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United States Department of the Interior
National Park Service

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. Place additional certification comments, entries, and narrative items on continuation sheets if needed (NPS Form 10-900a).

1. Name of Property

historic name Westerly Apartments

other names/site number N/A

2. Location

street & number 14300 Detroit Avenue

N/A	not for publication
N/A	vicinity

city or town Lakewood

state Ohio code OH county Cuyahoga code 035 zip code 44107

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 X statewide X local

Barbara Power Department Head, Inventory & Registration August 22, 2013
Signature of certifying official/Title Date

Ohio Historic Preservation Office, Ohio Historical Society
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

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 9/27/2013
Signature of the Keeper Date of Action

Westerly Apartments
 Name of Property

Cuyahoga, Ohio
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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

Number of Resources within Property
 (Do not include previously listed resources in the count.)

Contributing	Noncontributing	
1		buildings
		sites
	1	structures
		objects
1	1	Total

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

N/A

Number of contributing resources previously listed in the National Register

None

6. Function or Use

Historic Functions
 (Enter categories from instructions.)

DOMESTIC multiple dwelling

SOCIAL civic

Current Functions
 (Enter categories from instructions.)

DOMESTIC multiple dwelling

SOCIAL civic

7. Description

Architectural Classification
 (Enter categories from instructions.)

MODERN MOVEMENT Modernistic

Materials
 (Enter categories from instructions.)

foundation: CONCRETE

walls: BRICK

GLASS

roof: COMPOSITE - RUBBER BASE

other:

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Narrative Description

(Describe the historic and current physical appearance of the property. Explain contributing and noncontributing resources if necessary. Begin with a **summary paragraph** that briefly describes the general characteristics of the property, such as its location, setting, size, and significant features.)

Summary Paragraph

The three interconnected high-rise buildings of the Westerly Apartments, designed specifically to provide affordable housing for the elderly, are located on the north side of Detroit Avenue, a main traffic artery of the city of Lakewood, Ohio. The site was intentionally chosen for its proximity to a local shopping district, churches, a public library and a large regional hospital. Dependable public transportation is available on Detroit Avenue. The site slopes down to its north boundary which is defined by the Norfolk and Southern Railroad track separating the Apartments from a residential district beyond. There is one contributing structure composed of four interrelated buildings and one non-contributing structure on the property, a small one-story, aluminum-clad storage shed at the northwest corner (1994). Westerly I, to the southeast, was built in 1962-63, Westerly II, joining Westerly I to the northeast, dates to 1967-1969, Westerly III, to the southwest, together with a one-story glass and Plexiglas sheathed rotunda that connects it to Westerly I were built in 1973-74. The sloping terrain allows the basement levels of Westerys I and III to open at grade level on their north sides. Although the three high-rise apartment buildings were built over a twelve-year period and vary in height, they are uniform in their Modernist design, which features ribbon glass and aluminum windows and red-brick spandrels. The buildings are skillfully placed to establish taut, perpendicular and parallel relationships that create a visually harmonious composition, consistent with the concepts of the Modernist, International style, architecture of the mid-20th century. The entire complex is well maintained and in good condition. The architectural files for the Westerly Apartments are preserved at Herman, Gibans, Fodor, the successor firm to Weinberg, Teare, Fischer & Herman and have been consulted extensively in preparing the narrative.

Narrative Description

The Existing Site Plan. (See Additional Items 1,2 and 3, and Photos 1 and 2) Located in the heart of a major middle-class community and within its central business district, the Westerly Apartments stand on a 4.2 acre parcel that is bounded on the south by Detroit Avenue, on the east by a church and houses, on the west by commercial property and on the north by the Norfolk and Southern Railroad. The site slopes sufficiently to allow the two southerly buildings' basements direct access at grade level on their north sides, which also provides direct access to the glass, Plexiglas and aluminum-frame Rotunda that links Westerly I and Westerly III and the courtyard between these two structures. The east portion of the site has an asphalt paved double-loaded surface parking lot for its entire length. The north half of the site is devoted to surface parking with vehicular access from Detroit Avenue on the west side of the site. The eight-story Westerly I, the southeast building, is a rectangular structure with its long axis oriented north/south. It is joined to the eleven-story Westerly II at its north end by a one-story connecting link that serves as the main entrance to the Barton Center, a senior citizen facility that provides various recreational and other services to the Westerly residents and to other seniors in Lakewood. Westerly II has two wings of the same height, one projecting north, the other projecting west. The sixteen-story Westerly III, at the southwest corner, parallels Westerly I. The one-story glass and aluminum rotunda serves as a glazed corridor between Westerys I and III and includes a sun-lit lounge and small greenhouse that opens onto the site's only significant landscape feature, a south courtyard bordered by low retaining walls, shrubbery and lawn facing Detroit Avenue. Westerly III is located on a parcel that was previously occupied by the Podway automobile dealership and was not available for development at the time the first two Westerys were built. (The number of stories for Westerys I and III include the basements, which open to grade on the north. Westerly II does not have a basement.)

