm's diversification into civic, industrial, institutional, recreational, religious and commercial areas. This body of work provides a context within which to place the Hubbard Cooke Block.

The defining commercial architectural language of Lehman and Schmitt between 1892 and 1914, based on the known buildings that remain standing, includes employing classical architectural elements into a functional design, often using decorative masonry brick corbelling and decorative patterning on the façade with stone or masonry, Romanesque elements in the German tradition including relieving arches and alternating floors of rectangular 1/1 and arched 1/1 windows with a central raised parapet and further classical detailing often noted in delicate fluted columns, posts or pilasters along with stone accents at window sills, hoods and banning. The following is a summary chart of their commercial work between 1892 until the death of Israel Lehman in April, 1914.

⁴¹ *Plain Dealer*, 3 February 1935.

⁴² There are three Lehman Schmitt buildings that are included in the City of Cleveland Landmarks Commission Lehman Schmitt files, but the location and status of these buildings is unknown.

⁴³ See Continuation Sheet Lehman-Schmitt Co. Buildings 1914-1935.

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**Lehman and Schmitt
 Commercial Buildings 1892-1913**

COMMERCE		Date	NRN			Status
Bank						
	City National Bank	1895	#82003644	205 Market Ave. South	Canton, OH	Standing
	United Banking and Savings Company	1902		2000-12 West 25th St.	Cleveland, OH	Demolished
Brewery						
	Diebolt Brewing	1905			Cleveland, OH	Demolished
Commerical Building						
	Hubbard Cooke Block	1892-93	Proposed	2220, 2206 Superior Viaduct	Cleveland, OH	Standing
	Commercial Building for Kelly Island Lime Company	1895		1256 Merwin Ave.	Cleveland, OH	Demolished
	Issac Levi Furniture Store	1895	Lower Prospect-Huron HD #19951119	834 Huron Rd.	Cleveland, OH	Standing
	Commerical Building for H. Black and Company	1899		620 West Lakeside Ave.	Cleveland, OH	Demolished
	Moritz & Goodman Building	1899	Lorain Ave. Commerical HD #19940617	3908-10 Lorain Ave.	Cleveland, OH	Standing
	Commerical Building for Merchants Building Company	1902		2049 - 53 East 9th Street	Cleveland, OH	Demolished
	Commerical Building for Diebolt Brewing	1905			Cleveland, OH	Demolished
Department Store						
	Bailey's Department Store	1903		n/a	Cleveland, OH	Demolished
	Bailey's Department Store Addition	1908-		n/a	Cleveland, OH	Demolished
	May Company Addition	1910	May Co. #19740118/ Euclid Ave. HD #20020628	2025 Ontario St.	Cleveland, OH	Standing
Offices						
	Osborn Building	1896	Lower Prospect-Huron HD #19951119	1012-6 Huron Rd.	Cleveland, OH	Standing
	Office & Store Building for King & Uhl	1893		n/a	Cleveland, OH	Demolished
Restaurant						
	Weber's Restaurant	1899		242 Superior Ave.	Cleveland, OH	Demolished

The six extant commercial works of Lehman and Schmitt designed between 1892 until Schmitt's death in 1914, demonstrate their creativity and success adapting to the needs and criteria set forth by their clients. The specific use of a commercial building often dictates the architecture design suited to the function. For example, the commercial bank designed by Lehman Schmitt for the **City National Bank in Canton, OH (individually listed NR#82003644)** constructed in 1895 required the architecture of the structure to reflect

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confidence and stability. The City National Bank building conveys a Romanesque strength and confidence suitable for bank architecture. Classic features are throughout, including acanthus leaf brackets, balconette over the imposing entrance, arches, engaged columns and carved stone both at the first floor sign board reading "City National Bank" and at the raised parapet, reading "Bank Building." Although banks fall under commerce they exude architectural characteristics distinctly different from a traditional commerce building or functional factory type building with architectural language often exhibiting heavy and rich classical architectural language relaying security and wealth found in bank building design.

The **Osborn Building in Cleveland, OH (Lower Prospect-Huron Historic District NR#19951119)** is an office building designed by Lehman and Schmitt in 1896 and called for creativity in design within the parameters of the site. Particular oddities such as a pie shaped lot due to its location at the convergence of Huron and Prospect Ave. dictated its footprint and scale. The resulting design was a six-story brick flat iron building with stone accents and bay windows at each bay on all upper floors which were historically constructed of metal panels. The building was significantly altered in the 1950s and renovated in the 2000s. It was originally built for medical offices to support Huron Hospital and the first floor was occupied by Lake Shore Banking and Trust Company.

The **May Co. Dept. Store Addition in Cleveland, OH (May Co. NR# 19740118)** was designed as an addition to an existing department store and required the blending of the design of the addition with the existing department store building. The May Co. addition is located at 2025 Ontario Street, Cleveland, OH and listed on the National Register as part of the original terra cotta May Co. Department Store building which was designed by architects Daniel Burnham & Co. in 1913 and enlarged in 1930 by Graham, Anderson, Probst and White. The addition was built in 1909 and absorbed by the May Co.,⁴⁴ with the neighboring building and matching façade constructed in 1895. The first floor retail portion of the May Co. has been substantially altered and the upper floors are unadorned.

Within the remaining body of extant commercial work by Lehman and Schmitt, the Hubbard Cooke Block is comparable to the Issac Levi Furniture Store and the Moritz & Goodman Building as commercial blocks. The **Issac Levi Furniture Store, 1895 (Lower Prospect-Huron Historic District NR#19951119)** at 834 Huron Rd., Cleveland, OH is a narrow, six-story building of masonry brick, part of a larger commercial block. The first two floors of the façade have been significantly altered with large paned glass and a modernized storefront. The top floors have retained six 1 / 1 double hung sash each on the third, fifth and sixth floors and six 1 / 1 double hung set within an arched opening on the fourth floor. The building appears to be two bays wide with a trio of windows at each floor level. Decorative features include stone carved with rope molding along with engaged columns at the fifth floor level. The top floor appears to be altered, the brick is inconsistent with the blond brick below and appears patched, although it is possible that the alteration occurred early, based on the corbelling or it may have been a mismatched repair. Brick dentils frame the groupings on the third and fourth floor. This building perhaps demonstrates the need for additional stories to offset the narrow lot.

⁴⁴ Sanborn Map, 1909.

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The **Moritz & Goodman Building, 1899 (Lorain Ave, Historic District NR#19940617)** is located at 3908-10 Lorain Ave., Cleveland, OH. This three story masonry brick building is part of a commercial block with a storefront and central entrance on the first floor. The second floor fenestration consists of four 1/1 double hung windows flanked by paired 1/1 double hung sash within a relieving arch with stone keystone and blocks at the springing of the arch. The third floor fenestration has been altered with replacement sash. The sills are stone and the jack arches have a carved stone keystone. The parapet has alternating brick patterning separated by brick pilasters capped with a stone cornice. The date "1892" and "1896" along with monogram initials M & G intertwined are carved in two stone panels spaced evenly between the patterned brick panels. This building is characteristic of the commercial work of Lehman and Schmitt and demonstrates more decorative detail in progression of the similar style of the earlier Hubbard Cooke Block.

The Hubbard Cooke Block conveys the characteristics of representative Lehman and Schmitt architecture. It was constructed uniquely as two related buildings facing the bustling Superior Viaduct on which streetcars and pedestrian traffic travelled daily between the east and west sides of Cleveland over the Cuyahoga River.

Hubbard Cooke Block

Construction of the Hubbard Cooke Block began in 1892, just after completion of the design by Lehman and Schmitt of the Sherriff's Market and Storage Company building in 1891. Lehman and Schmidt designed these buildings for owner Hubbard Cooke with similar architectural features and purposes as retail storefront manufactories.

The choice of location for the Hubbard Cooke Block buildings was significant as the only buildings to be constructed to front the Superior Viaduct. The Viaduct ascended to the southeast from West 24th Street, in front of the Hubbard Cooke Block, increasing in height as it spanned the Cuyahoga River. The Viaduct was built between 1875-1878 as one of the largest engineering projects in the United States, creating a literal and symbolic link between the divided east and west sides of Cleveland.

The Viaduct was constructed of ten Berea sandstone masonry arches of 83 feet to 97.5 feet in width, spanning 1,382 feet at a height of 72 feet above the foundation with a 322 foot cantilever swing bridge located along the west bank of the river and a plat girder bridge on the eastern approach. The entire complex spanned 3,211 feet and was 64 feet wide, containing pedestrian sidewalks and a set of double tracks for street cars. The Viaduct was to facilitate the movement of pedestrian, vehicular and commercial traffic across the river and was an ideal and active location for Hubbard Cooke Block retail manufactory storefront tenants. The Viaduct became outdated with construction of the Detroit Superior Bridge just to the north, which was built at a height to allow the passage of large boats underneath along the Cuyahoga River. The Viaduct

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was condemned and partially demolished in 1922, except for a large Berea sandstone section consisting of eight arches to the west for a length of 580 feet which remain today.⁴⁵

Five years after completion of the Viaduct in 1883, real estate investor and businessman Hubbard Cooke acquired a block of property divided into two sections, on either side of the west end of the Superior Viaduct between Flint Street (West 24th St.) and Mulberry Street, and, Washington and Detroit Avenue. He acquired the property for \$34,000 from the New York, Pennsylvania & Ohio Railroad Co., assuming the mortgage owed by the railroad to Farmers Loan and Trust Company of New York City.⁴⁶

Cooke was educated as a medical doctor, graduating from Bellvue College in New York. He came to Cleveland in ca. 1860 and entered the drug business for a time, later selling it to enter the real estate business in 1878. In 1883, he was appointed Ohio agent and officer for Northwestern Mutual Life Insurance Company until 1887.⁴⁷ He went on to become a prominent Cleveland businessman serving at different times as president of the Cleveland Electric Light Company, director of the Cleveland Illuminating Co., the Diamond Glass Company and also as a director of the Cleveland, Tuscarawas Valley and Wheeling Railroad Company with other directors including Amasa Stone.⁴⁸ In his most prominent role, he served as president of The Columbia Savings and Loan Co., located at Broadway and East 55th Street, from the time of its founding in 1891 until his death in 1912.⁴⁹ He also continued to engage in real estate investments throughout his life, owning the Hubbard Cooke Allotment to the south west of Broadway Avenue in Cleveland which was comprised of approximately 560 residential building lots.⁵⁰ Columbia Savings & Loan was located on Broadway Ave. near his residential allotment and perhaps serviced many of the mortgages on these properties. Bank reports by 1909 showed that the majority of their loans were in real estate.⁵¹

Cooke was an early commercial client of Lehman and Schmitt with the design of the Superior Viaduct buildings. In April 1892, Cooke began work on construction of what is now known as 2220 Superior Viaduct portion of the Hubbard Cooke Block, which is the first of the two related buildings he would build along the northern side of the Viaduct at Flint St. (West 24th Street) and Washington Ave.⁵² City of Cleveland Building Permit No. 13830 dated November 26,

⁴⁵ Superior Viaduct National Register of Historic Places Nomination, NR#19780609; Historic American Buildings Survey/Historic American Engineering Record/Historic American Landscapes Survey, Superior Avenue Viaduct, Library of Congress.

⁴⁶ Cuyahoga County Deed New York, Pennsylvania & Ohio Railroad Co. to Hubbard Cooke, 6 April 1883; Cuyahoga County Deed Farmers Loan and Trust Company of the City of New York to Hubbard Cooke 6 April 1883.

⁴⁷ *Plain Dealer*, 5 October 1887.

⁴⁸ *Plain Dealer*, 19 April 1912; Orth, 649; *Annual Report of the Commissioner of Railroads and Telegraphs for Ohio for the Year Ending June 30, 1882*. Columbus: Myers Brothers, State Printers, 1883; Goodsell, Charles M. and Wallace, Henry E. *The Manual of Statistics, Financial News Association, New York Stock Exchange Handbook*. New York: the Manual of Statistics Company, 1909.

⁴⁹ *Plain Dealer*, 19 April 1912; Orth, 649.

⁵⁰ Atlas of City of Cleveland, 1874. Available at esri.com.

⁵¹ *Annual Report of the Department of Banks and Banking*, Kelly Springfield Company, state printers, 1909.

⁵² Cuyahoga County Deed Farmers Loan and Trust Company of the City of New York New York, Pennsylvania &

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1892 indicates that he hired architects Lehman and Schmitt to build a three-story "manufactory and storage" building of brick with H. Kiekheim & Son as the masonry contractor. The estimated cost for the 321,200 cubic foot building was \$22,000. Cuyahoga County Tax Duplicate records indicate that 2220 Superior Viaduct building was constructed in 1892-93.

Cooke began construction of the 2206 Superior Viaduct building shortly thereafter in 1893 on the eastern portion of the parcel just to the east of 2220 Superior Viaduct, again to the north of and fronting the Viaduct and just to the west of the railroad tracks running beneath the Viaduct. City of Cleveland Building Permit No. 15952 dated June 3, 1893 indicates that Cooke again employed architects Lehman and Schmitt to build a four-story brick and frame building for use as "warehouse and stores," this time employing Hunkin & Fuhrmeyer as the masonry contractor. The 219,420 cubic ft. building was estimated to cost \$14,500. Cuyahoga County Tax Duplicate Records indicate the building was constructed from 1893-94.

It is interesting to note that the middle parcel was not built out to create a solid three building block. This may have been a design decision or the result of the Panic of 1893. As a bank president of Columbia Savings & Loan which held the majority of its loans in real estate, along with his experience on the board of a railroad company, Cooke would have been acutely aware of this crisis and may have resulted in the more modest construction of the additions to create additional tenant space.

In ca. 1895, a small two-story glazing and carpentry shop was added to the 2220 building with a street address of 2210.⁵³ Early tenants of the 2220 building were the Van Cleve Glass Co. who used the building as a warehouse and manufactory with a glazing and carpentry shop and painting room for sash, doors and blinds.⁵⁴ The other building was occupied by the W.D. Randall & Co. mattress manufactory with picker room, feather renovation, mattress making, warehouse and office.⁵⁵ In 1900, the block was expanded with the construction of a larger addition resulting in an L shape for the 2220 building. City of Cleveland Building Permit No. 36177 dated July 10, 1900 indicates that Hubbard Cooke this time hired architect Frank Barnum & Co. to design a two-story masonry brick addition at 2208 Superior Viaduct and Washington Ave. constructed by Skeel Brothers for storage measuring 71,136 cubic ft. (Width; 38 ft.; Depth: 72 ft.; Height 26 ft.).⁵⁶

In 1898, Cooke took on partner and real estate investor Charles Otis (owner of the William Edwards Company/Otis Terminal Warehouse Building located in the Cleveland Warehouse Historic District, NR # 82003558) who became a one-half owner in the property.⁵⁷

George C. Wright had been employed by Hubbard Cooke Block tenant Van Cleve Glass. In the spring of 1903 Van Cleve Glass became Diamond Glass Company, of which Cooke served on the Board of Directors. In 1900, George Wright had obtained patents on devices including

Ohio Railroad Co., Herman Drisler, William Tell Niswanger to Hubbard Cooke, 26 April 1892.

⁵³ Sanborn Fire Insurance Maps, Cleveland Public Library, 1896.

⁵⁴ Ibid, *Plain Dealer*, 5 October 1900.

⁵⁵ Sanborn, 1886.

⁵⁶ Cuyahoga County Tax Duplicate 1890-1914. Cuyahoga County Archives, 1901.

⁵⁷ Cuyahoga County Deed Hubbard Cooke to Charles Otis, 23 September 1898.

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show cases, glass shelves, and electric lighting appliances under the name of the Showcase Company. In 1906, the company was formally incorporated with Wright as president and general manager.⁵⁸ The 1912 Sanborn Fire Insurance Co. Map indicates that Diamond Showcase Company was occupying 2208-2210 as a separate middle building, with other tenants in the 2206 and 2220 buildings, which with the formation of the company in 1906 indicates that they were likely in the additions by ca. 1906.

In 1902 and 1905, the 2206 building suffered interior fires.⁵⁹ The first fire originated in the basement and was thought to have been caused by poorly insulated electric wire which ignited the immense quantities of cotton, excelsior and other flammable materials located in the building causing roof damage and requiring interior floor replacement. The 2220 building was not damaged.⁶⁰ The damaged building was repaired and a new tenant, D.L. Scheier Furniture Co. occupied the space. In October 1905, another fire struck the portion of the building occupied by Scheier Furniture Co.⁶¹ The D.L. Scheier Furniture Co. manufactured upholstered furniture, and again it was thought electrical wiring or sparks from the boiler room had started the fire. The interior second floor and third floors were damaged.⁶² The building was again repaired and reoccupied by the furniture company.

In 1912, Cooke passed away⁶³ with partner Charles Otis taking over ownership. The Royal Furniture Company became the advertised tenant for the 2206 portion, and The Sterling Furniture Company for the 2220 portion of the building.⁶⁴ The Diamond Showcase Company continued to reside in the middle 2208-2210 additions.⁶⁵ In 1922, D.L. Scheier Furniture Co. purchased the building and retained ownership later becoming Linn Furniture, until 1951.⁶⁶ By 1951 the 2208-2210 additions was operating as an independent middle building leased and used as a paper tube factory under the ownership of Frank Addis.⁶⁷

Most recently the 2220 building has been occupied by Spaces Art Gallery on the first floor. The property has remained a tenant occupied commercial block since the time of construction. The building at 2220 Superior Viaduct has been designated by the City of Cleveland as a landmark.