The Evolution of the Site Plan. (See Additional Items 4 and 5.) According to an undated (ca. 1974) typescript with pencil annotations that the late Wallace Teare prepared for a HUD report on Westerly III: "*The first building of 160 suites [Westerly I] was completed in 1963 and at that time there was no thought of further expansion. The project proved so successful and popular, however, and developed such a long waiting list that an application was submitted and approved for a second building [Westerly II] of another 160 suites on the same property, and that building was completed in 1969. The waiting list continued to grow and the sponsoring organization maintained its keen interest in meeting the obvious need. As Section 236 of the 1968 Housing Act had supplanted Section 202, the sponsors chose that program for the third building [Westerly III].*"¹ (See Section 8, below, for discussion of the project sponsors and the HUD programs referenced.)

¹ MS, Herman Gibans Fodor, Inc. Architects: Office Files. (Note: Westerly I has a total of 159 residential units, not 160.)

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The Buildings. (Additional Items 4, 5 and 11 and Photos 3 – 17.) The three high-rise buildings are constructed in the same manner and use the same materials which give the entire complex its unified appearance. The structural system is typical of the 1960s and 1970s: a) poured, reinforced concrete footings and foundation walls; b) a steel grid frame with open-web steel joists supporting 4" reinforced concrete floor and roof slabs; and c) exterior curtain walls consisting of masonry spandrels with red face brick and concrete block backing, and aluminum framed, clear glass, sliding windows that create a uniform horizontal ribbon window effect. The interior finishes are: plaster walls and ceilings (mounted to the underside of the open-web joists) for Westerly I and drywall for Westerlys II and III; and resilient flooring with a carpet option in the residential units and corridors. Commercial-grade resilient flooring, carpet or finished concrete floors are used in heavily-trafficked public areas. The roofs of all three buildings are composite-rubber base sheets, pitched to internal drains that carry the surface water to the municipal storm sewers. The one-story, glass, and aluminum frame Rotunda that is located on a wide corridor that joins Westerly I and Westerly III has a shallow conical Plexiglas roof supported on aluminum framing. Westerly I has common-area balconies off its central corridor on the south wall above the first floor, an amenity that is not incorporated in the designs of Westerlys II and III, except originally for a single balcony over the south entrance to Westerly III that was later abandoned (see Changes below). After Westerly I, HUD determined that balconies were not essential and they became ineligible for federal funding.

Access and Circulation. (See Additional Items 2, 3 and 11 and Photos 18 - 24.) Westerlys I, II and III are interconnected and easily accessible from Detroit Avenue and the internal parking lots. Westerlys I and III have direct access from Detroit Avenue on the south. The enclosed glazed entries provide security and climate control. They open into attractive lobbies with elevators for easy access to the upper floors. Westerly I has its second elevator off the main corridor near the north entrance, close to the Barton Center connecting link which serves additionally as the main entrance to Westerly II, which has secondary access through its north and west wings. Two elevators located at the junction of its north and west wings serve Westerly II. Westerly III's north entrance is connected to the rotunda and corridor at its west side with its second elevator immediately west of the rotunda corridor. Internal circulation for all residential floors is by central, double-loaded corridors. Circulation at the basement level combines double-loaded corridors and large, open common areas in the Barton Center portions of the complex.

Living Units. (See Additional Item 11.) All living units, studio, one and two bedroom, are entered off the central corridor via a short hallway between the kitchen or kitchen/dining area and bathroom with the living area and bedroom or bedrooms beyond on the exterior wall. Again, quoting from the Teare typescript cited above: "*In the planning of the three buildings as wide a variety of suite sizes and therefore rental levels as possible was provided, from compact efficiencies to some two-bedroom units to provide for as wide a variety of residents from the community as possible. The third building [Westerly III] consists entirely of one-bedroom suites, as the waiting list indicated the greatest need for this size, whether for one or two persons.*"ⁱⁱ Throughout this three building complex the corridor and apartment walls are insulated for effective sound isolation. Interior finishes are plaster or drywall walls and ceilings, resilient floors (with a carpet option for the living area) and kitchens and ceramic tile for the bathrooms.

Function. (See Additional Item 11 and Photos 20 - 24.) The ground floors of all three high-rise buildings are occupied by the nationally-recognized Barton Center, successor to the Westerly Senior Center, which was named for DeArV G. Barton, a retired executive and vigorous proponent for affordable elderly housing in the 1960s. Included in the Center are a 200-seat auditorium, arts and crafts rooms, a large lounge, a bank, shops and a small grocery store. All of the upper floors, with the exception of offices at the first floor, south, of Westerlys 1 and III are devoted to apartments. There were a total of 498 units originally and there are now 492 units, due to the conversion of 18 efficiencies to 12 one-bedroom units in Westerly II. The current occupancy rate is 97%. The residents participate in the programs of the Barton Center together with approximately 500 other elderly patrons from the community. Outside participants have numbered up to 1000 in earlier years when Lakewood had a higher population. The combination of the multi-unit apartment buildings and the Barton Center was precedent setting.ⁱⁱⁱ Due to the fact that these buildings were built at different times, each building has its own boiler room and roof-mounted air-handling equipment.