Conclusion

The Hubbard Cooke Block is locally significant as one of the few remaining works of Lehman and Schmitt, many of which have suffered demolition. It is also the earliest remaining work of integrity constructed by Lehman and Schmitt as they were launching into their defining years. The contrasting backgrounds of Lehman and Schmitt brought together their Jewish and

⁵⁸ Orth, 736-737.

⁵⁹ *Plain Dealer*, 15 March 1902.

⁶⁰ *Ibid.*

⁶¹ *Plain Dealer*, 23 October 1905.

⁶² *Ibid.*

⁶³ *Plain Dealer*, 19 April 1912.

⁶⁴ *Plain Dealer*, 8 September 1912.

⁶⁵ Sanborn, 1912.

⁶⁶ Cuyahoga County Deed Guardian Savings & Trust Co. to D.L. Scheier Furniture Co. 4 March 1922; Cuyahoga County Deed Linn Furniture to Frank E. Addis 14 November 1951; Sanborn, 1951.

⁶⁷ Cuyahoga County Deed Linn Furniture to Frank E. Addis 14 November 1951; Sanborn, 1951.

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Christian-German roots along with their civic connections to create a diverse clientele. They gained entry into some of the most important architectural projects in Cleveland during the late 19th and 20th century and became prominent and influential architects in Cleveland and the Midwest.⁶⁸ Their design of the block as retail manufactories accommodated the unusual site fronting the Superior Viaduct as two related similarly designed buildings.

Based on the known surviving architecture of Lehman and Schmitt, the Hubbard Cooke Block represents the firm's commercial architectural language employed between 1892 and 1914, expressed through the use of classical architectural elements in a functional design that accommodates the site and includes a retail store front facing the Superior Viaduct and manufactory above. Decorative masonry corbels and patterning on the façade in the German tradition, relieving arches and alternating floors of rectangular and arched windows with a central raised parapet, classical detailing including delicate fluted columns, and posts or pilasters along with stone accents are all representative of Lehman and Schmitt's commercial design. The related two-building commercial/manufactory configuration of the Hubbard Cooke Block is unique to the known architecture of Lehman and Schmitt.

⁶⁸ Orth, 629.

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9. Major Bibliographical References

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Secondary

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National Register of Historic Places Nominations

1. Bradford County Court House, Towanda, PA NR#86803573
2. City National Bank, Canton, Ohio NR#82003644
3. Erie County Children's Home, Sandusky, Ohio NR#74001470
4. Fayette County Courthouse, Lexington, Kentucky NR#83000559

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5. Lorain Avenue Commercial Historic District, Cleveland, Ohio NR#19940617
6. Miami County Courthouse, Peru, Indiana NR#08000194
7. Superior Avenue Viaduct, Cleveland, Ohio NR#78002043
8. The Cleveland Mall, Cleveland, Ohio NR#75001360
9. The Joseph & Feiss Company Clothcraft Shops, Cleveland, Ohio NR#1000873

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: Cuyahoga County Archives, Western Reserve Historical Society

Historic Resources Survey Number (if assigned): CUY0010603, CUY00323603, CUY0676703

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10. Geographical Data

Acreage of Property: 0.647 acres

Use either the UTM system or latitude/longitude coordinates

Latitude/Longitude Coordinates

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

Datum (indicated on USGS map):

NAD 1927 or NAD 1983

- | | | |
|-------------|-----------------|-------------------|
| 1. Zone: 17 | Easting: 441060 | Northing: 4593550 |
| 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 Hubbard Cooke Block follows the boundary of Cuyahoga County Parcels # 00315037, 00315077, and 00315078; property addresses 2206-2220 Superior Viaduct and 1285-1305 Washington Avenue.

Boundary Justification

The nominated boundary includes the property historically associated with the Hubbard Cooke Block since purchase of the property and construction of the buildings.

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11. Form Prepared By

name/title: Wendy Naylor and 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: May 23, 2014

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.)

See attached Continuation Sheet Additional Documentation- Location & Boundary Map Photographs

Photo Log

Name of Property: Hubbard Cooke Block
City or Vicinity: Cleveland
County: Cuyahoga **State:** OH
Photographer: Diana Wellman
Date Photographed: December 2013

1. (OH_Cuyahoga_HubbardCooke_0001): Facades, south elevations, camera direction N.
2. (OH_Cuyahoga_HubbardCooke_0002): 2220 Facade, camera direction NW.
3. (OH_Cuyahoga_HubbardCooke_0003): 2220 southeast elevation, camera direction W.
4. (OH_Cuyahoga_HubbardCooke_0004): 2210 Facade, camera direction NW.
5. (OH_Cuyahoga_HubbardCooke_0005): 2210 southwest elevation, camera direction N.

Hubbard Cooke Block

Name of Property

Cuyahoga, OH

County and State

6. (OH_Cuyahoga_HubbardCooke_0006): 2210 Facade, camera direction W.
7. (OH_Cuyahoga_HubbardCooke_0007): 2206 Facade, camera direction NW.
8. (OH_Cuyahoga_HubbardCooke_0008): 2206 southeast elevation, camera direction W.
9. (OH_Cuyahoga_HubbardCooke_0009): 2206 northeast elevation, camera direction S.
10. (OH_Cuyahoga_HubbardCooke_0010): 2206 north elevation, camera direction SE.
11. (OH_Cuyahoga_HubbardCooke_0011): 2210 north elevation, camera direction S.
12. (OH_Cuyahoga_HubbardCooke_0012): 2210-20 north elevation, camera direction E.
13. (OH_Cuyahoga_HubbardCooke_0013): 2220 north elevation, camera direction SE.
14. (OH_Cuyahoga_HubbardCooke_0014): 2206-20 northwest elevation, camera direction NE.
15. (OH_Cuyahoga_HubbardCooke_0015): 2206 south elevation and viaduct, camera direction SE.
16. (OH_Cuyahoga_HubbardCooke_0016): 2206 south elevation and viaduct, camera direction E.
17. (OH_Cuyahoga_HubbardCooke_0017): 2206 south elevation and viaduct, camera direction W.
18. (OH_Cuyahoga_HubbardCooke_0018): 2220 Interior, Stair detail, camera direction SE.
19. (OH_Cuyahoga_HubbardCooke_0019): 2220 Interior, vault first floor, camera direction NW.
20. (OH_Cuyahoga_HubbardCooke_0020): 2220 Interior, first floor, camera direction SE.
21. (OH_Cuyahoga_HubbardCooke_0021): 2220 Interior, third floor, camera direction SE.
22. (OH_Cuyahoga_HubbardCooke_0022): 2206 Interior, basement, cradle beam, camera direction NW.
23. (OH_Cuyahoga_HubbardCooke_0023): 2206 Interior, basement, camera direction SE.
24. (OH_Cuyahoga_HubbardCooke_0024): 2206 Interior, basement, cradle beam, windows, brickwork, camera direction NW.
25. (OH_Cuyahoga_HubbardCooke_0025): 2206 Interior, first floor, stair, camera direction NW.

Hubbard Cooke Block
Name of Property

Cuyahoga, OH
County and State

26. (OH_Cuyahoga_HubbardCooke_0026): 2206 Interior, first floor, post and beam, camera direction E.

27. (OH_Cuyahoga_HubbardCooke_0027): 2206 Interior, first floor, post and beam, camera direction E.

28. (OH_Cuyahoga_HubbardCooke_0028): 2206 Interior, first floor, camera direction E.

29. (OH_Cuyahoga_HubbardCooke_0029): 2206 Interior, third floor, camera direction W.

30. (OH_Cuyahoga_HubbardCooke_0030): 2208-10 (2210) Interior, first floor, camera direction S.

31. (OH_Cuyahoga_HubbardCooke_0031): 2208-10 (2210) Interior, first floor, camera direction E.

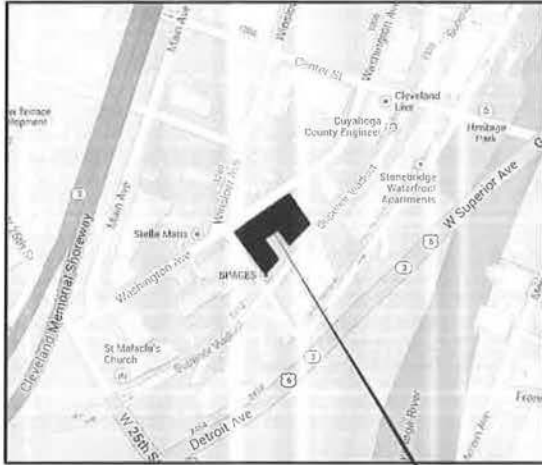
32. (OH_Cuyahoga_HubbardCooke_0032): 2208-10 (2210) Interior, first floor, camera direction W.