Changes. (See Photos 3 - 17.) 1. The ribbon windows and metal HVAC grilles of Westerly I were replaced in 2011 with new sash and grilles that closely approximate the original appearance. 2. The main south and east entrances of Westerlys I, II and III have new electrically-operated sliding doors that have been installed over the past 20 years that

ⁱⁱ *ibid*

ⁱⁱⁱ See Additional Items 10 and 11. The Lakewood Senior Citizens, Inc. files contain the HUD Section 202 Ohio loan number 001 for Westerly 1. See Joe J. Jordan, FAIA: *Senior Center Facilities*, Washington, DC 1975. 93-100 for critique of the Barton Center.

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replaced the original hinged doors in order to comply with current ADA access standards for housing for the elderly. 3. The north entrance of Westerly III was modified with a new glass storefront enclosure as well as the automated doors in 2007.

4. Westerly III's north side dumpster door was changed from the original hinged type to a roll-up door in 2005. The original landscaped areas to the northeast and north of Westerlys I and II were removed and replaced with asphalt surface parking to accommodate the increased residential occupancy at the site in 1974 and further enlarged in 2000. 5. The original single balcony located over the south entrance to Westerly III was closed, the brick balcony walls removed and replaced with a stucco-clad entrance canopy in 2008. 6. The Westerly III south entrance lobby waiting room windows were modified by removing the 18 inch band of operable hopper windows and replacing them with fixed sash in early 2012 to improve climate control. The general fenestration pattern was retained. 7. Brick replacement and patching at Westerly III, especially on the south wall, has been insensitively done and is visually obtrusive. 8. Cell towers have been added on the roofs of all three buildings, beginning in 1991. 9. A metal frame and canvas awning was added to the Barton Center east wall ca. 1990. 10. The interior of Westerly II was modified by converting 18 efficiency units to 12 one-bedroom units to meet client demand in 2006 - 2007.

None of these changes have adversely effected the geometric integrity of the Modernist parallel and perpendicular volumetric relationships that evolved as Westerlys I, II and III were constructed. The original design configuration of horizontal bands of ribbon windows separated by red-brick spandrel panels is retained, even though the windows of Westerly I have been replaced. The interiors of all three structures retain their essential configuration and primary finishes. The only significant landscape feature - the south courtyard, low retaining walls, shrubbery and lawn at the glazed rotunda between Westerlys I and III - remains essential as it was constructed in 1974.

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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.

Areas of Significance

(Enter categories from instructions.)

ARCHITECTURE

SOCIAL HISTORY

Period of Significance

1962 - 1974

Significant Dates

1962, 1969, 1974

Significant Person

(Complete only if Criterion B is marked above.)

N/A

Cultural Affiliation

N/A

Architect/Builder

Weinberg & Teare, Architects (Westerly I)

Weinberg, Teare, Fischer & Herman, Architects

(Westerlys II and III)

Criteria Considerations

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

Property is:

- 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.

Period of Significance (justification)

The time during which the three high-rise apartment buildings were constructed.

Criteria Considerations (explanation, if necessary)

Criterion G. This property has achieved historical significance under Criteria A and C within the past 50 years as explained in Section 8 below.

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Statement of Significance Summary Paragraph (Provide a summary paragraph that includes level of significance and applicable criteria.)

The Westerly Apartments are considered to be of local and statewide significance under Criterion A, within the area of significance of Social History; and locally significant under Criterion C, within the area of significance of Architecture. The property meets Criterion A because it is a precedent-setting community-wide effort to provide affordable multi-unit housing for the elderly combined with a community center to provide various services to this age group in Lakewood, Ohio. These goals were achieved through the first use in Ohio and one of the earliest nationally, of the U. S. Housing and Urban Development Section 202 initiative. The Westerly Apartments meets Criterion C because it is a fine example of Modernist, International style, design that flourished in the early post-WWII period and that successfully meets its social service objectives. The Westerly Apartments merits Criterion Consideration G because it is the earliest known use of Modernist architectural and planning principles for low-income housing for the elderly in the greater Cleveland area. Although built over a 12-year span, all three high-rise structures follow closely the precedent of the first in their Modernist style. It represents the work of an established Cleveland architectural firm whose two early principals, Joseph L. Weinberg and Wallace G. Teare, came to the attention of the Museum of Modern Art in 1932 when it was mounting its pioneering exhibition on Modern architecture, titled *The International Style*, for their early Modernist designs for a public housing project. The firm has continued to do notable work in multi-unit high-rise residential buildings in Ohio and elsewhere in the northeast with special emphasis on housing for the elderly.

Narrative Statement of Significance (Provide at least one paragraph for each area of significance.)

OVERALL HISTORY

Criterion A, Social History.

Contributing Factors. (See Additional Item – 9) Beginning with President Roosevelt's second term, the federal government enacted legislation, the 1937 Wagner-Steagall Act, which contained provisions in support of public housing projects through federal subsidies. The Depression and World War Two forestalled progress until the late 1940s.^{iv} By the early 1960s, under authority of the Housing Act of 1959, HUD Section 202 was in place to provide federal loans for multi-unit, high-rise housing for the elderly. The combination of a strong local initiative, including encouragement from local government, and the federal loan program made the Westerly Apartments (Buildings I, II and III) possible during the period of significance from 1962 to 1974. (See History of the Nominated Property, below.)

The key factor in the development of the Westerly Apartments was the desire of a local group of prominent Lakewood residents, the Housing Committee for the Lakewood Golden Age Housing Project, to find a sponsor, purchase land, and create an affordable, multi-unit rental building and a community center for the city's elderly residents that would be located within convenient walking distance of Lakewood's central shopping district, houses of worship, medical facilities and entertainment venues. This group then became Lakewood Senior Citizens, Inc. (LSC) and the Lakewood Jaycees agreed to serve as the project's sponsor, becoming the first Jaycees chapter nationally to take on a project of this nature.

Brief History of Lakewood, Ohio. Lakewood is an inner-ring city within Greater Cleveland. It is bounded on the east and south by Cleveland, on the west by Rocky River, and, on the north by Lake Erie. It occupies 5.6 square miles. This area had been settled in 1819 but the Village of Lakewood was not formed until 1903. In 1911 it was incorporated as the City of Lakewood with a population of approximately 15,000. Within the next decade the population had grown to 40,000. Although predominantly a bedroom community to Cleveland, it also housed industrial and commercial enterprises. In 1980 the city had 1,100 small businesses. During the period of significance (1962-1974) Lakewood's population peaked at about 70,000. Today, according to the 2010 U. S. Census, there are approximately 52,000 residents in the city still indicating a high population density of nearly 9,300 persons per square mile. 87% of the residents are white.^v

^{iv} J. Paul Mitchell, *Federal Housing Policy & Programs, Past and Present*. New Brunswick, NJ: Rutgers Center for Urban Policy Research. 187-206, 319-336.

^v David Van Tassel and John Grabowski, eds. *Encyclopedia of Cleveland History*, 2nd Edition, Bloomington, IN, 1996. 628, 629 and City of Lakewood website

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Criterion C. Architecture.

The Modernistic or Modernist Style of architecture is the direct result of the Modern Movement in architecture that emerged during the first four decades of the 20th century which was based on a conscious rejection by a relatively small group of younger architects in Europe of the then prevailing academic style of Beaux Arts neo-classicism. This new approach sought to achieve an aesthetic featuring clean, undecorated surfaces, ribbon windows set within sparse rectilinear forms that suggested machine-made components. In the United States, Frank Lloyd Wright was pursuing another approach that grew from the Arts and Crafts Movement of the late 19th century providing a uniquely American Modernist alternative. Kenneth Frampton and Charles Jencks, among other architectural historians, have clearly established that the theoretical roots of Modernistic Architecture date to the late 18th century and have emphasized that the entire fabric of the Modern Movement encompasses a number of separate and diverse strands, ranging from Wright to Mies van der Rohe to Charles Jeanneret (Le Corbusier).^{vi} The particular strand that applies to the Westerly Apartments is what Henry-Russell Hitchcock and Philip Johnson defined as "The International Style" in their pioneering exhibition at the Museum of Modern Art in New York in 1932.^{vii} This was a style that celebrated a machine-precision aesthetic and that was brought to the American academic scene by Walter Gropius and Ludwig Mies van der Rohe in the late 1930s. Both had been deeply involved earlier in the Bauhaus in Germany. In 1938 Gropius was invited to head the architecture school at Harvard University. Mies had arrived in the United States in 1937 and subsequently became director of the Armour Institute (now the Illinois Institute of Technology) in Chicago. Until their arrival, there had been virtually no serious interest in the Modern Movement in the American architecture schools and only a handful of buildings in the International style had been done by a few firms and most of their works were private residences. There were two American high-rise buildings, however, that were featured in the Museum of Modern Art show: Hood & Fouilhoux's McGraw-Hill Building in New York (1931) and Howe & Lescaze's Philadelphia Saving Fund Society (1932).

Beaux Arts classicism dominated the schools of architecture throughout the country from the 1890s until the late 1940s; its principal proponent being Paul Phillippe Cret at the University of Pennsylvania's architecture school. Following World War Two, Modernist principles quickly overtook the more conservative design of the Beaux Arts throughout the country's architectural schools. Early examples of this shift are Mies' master plan for the Illinois Institute of Technology, designed in 1940 and executed over the next ten years, and Walter Gropius and the Architect's Collaborative's Harvard University Graduate Center (1948-50). Both were low-rise projects.

An important force in shaping the objectives and aesthetics of Modernism was the International Congresses of Modern Architecture, known by its French acronym: CIAM. The group was founded in Switzerland in 1928 by Le Corbusier (whose *Towards a New Architecture* was the first book to clearly advance Modernism), Siegfried Giedion (who later taught at Harvard) and 26 other artists and intellectuals. Walter Gropius joined later. In 1933, they issued their Athens Charter which defined the functional concept of Modernism that emphasized architecture as a social art. CIAM attempted to realize its objectives following World War Two with the overwhelming need to rebuild over 300 cities reduced to rubble by Allied and Axis bombing. However, their overtures were not well received in Western decision-making circles due, in part, to their outspoken pro-communist leanings.^{viii} Nevertheless, much of what they proposed, such as the use of Modernist design principles, modern construction materials and techniques, radical replacement of older urban neighborhoods with park-like planar settings on which were placed high-rise apartment buildings separated by wide streets for rapid automobile and other ground transportation, did have an impact – both positive and negative - on American architects and urban planners from the 1940s to the 1960s. CIAM became increasingly factional through the 1950s and dissolved in September 1959. The Westerly Apartments with their formal, dynamic volumetric relationship placed in a park-like, albeit sloping terrain, as well as their Modernist design clearly reflects CIAM influence.