United States Department of the Interior
National Park Service

HUBBARD COOKE BLOCK
Cuyahoga County, Ohio

National Register of Historic Places
Continuation Sheet

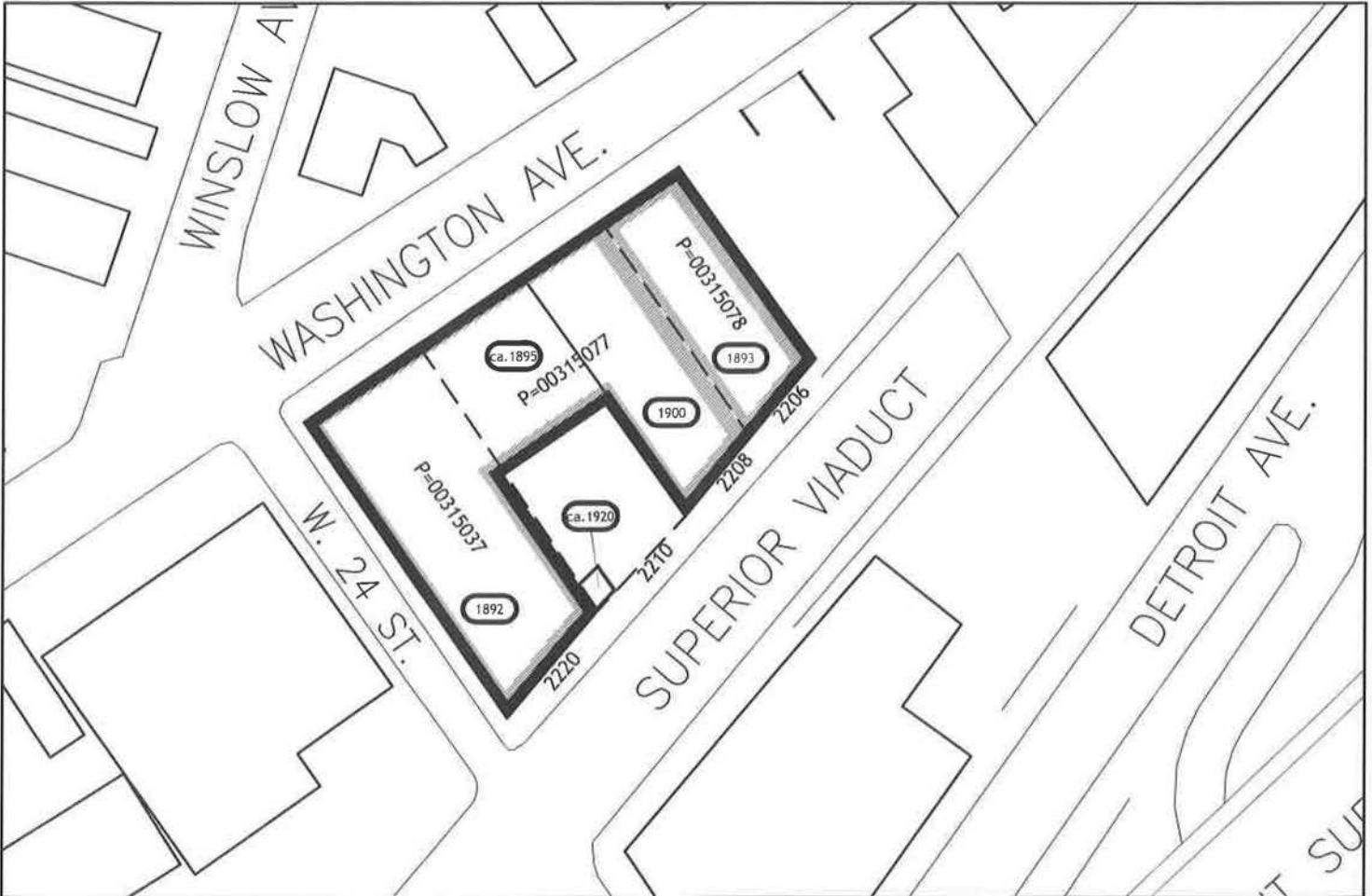
Section number Additional Documentation - Location and Boundary Map Page 1



LEGEND
Not to Scale

- BLOCK BOUNDARY
- HISTORIC RESOURCES BOUNDARY
- PARCEL BOUNDARY
- P = xxxxxxxx PARCEL NUMBER
- DATE OF CONSTRUCT.

LOCATION MAP








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National Park Service

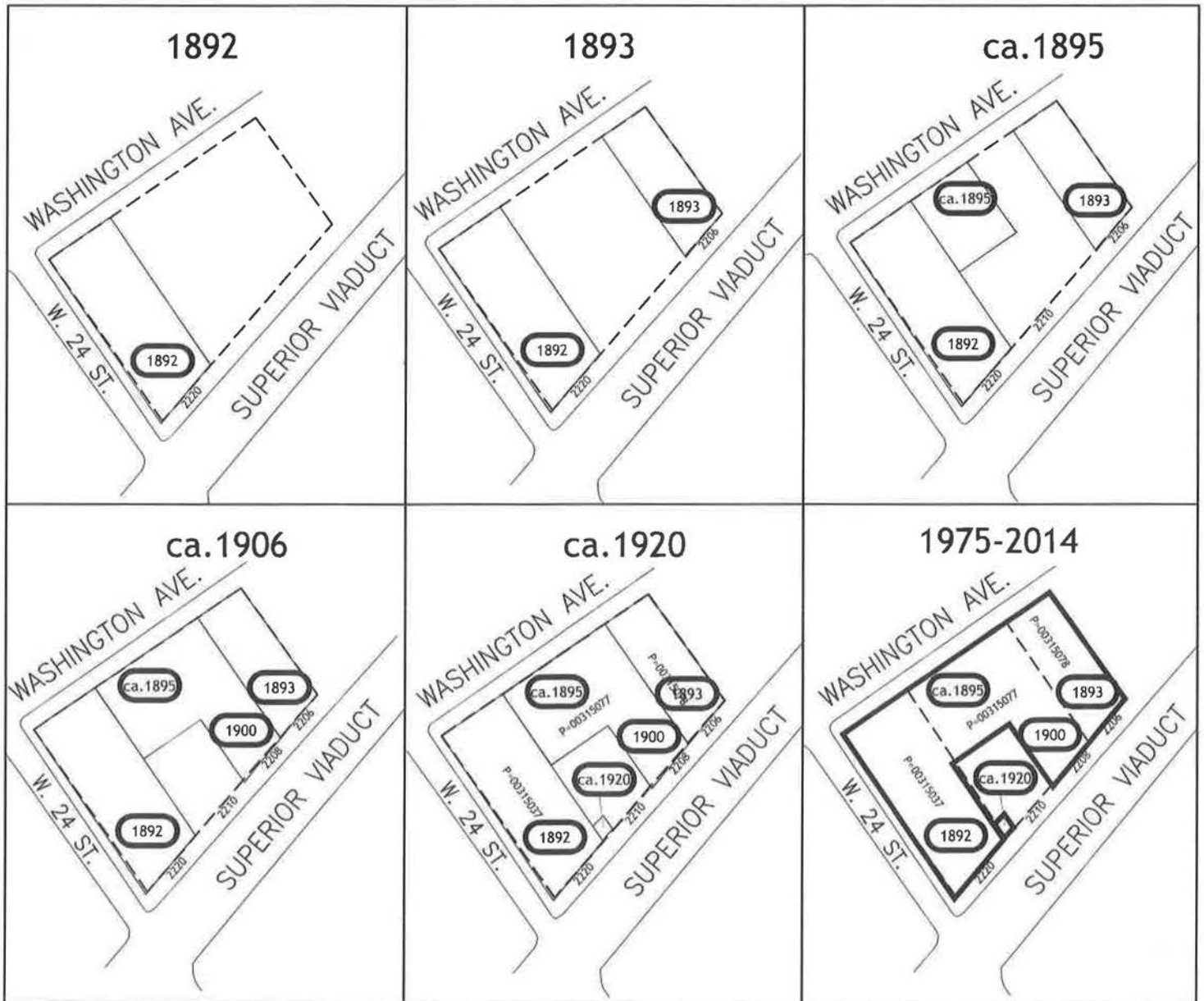
HUBBARD COOKE BLOCK
Cuyahoga County, Ohio