The Architectural Firm.

^{vi} Kenneth Frampton. *Modern Architecture: A Critical History*, London, 1985; and Charles Jencks. *Modern Movements in Architecture*, New York, 1973. Also, see Vincent Scully. *Modern Architecture*, New York, 1971 for a survey that places the Modernist movement in a broad, American historical context.

^{vii} Henry-Russell Hitchcock and Philip Johnson. *The International Style*, New York, 1932.

^{viii} See: Le Corbusier: *Towards a New Architecture*, 1927; Eric Mumford and Kenneth Frampton. *The CIAM Discourse on Urbanism, 1928-1960*, Cambridge, MA, 2000. And Siegfried Giedion, 5th ed. *Space, Time and Architecture*. Cambridge, MA, 1956 Part VI.

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Both Joseph L. Weinberg and Wallace G. Teare were trained in the Beaux Arts tradition but what clearly brought them together was their strong desire to enlist Modernist (International Style) principles in the design of public housing. At least a year prior to the forming of their partnership they were affiliated in a firm called Weinberg, Conrad and Teare which designed a housing development for a site bounded by East 22nd St., Central Avenue, East 38th St. and Scoville Avenue in Cleveland that came to the attention of Philip Johnson, then Chairman of the Department of Architecture at the Museum of Modern Art in New York at the time the *International Style* exhibition was opening.^{ix} Johnson was eager for their housing project to be shown at a satellite show in Cleveland that was scheduled to open in October, 1932. They appear to have been strongly influenced by the potential for architecture to have a profound and positive effect on society, but tended to see that ideal realized through the softer humanism of Gropius than by the more severe steel and glass of Mies' designs. The Project for a Housing Development that Weinberg and Teare exhibited was not built, probably due to lack of funding during the Great Depression, but it led to their highly-publicized Lakeview Terrace of 1937, one of the first public housing developments in the United States.

Joseph L. Weinberg and Wallace G. Teare established their architectural partnership in 1933 and continued in practice until their deaths, except for their individual and different government service during the period from 1938 to 1946. The firm has undergone several name changes as new partners were added and is today known as Herman Gibans Fodor, Inc., Architects. During the period of significance it was Weinberg and Teare for Westerly I and Weinberg, Teare, Fischer and Herman for Westerlys II and III. The firm has been nationally recognized for its pioneering work in multi-family housing design, beginning with Cleveland's Lakeview Terrace (1937) and for innovation in senior living design starting with the Westerly I (1963) and continuing with, among others, Council Gardens, Cleveland Heights (1963 and 1980); The Educator, Parma Heights (1965), Villa Serena, Mayfield Heights (1967), The Westmoor, Toledo (1968), The Hillrise, Cincinnati (1968), The Viewpoint, Sandusky (1969), Westerly II (1969), Davenport Residence, Hamden, CT (1970 and 1979), Kiwanis Manor of Tiffin, Tiffin (1971), Conrad House, Erie, PA (1971), Westerly III (1974). The firm has remained active in the design of senior housing up to the present. (See Additional Items 6, 7 and 13.)

The Principal Partners, 1962 – 1974).

Joseph Lewis Weinberg, FAIA, was born on 12 November 1890 in Omaha, NE and died on 14 January 1977 in Cleveland, OH. He was made a Fellow of the American Institute of Architects because of his pioneering efforts in urban-renewal and slum-clearance, in particular for the Lakeview Terrace (1937). He attended Cleveland's Central High School and graduated from Harvard University, Class of 1912. Weinberg was trained in architect's offices in New York, Detroit and Cleveland, where he worked in the offices of Walker & Weeks and J. Milton Dyer. During World War I, Weinberg served a year in the Army Signal Corp. In 1919, he began practice in Cleveland and formed a partnership, Morris & Weinberg (1923-30) prior to joining forces with Wallace Teare in 1933. From 1928 to 1941, he taught in the architecture school at Western Reserve University. During World War II, Weinberg was the chief architect in the U. S. Army's 5th Construction Zone and later chief engineer at Holston Ordnance Works, Kingsport Tennessee. He resumed practice after the war and continued, until his death to make contributions to the field in multi-family and low-income housing. ^x