**National Register of Historic Places
Continuation Sheet**

Section number Additional Documentation-Property Development Page 2

LEGEND

 HISTORIC BUILDING BOUNDARY	 PARCEL BOUNDARY	 DATE OF CONSTRUCT.
 BLOCK BOUNDARY	P = xxxxxxxx PARCEL NUMBER	 Not to Scale



United States Department of the Interior
National Park Service

HUBBARD COOKE BLOCK
Cuyahoga County, Ohio

National Register of Historic Places
Continuation Sheet

Section number Additional Documentation - Photo-key-EXTERIOR Page 3

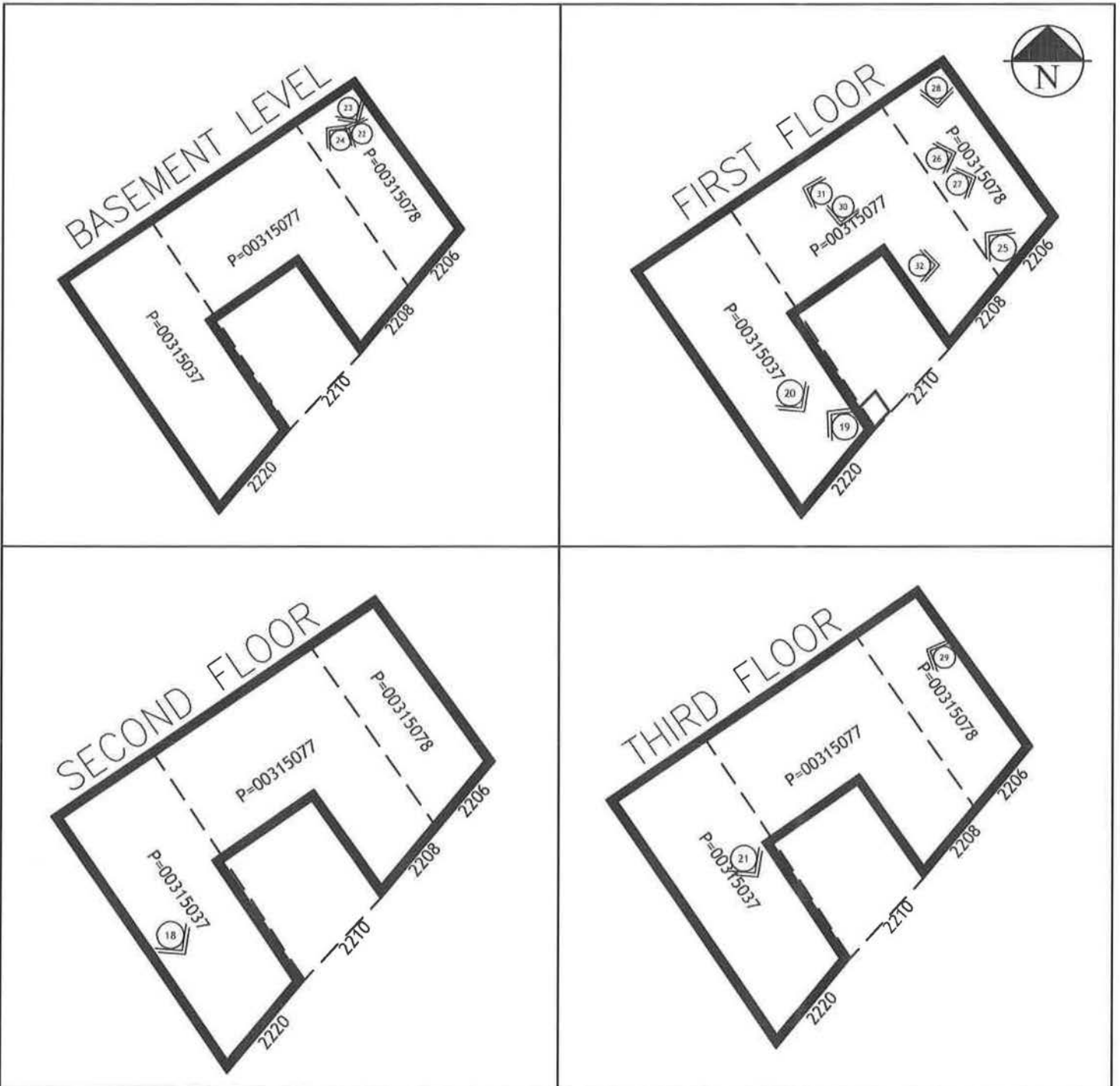


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National Park Service

HUBBARD COOKE BLOCK
Cuyahoga County, Ohio

National Register of Historic Places
Continuation Sheet

Section number Additional Documentation - Photo-key-INTERIOR Page 4

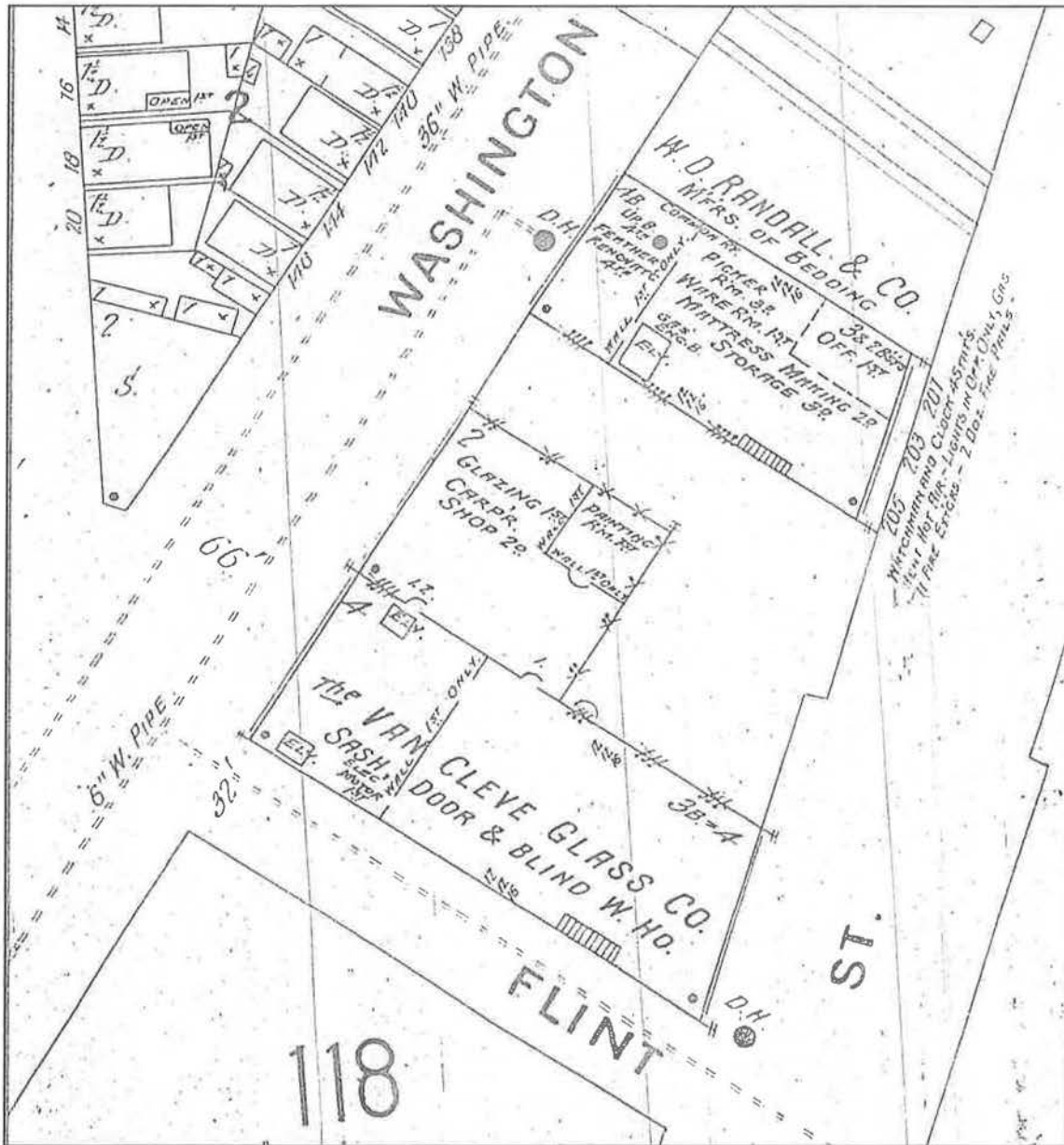


United States Department of the Interior
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HUBBARD COOKE BLOCK
Cuyahoga County, Ohio

**National Register of Historic Places
Continuation Sheet**

Section number: Additional Documentation - Historic Images & Sanborn Maps Page 5



Sanborn Fire Insurance Map, 1896

United States Department of the Interior
National Park Service

HUBBARD COOKE BLOCK
Cuyahoga County, Ohio

**National Register of Historic Places
Continuation Sheet**

Section number: Additional Documentation - Historic Images & Sanborn Maps

Page 6



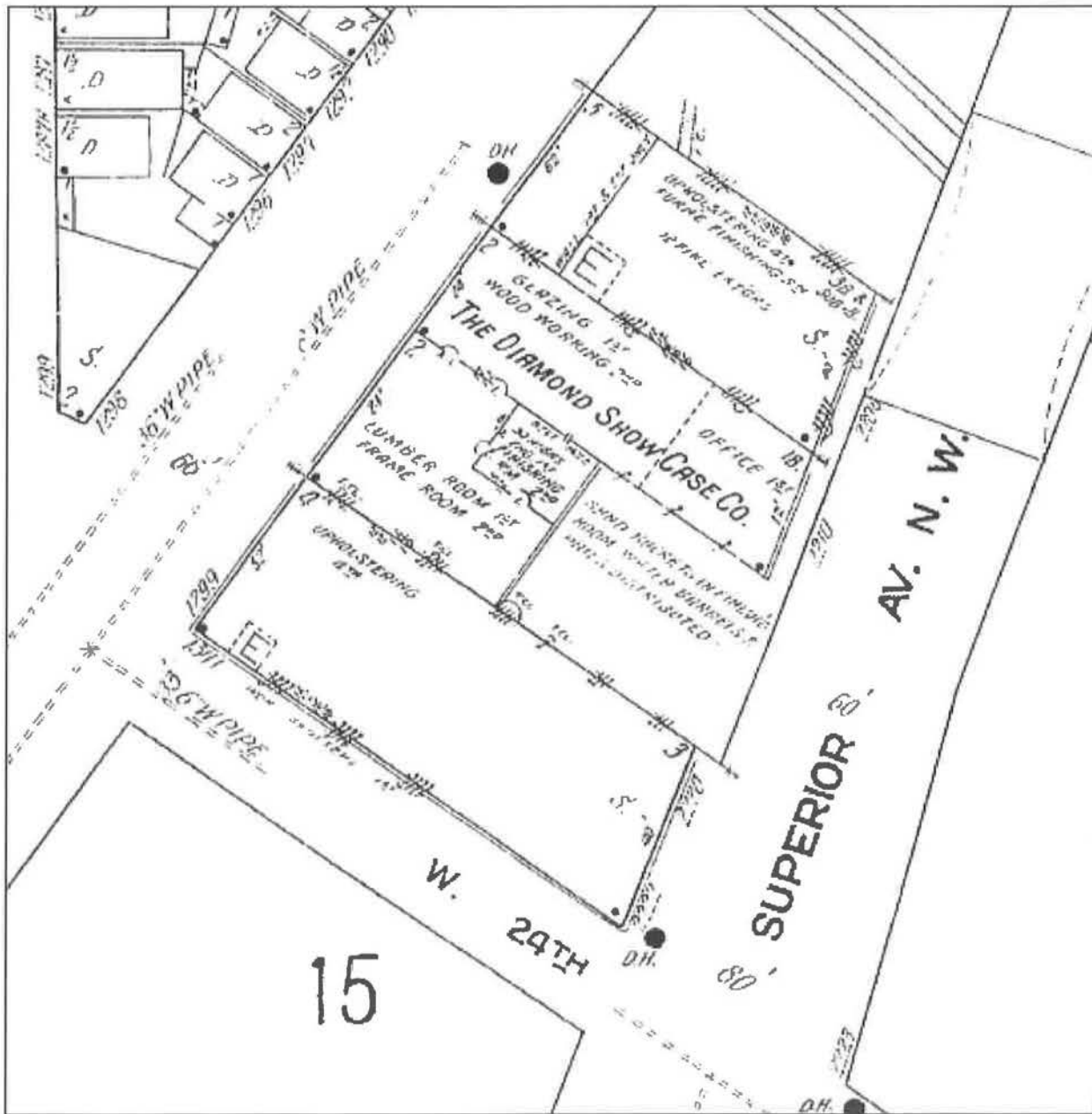
Sanborn Fire Insurance Map: Hubbard Cooke Block, Cleveland, 1903

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National Park Service

HUBBARD COOKE BLOCK
Cuyahoga County, Ohio

**National Register of Historic Places
Continuation Sheet**

Section number: Additional Documentation - Historic Images & Sanborn Maps Page 7



Sanborn Fire Insurance Map: Hubbard Cooke Block, Cleveland, 1912

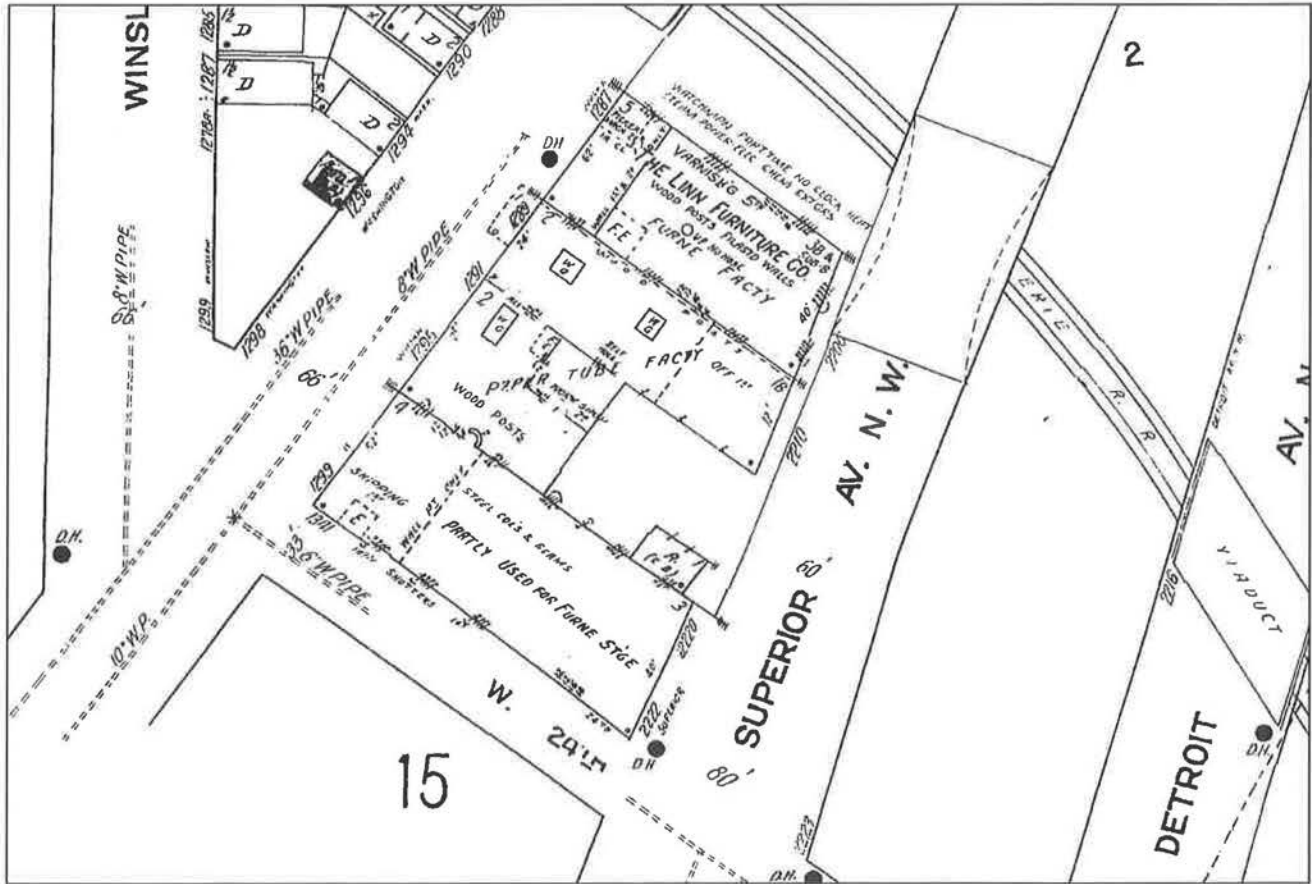
United States Department of the Interior
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HUBBARD COOKE BLOCK
Cuyahoga County, Ohio

**National Register of Historic Places
Continuation Sheet**

Section number: Additional Documentation - Historic Images & Sanborn Maps

Page 8



Sanborn Fire Insurance Map: Hubbard Cooke Block, Cleveland, 1951

United States Department of the Interior
National Park Service

HUBBARD COOKE BLOCK
Cuyahoga County, Ohio

National Register of Historic Places
Continuation Sheet

Section number: Additional Documentation - Historic Images & Sanborn Maps Page 9

Bottom Knocked Out of the Furniture Market!

Sterling Furniture Co.'s Stock Bought by Us

at a

Big Sacrifice

\$135,000.00

WORTH OF

Furniture, Rugs, Stoves

At About 50c on the Dollar



THE largest conditional Furniture purchase ever made in Cleveland. The Sterling Furniture Co., only being in business about 11 months, makes this the best Furniture sale ever held. Everything new and up-to-date. To facilitate matters and make it convenient to attend this sale, we have divided this stock in two lots.