Wallace Gleed Teare, FAIA, was born in Cleveland, OH on 5 June 1907 and died in Lakewood, OH on 10 March 1989. He was made a Fellow of the American Institute of Architects for his contributions to low and moderate income housing. Teare was the lead partner for the Westerly Apartments and remained an active advisor to Lakewood Senior Citizens, Inc. throughout his life. He graduated from Lakewood High School and received a Bachelor of Architecture degree from Western Reserve University in 1929 and an M.A. in 1933. In 1930, he attended the Fontainebleau School of Fine Arts, France, where he received a diploma. Teare was licensed to practice architecture in 1932. Throughout his professional life, Teare maintained memberships in a number of organizations, in addition to the American Institute of Architects, that focused on planning, social and housing issues, including the American Society of Planning Officials (Honorary Life Member), Royal Society of Health, London (Fellow), International Association for Housing Science, National Housing Conference, Plan of Action for Tomorrow's Housing, Federation for Community Planning, Committee on Older Persons, Golden Age Center, Cleveland, and the Lakewood Chamber of Commerce. He knew and maintained friendships with leading housing specialists including Henry Wright, Frederick Bigger, Eugene H. Klaber, Jacob L. Crane, Catherine Bauer and Ernest J. Bohn. In 1938, Teare spent a year in Washington with the then new Federal Low-rent Housing Program as

^{ix} Additional Item - 8: Cleveland Museum of Art, Collections, Compendium, Box/Folder 4/5.

^x David Van Tassel and John Grabowski, *The Dictionary of Cleveland Biography*, Bloomington, IN, 1996. 474

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a project planner for the United States Housing Authority, just a year after passage of the U. S. Housing Act of 1937. There followed five years as Chief of Planning and Research for the Cleveland Metropolitan Housing Authority and then six months as Housing Consultant to the Governor of the Panama Canal. He was a member of the Cuyahoga County and Lakewood Planning Commissions. Consistent with his interest in public service, Teare was active in historic preservation, including saving and restoring two old houses in Lakewood in 1948 and 1950, service on the AIA Cleveland's Committee on Historic Resources and as a preservation advocate on the Cleveland and Lakewood City Planning Commissions.^{xi}

HISTORY OF THE NOMINATED PROPERTY (See Additional Items 10 and 12.)

The beginnings of the Westerly Apartments date to 1955 when the Housing Committee for the Lakewood Golden Age Housing Project was formed. In 1961 the group had expanded and incorporated as Lakewood Senior Citizens, Inc. (LSC), the entity that initiated this housing project and that continues to own and operate the property. In 1957, the Golden Age committee hired the architectural firm of Weinberg and Teare to design a conventional rental apartment building after studies revealed that most local lower-income seniors were not able to purchase apartments. When Section 202 of the Housing Act of 1959 was passed, LSC purchased, with Section 202 in mind as the funding source, the present site, 3.6 acres on the north side of Detroit Avenue in the heart of Lakewood for an eight-story, 159 unit, high-rise apartment building. Section 202 received Federal funding in 1960, but the tentative sponsor for this project, Lakewood Methodist Church, decided not to participate. A year later, the Lakewood Jaycees at the urging of Mayor Frank Celeste^{xii} (father of future Ohio Governor Richard Celeste), decided that they would become the sponsor and a Section 202 program loan was obtained from the Housing and Home Finance Agencies. This loan carries the HUD state identification number 001, the first such project in Ohio. (See Additional Item – 10.) The name "Westerly" was chosen for the new building.

In 1962, Weinberg and Teare proceeded with the design and construction of the 159 unit high-rise at a cost of \$1,475,450. The general contractor was Weinstein Construction Company. Nick Mileti, a local attorney and entrepreneur, was selected as Managing Director, a position he held for the next ten years. That same year, the famous silent film star Mary Pickford, a strong advocate for the needs of the elderly, and her husband, Buddy Rogers, visited the Westerly site, which brought important public attention to the project. The building was formally dedicated in 1963 and the units were rapidly leased. By 1964 the Westerly (Westerly I) was 100% occupied and it was honored by the United State Jaycees with their Outstanding Project of the Year award given at its national convention in Dallas, Texas. That same year, 1964, the Westerly Senior Center was opened and the following year its name was changed to the Barton Center in honor of DeArv G. Barton, in recognition of his leadership in the LSC, the building of the Westerly and the creation of the Center. The concept of combining affordable high-rise housing for the elderly with a community activities center appears to have set a national precedent. The Barton Center has attracted considerable attention since its inception. For example, Julie Nixon Eisenhower visited Barton Center, while her father was still president, on 12 September 1972 to learn about its activities. The National Council on the Aging featured the Center as an "exemplary facility" in its 1975 publication: *Senior Center Facilities*.^{xiii}

In 1966, Weinberg, Teare, Fischer and Herman were hired to design an eleven-story, 160 unit apartment building (Westerly II) that would join Westerly I on its north side. Paugh and Farmer was the general contractor. This was funded under a second Section 202 loan and is identified with the HUD state number 023, the twenty-third such loan approved in Ohio. The plans also included increased office space, activity rooms and a 200-seat auditorium on the ground floor. Its cost was approximately \$2,000,000. Groundbreaking occurred in 1968 and the building was fully occupied by 1971, when LSC began to consider a third high-rise at the site. At this time the north parking lot was expanded farther to the north.

The possibility of a third building developed when the adjacent Podway Automobile Agency closed its facility on the west side of the Westerly site. LSC bought the Podway property and demolished the existing building, adding another 0.6 acres to the site's original 3.6 acres, increasing its area to the present 4.2 acres.