\$70,000 worth at Superior Ave. Store. **\$65,000 worth at West 25th St. Store**

Everything imaginable in the way of Furniture, Rugs and Stoves included in this sale.

Young couples, here's a chance of a lifetime to buy your outfit at either store and save about one-half. The Royal Furniture Co. has always been known as the Outfit Store. We have furnished more homes complete than any Furniture store in Cleveland.

With this great sale of \$135,000 Sterling Furniture Co.'s stock we will make this one not to be forgotten event in the history of our business. The transaction is of such magnitude, the quality of the goods so high and the prices so low that comparisons with other sales are superfluous.

Special credit arrangements made during this sale. Furniture purchased now will be stored free of charge.

Extra delivery service during this sale. **Read every word in this ad.**

Source: *Plain Dealer*, 8 September 1912.

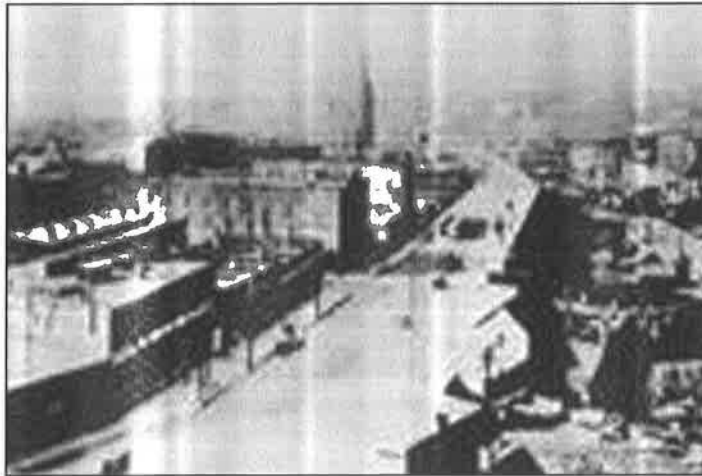
United States Department of the Interior
National Park Service

HUBBARD COOKE BLOCK
Cuyahoga County, Ohio

National Register of Historic Places
Continuation Sheet

Section number: Additional Documentation - Historic Images & Sanborn Maps

Page 10



Source: Cleveland Past and Present, 1910
Cleveland Press Collection, *Cleveland Press* Archives. Cleveland State University,
Michael Schwartz Library, Special Collections.

United States Department of the Interior
National Park Service

HUBBARD COOKE BLOCK
Cuyahoga County, Ohio

**National Register of Historic Places
Continuation Sheet**

Section number: Additional Documentation - Historic Images & Sanborn Maps

Page 11



Source: *Cleveland Press* Collection, *Cleveland Press* Archives. Cleveland State University, Michael Schwartz Library, Special Collections.

**United States Department of the Interior
National Park Service**

**HUBBARD COOKE BLOCK
Cuyahoga County, Ohio**

**National Register of Historic Places
Continuation Sheet**

Section number: Additional Documentation -Lehman and Schmitt Non-Residential Buildings
1884-1891 Page 12

**Lehman and Schmitt
Non-Residential Buildings 1884-1891**

NON-RESIDENTIAL	DATE	NRN	ADDRESS		STATUS
Synagogue					
Anshe Chesed Synagogue	1886		2510 Scovill Ave	Cleveland, OH	Demolished
Hospital					
City Infirmary Hospital	1889		3345 Scranton Rd.	Cleveland, OH	Demolished
Manufacturing/Industrial/Factory					
Factory for W.H. Brew	1889		4508 Lakeside Ave.	Cleveland, OH	Demolished
Commerical Building					
Commerical Building for Joseph Hays	1890		751 Woodland Ave.	Cleveland, OH	Demolished
Market					
Sherriff Street Market	1890-91		East 4th St. at Bolivar	Cleveland, OH	Demolished
Home for Aged					
Altenheim Home for the Aged	1891		n/a	Cleveland, OH	Demolished
Church					
Ninth German Reformed Church	1890-91	not listed	1252-54 East 74th St.	Cleveland, OH	Standing
Dunham Church of Christ	1891	not listed	1629 East 66th St.	Cleveland, OH	Standing
Stable					
Stable for Merchants Delivery	1890		167 St. Clair & Ontario Aves.	Cleveland, OH	Demolished
Stable for Merchants Delivery	1890		135 St. Clair Ave., rear	Cleveland, OH	Demolished
Stables/Barn for Burns-Bowe Baking Co.	n/a		n/a	Cleveland, OH	Unknown

Information Source: City of Cleveland Landmarks Commission; Cuyahoga County Geographical Information Systems (GIS).

United States Department of the Interior
National Park Service

HUBBARD COOKE BLOCK
Cuyahoga County, Ohio

National Register of Historic Places
Continuation Sheet

Section number: Additional Documentation - Lehman and Schmitt Non-Residential Buildings
1914-1835 Page 13

Lehman-Schmitt Co.
Buildings 1914-1935

CIVIC/GOVERNMENT	Date	NRN			Status
U.S Parcel Post					
U.S. Parcel Post Building	1922-24		205 St. Clair Ave., NW	Cleveland, OH	Standing
COMMERCE					
Car Dealership					
Pierce Arrow Dealership	1917	not listed	4600 Carnegie Ave.	Cleveland, OH	Standing
Club					
Excelsior Club	1913		11111 Euclid Ave.	Cleveland, OH	Standing
Commerical Building					
Cleveland Builders Supply	1915		13107 St. Clair	Cleveland, OH	Demolished
Homestead Block for John King	1915		Ave.	Lakewood, OH	Standing
Commerical Building For H.D. Koblitz	1921	not listed	5000 Euclid Ave.	Cleveland, OH	Standing
Detroit - Warren Block	1924		14801-13 Detroit Ave.	Lakewood, OH	Standing
Bing Building	1929		n/a	Cleveland, OH	Demolished
Department Store					
May Company Garage	1925			Cleveland, OH	Demolished
May Company Warehouse	1927-28		4100 Payne Ave.	Cleveland, OH	Standing
Offices					
Cook Building	1921		4614 Prospect	Cleveland, OH	Standing

Information Source: City of Cleveland Landmarks Commission; Cuyahoga County Geographical Information Systems (GIS); National Register of Historic Places.



SUPERIOR VIADUCT

CUYAHOGA COUNTY
DEPARTMENT OF
PUBLIC WORKS
↑
ONE WAY
ONE WAY

SPACES SPACES

225



SPACES

2220

2220

Handicap parking sign





2210

221



SPACE AVAILABLE
OFFICE RETAIL
216-990-4167
Selling since 1980

OHIO
EVC 4950

OHIO
L57116



NO PARKING ANY TIME

RESERVED PARKING

NO PARKING ON SIDEWALK OR STREET PAV.

2208



SPACE AVAILABLE
OFFICE / RETAIL
216-990-4167
Suites From 800 sq .ft.

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NO PARKING
IN FRONT
OF BUS STOP

2208



SPACE AVAILABLE
OFFICE / RETAIL
216-990-4167
Suites From 800 sq. ft.

NO PARKING
IN FRONT
OF THIS BUILDING
EXCEPT
FOR
LOADING
UNLOADING
OR
DELIVERIES

2206

PARA
PARK
ON
N
PARK
SIDE
TREE



Join THE Resistance NOW

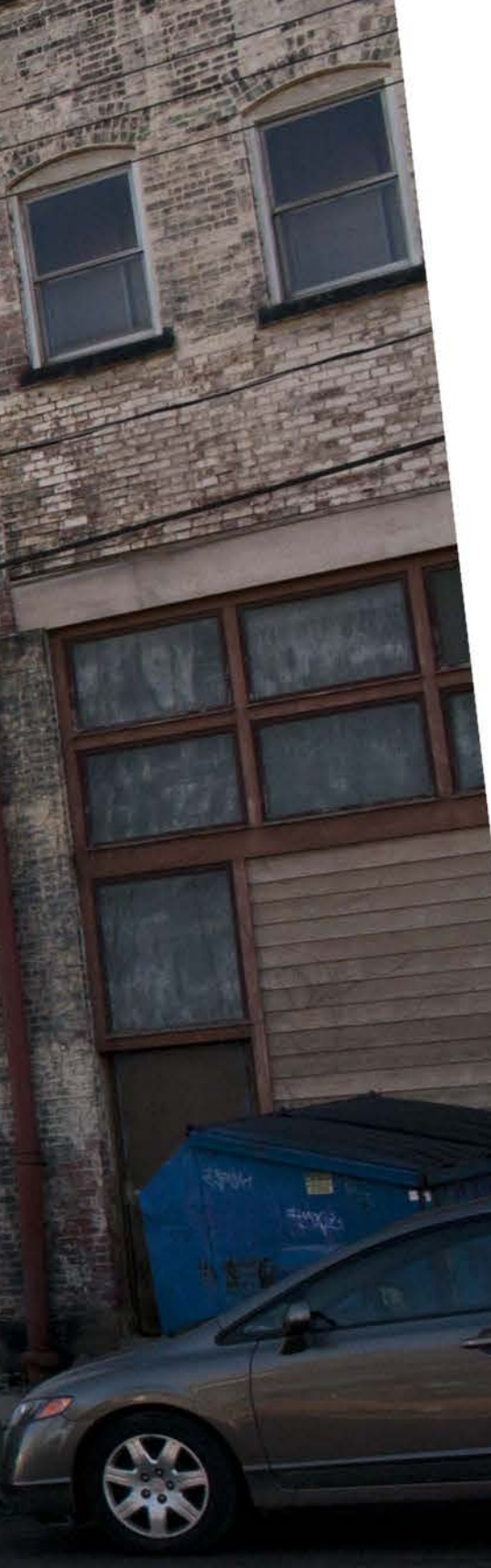
OFFICE & RETAIL SPACE
214-375-7500

METRO
COMMERCIAL
688-473-7330



OFFICE & RETAIL SPACE
216-575-7590

1283









WINSLO



DELIVERY CENTER

OFFICE SPACE AVAILABLE

SPACES











THE VAULT











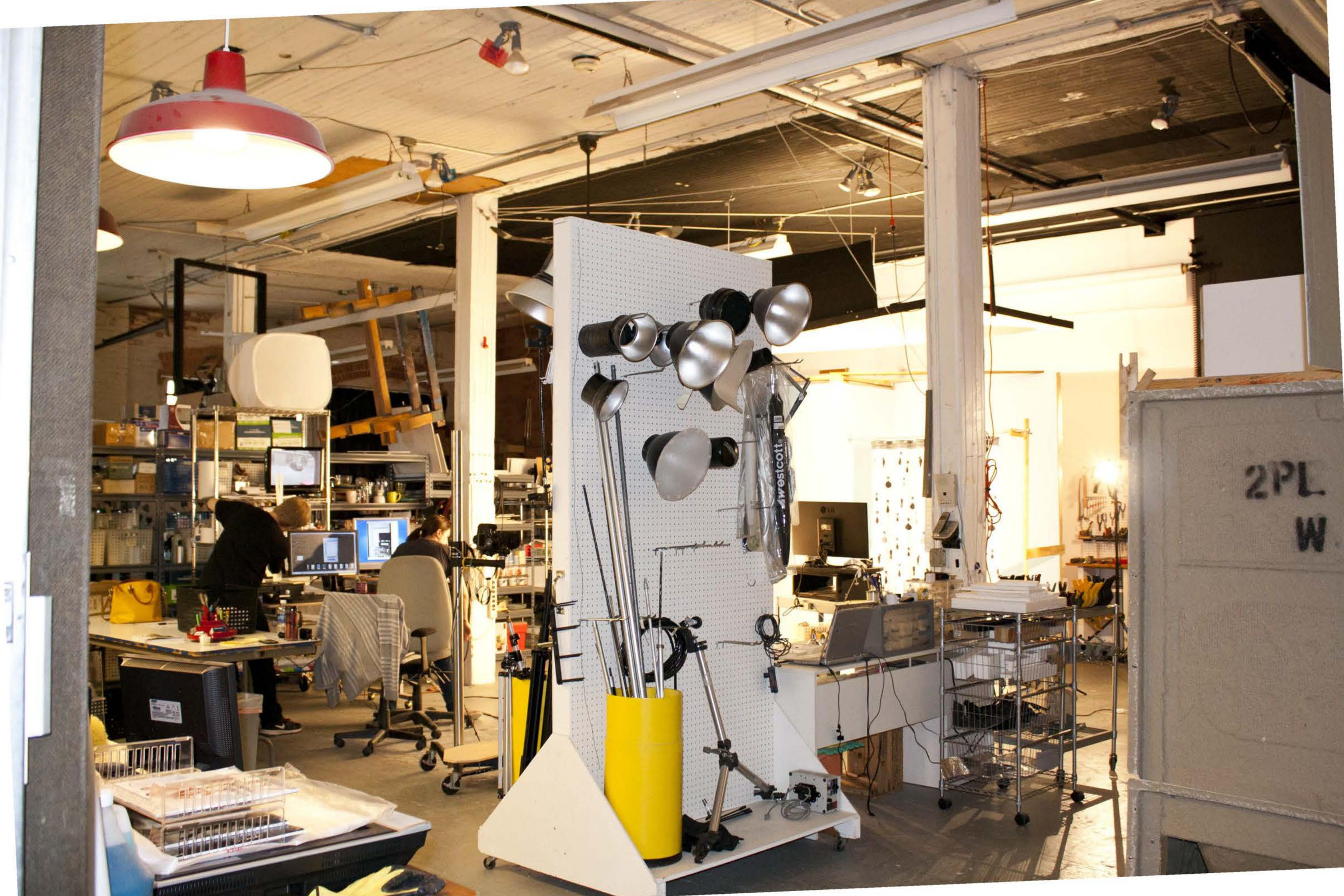














THE GREAT
DEMNNED TO DEATH FOR
CHEATS THE GILLOWS

CALUMET

CALUMET



UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

REQUESTED ACTION: NOMINATION

PROPERTY Hubbard Cooke Block
NAME:

MULTIPLE
NAME:

STATE & COUNTY: OHIO, Cuyahoga

DATE RECEIVED: 11/07/14 DATE OF PENDING LIST: 12/05/14
DATE OF 16TH DAY: 12/22/14 DATE OF 45TH DAY: 12/24/14
DATE OF WEEKLY LIST:

REFERENCE NUMBER: 14001073

REASONS FOR REVIEW:

APPEAL: N DATA PROBLEM: N LANDSCAPE: N LESS THAN 50 YEARS: N
OTHER: N PDIL: Y PERIOD: N PROGRAM UNAPPROVED: N
REQUEST: N SAMPLE: N SLR DRAFT: N NATIONAL: N

COMMENT WAIVER: N

ACCEPT RETURN REJECT 12/22/2014 DATE

ABSTRACT/SUMMARY COMMENTS:

RECOM./CRITERIA Accept C
REVIEWER Patrick Andrew DISCIPLINE Historian
TELEPHONE _____ DATE 12/22/2014

DOCUMENTATION see attached comments Y/N see attached SLR Y/N

If a nomination is returned to the nominating authority, the nomination is no longer under consideration by the NPS.

Viaduct Landings Building

2206 Superior Viaduct
Cleveland, Ohio 44113

August 5, 2015

Ms. Susan Tietz
National Register Survey Manager
Ohio Historic Preservation Office
Ohio Historical Society
800 East 17th Avenue
Columbus, Ohio 43211-2474

Re: Hubbard Cooke Block National Register Nomination
Cleveland, Cuyahoga County

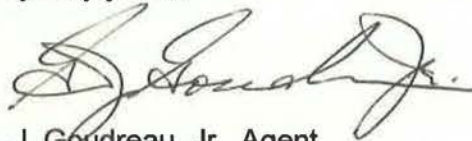
Dear Ms. Tietz:

I represent Viaduct Landing, LLC, the owner of one of two "sister" commercial buildings located at 2206 Superior Viaduct, Cleveland, Cuyahoga County, within the Hubbard Cooke Block. In that capacity, I am writing in support of nomination of the Hubbard Cooke Block for listing on the National Register of Historic Places. The nomination will bring recognition to this important representative historic architecture designed by the prominent Cleveland and Midwestern architectural firm of Lehman and Schmitt. It will also create community pride and encourage redevelopment of the Superior Viaduct area of the Cleveland Flats.

If you should have any questions, please do not hesitate to contact me. I am out of the country for the next two weeks, however, I can be reached through my office at 216.741.7524 and they will, in turn, get a message to me.

We are looking forward to this important designation and thank you for your consideration.

Very truly yours,



G. J. Goudreau, Jr., Agent
Viaduct Landings, LLC

cc: E. Haggerty
S. Muraca
W. Naylor, Naylor Wellman, LLC
File

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 Nov. 3, 2014
For nomination of the Hubbard Cocke Block to the National Register of
Historic Places:

- 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: _____



November 3, 2014

Ms. Carol D. Shull, Keeper of the
National Register
National Park Service
National Register of Historic Places
1201 Eye Street, NW (2280)
Washington DC 20005

Dear Ms. Shull:

Enclosed please find one (1) new National Register nomination for Ohio and one (1) Multiple Property Documentation cover form. All appropriate notification procedures have been followed for the new nomination submission.

NEW NOMINATION
Hubbard Cooke Block

COUNTY
Cuyahoga

MULTIPLE PROPERTY DOCUMENTATION
Morgan's Raid in Kentucky, Indiana and Ohio,
July 2-26, 1863

COUNTY
multiple

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

Sincerely,

for Barbara Pover

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

Enclosures