In 1972, construction of the third high-rise (Westerly III), sixteen-stories and 179 units, together with the one-story glass enclosed connecting link with the first building was started. The final cost was approximately \$3,800,000. Weinberg, Teare, Fischer and Herman were the architects and Paugh and Farmer was the general contractor. Since the original

^{xi} AIA Fellows Nomination Binder, Wallace Teare Papers, Herman Gibans Fodor, Inc. Office Files.

^{xii} See *Dictionary of Cleveland Biography*, p 86. Celeste was a recognized housing expert.

^{xiii} Joe J. Jordon. *Senior Center Facilities* pp 92 - 100

Westerly Apartments

Name of Property

Cuyahoga, Ohio

County and State

Section 202 loan program had been phased out, this building received a loan under the new HUD Section 236. The building was completed in 1974. With the increased occupancy, the need for additional parking required a west access road and a large north-central parking lot, which replaced earlier landscaped areas.

CONTEXT (for the area of significance: 1962 – 1974)

1. The provision of housing and care for the elderly has been a societal concern since the beginning of human settlements. Various cultures deal with this issue in various ways. In the Western European culture of which the Americas are an offshoot, this has tended to be a local community effort, where religious, civic and trade organizations have provided essential food and shelter for the poor, infirm and elderly. The Medieval model was the church or guild sponsored hospice. Where this form of communal support was not available, the burden fell on the individual family to care for its elderly members. In 19th century America, many localities created "poor farms" and "old folk's homes" for the poor and the elderly, but they were not obliged to meet specific living or health-care standards. This pattern seems to have prevailed until the 1890s when Jacob Riis exposed the miserable housing conditions of New York City's poor. The first national initiative does not appear until the New Deal's Housing Act of 1937. After World War Two, federal and state governments begin to address this concern, but it is not until 1961 and implementation of HUD Section 202 that a practical option was available to local communities to fund multi-unit, affordable, housing for the elderly. Without this incentive, it is doubtful that the Westerly Apartments would have been built.
2. According to the Lakewood Planning and Development Department there are no other senior multi-family housing sites of this scale and complexity in Lakewood. There are several individual, low-rise elderly facilities for those requiring assisted living and skilled nursing care. The Westerly Apartments are unique, statewide, for its three-building cluster of high-rise apartments designed to provide affordable housing for the elderly, together with the Barton Senior Center, which provides a range of services to its residents and other elderly persons in Lakewood.
3. There is one other building in the region that provides multi-unit affordable housing for the elderly that would eventually be a candidate for listing in the National Register of Historic Places. It is the Knickerbocker Apartments in Bay Village designed by the late John Terrance Kelly and constructed ca. 1974. According to the Cleveland Housing Network, it is unique for HUD subsidized housing because of its configuration. It is an 8-story, brick-clad Modernist building with a large open central courtyard. The corridors are single loaded and all units face outward.

CONCLUSION

The Westerly Apartments are of local and statewide significance under Criterion A for three reasons: 1) it is the first use in Ohio, of the U. S. Housing Act's Section 202 federal loan program for elderly housing by the Lakewood Senior Citizens, Inc. as documented above by its 001 project number, and one of the earliest uses of this initiative nationally. 2) for the precedent-setting sponsorship by the Lakewood Jaycees of this type of project nationally by a local chapter of this organization; and 3) for the precedent-setting combination of affordable high-rise living units together with a vital community center open to all of Lakewood's senior citizens. This project has been a success since its inception and still maintains a near-100 percent occupancy. It has consistently received favorable national attention and is considered by the National Council on the Aging to be an exemplary facility as cited in the narrative above and Additional Item 9. Specifically, in March 1964, the Ohio Jaycees awarded the Lakewood Jaycees first place for this project and on 2 July 1964, at the Jaycees annual national convention in Dallas, Texas, the Lakewood Jaycees were named the sponsors of the best project in the country for a city between 50,000 and 200,000 for the Westerly Apartments. Senior officials of the federal Home and Housing Financing Agency and interested persons from around the country were frequent visitors who came to study this exemplary "Section 202" achievement.^{xiv}

The Westerly Apartments are significant locally under Criterion C, for three reasons: 1) it represents the use of Modernist Architecture that combines an asymmetrical, dynamic compositional aesthetic and the basic concepts of Modernist design principles to serve a specific societal need: affordable housing for the elderly. However, by rejecting a harsh, machine-like aesthetic and using a soft, red brick for the wall spandrels the buildings project a humane, welcoming feeling. The wisdom of this approach is evident in the nearly-100% occupancy that the Westerly Apartments have maintained since its inception 50 years ago. 2) This project started the Weinberg and Teare architectural firm on a Post-World War Two practice that led to the building of numerous equally-successful multi-unit, high-rise projects in Ohio and elsewhere as

^{xiv} DeArv G. Barton. "How It Came To Pass: The Westerly and Barton Center". Pp 21, 22.

Westerly Apartments
Name of Property

Cuyahoga, Ohio
County and State

listed on page 9 above and in Additional Item 7, many of them providing low-income housing for the elderly. And 3) the architects, Joseph Weinberg and Wallace Teare are notable for their pioneering work in the fields of public housing, housing for the elderly and urban renewal using Modernist architectural techniques from their initial collaboration on a 1932 public housing project that attracted the attention of the Museum of Modern Art as it was developing an exhibition that defined the International Style. This early recognition signified the beginning of their subsequent careers that focused on designing high-quality multi-unit housing, much of it for the elderly, as recognized by their achieving Fellowship status in the American Institute of Architects, among other honors.

Developmental history/additional historic context information (if appropriate)

9. Major Bibliographical References

Bibliography (Cite the books, articles, and other sources used in preparing this form.)

A. Primary Sources.

1. Herman Gibans Fodor, Inc. Westerly Apartments Office Files (approximately 3 lineal feet of correspondence, architectural drawings and specifications, product literature and project photographs).
2. Herman Gibans Fodor, Inc. Wallace Teare's Professional Library and Papers (approximately 20 lineal feet). This collection is in the process of transfer to the Kelvin Smith Library, Case Western Reserve University.
3. Lakewood Senior Center, Inc. Westerly Apartments Office Files (approximately 3 lineal feet of correspondence, financial records, promotional literature and news clippings).
4. Cleveland Museum of Art, Collections, Exhibition Compendium, Box/Folder 4/5, regarding the Weinberg, Conrad and Teare project for a housing development that was shown in its 1932 exhibit on early regional examples of Modernist architecture in multi-unit housing.
5. Memoir by DeArv G. Barton: "How It Came To Pass: The Westerly and Barton Center". 1982. A 75-page typescript, with ink-line drawings and black and white photographs reproduced by the Barton Center.

B. Secondary Sources.

1. Drexler, Arthur. *Ludwig Mies van der Rohe*. New York: George Braziller, Inc., 1960.
2. Frampton, Kenneth. *Modern Architecture: A Critical History*. London: Thames and Hudson Ltd, 1985.
3. Giedion, Siegfried. *Space, Time and Architecture*. Cambridge: Harvard University Press, 5th ed., 1956.
4. Green, Isaac et al. *Housing for the Elderly: The Development and Design Process*. New York: Van Nostrand Reinhold Company, 1975. Hitchcock, Henry-Russell and Johnson, Philip. *The International Style*. New York: W. Norton & Company 1932; reprinted ed. New York: The Norton Library, 1966.
5. Jencks, Charles. *Modern Movements in Architecture*. New York: Doubleday, 1973.
6. Jordan, Joe J., FAIA. *Senior Center Facilities*. Washington, DC: The National Council on the Aging, Inc., 1975.
7. Lawton, M. Powell. *Planning and Managing Housing for the Elderly*. New York: John Wiley & Sons, 1975.
8. Le Corbusier. *Towards A New Architecture*. London: The Architectural Press, 1959; reprint of first English edition, 1927.
9. Mitchell, J. Paul. *Federal Housing Policy & Programs, Past and Present*. New Brunswick, NJ: Rutgers, Center for Urban Policy Research, 1985.
10. Mumford, Eric. *The CIAM Discourse on Urbanism, 1928-1960*. Cambridge, MIT Press, 2000.
11. Poppeliers, John et al. *What Style is It?* New York: John Wiley & Sons, Inc., 1983.
12. Scully, Vincent, Jr. *Modern Architecture*. New York: George Braziller, 1961; 5th printing 1971.
13. Van Tassel, David and Grabowski, John. *The Dictionary of Cleveland Biography*. Bloomington: Indiana University Press, 1996.
14. _____, *The Encyclopedia of Cleveland History*. Bloomington: Indiana University Press, 2nd Edition, 1996.
15. Weiss, Joseph Douglas, AIA. *Better Buildings for the Aged*. New York: McGraw-Hill Book Company, 1969.

Informal interviews were held with Lawrence E. Faulhaber (19 October 2012), who served as a trustee and treasurer of the Lakewood Senior Center during its formative years and later as long-time general manager of the Westerly Apartments to review and confirm factual information on the evolution of the property and James G. Herman, AIA (11 December 2012), partner in the firm Weinberg, Teare, Fischer and Herman during the construction of Westerlys II and III and now senior partner in the firm Herman Gibans Fodor, Inc. Architects to review Wallace Teare's role in the Westerly Apartments project and his career in general.

Westerly Apartments
Name of Property

Cuyahoga, Ohio
County and State

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: Herman Gibans Fodor, Inc., Architects; Lakewood Senior Citizens, Inc.; Cleveland Museum of Art

Historic Resources Survey Number (if assigned): N/A

10. Geographical Data

Acreage of Property 4.2 acres
(Do not include previously listed resource acreage.)

UTM References

(Place additional UTM references on a continuation sheet.)

1	<u>17</u> Zone	<u>433693</u> Easting	<u>4592812</u> Northing	3	<u> </u> Zone	<u> </u> Easting	<u> </u> Northing
2	<u> </u> Zone	<u> </u> Easting	<u> </u> Northing	4	<u> </u> Zone	<u> </u> Easting	<u> </u> Northing

Verbal Boundary Description (Describe the boundaries of the property.)

The Westerly Apartments site is located in a Commercial District of the City of Lakewood. It is bounded on the south by Detroit Avenue; on the east by a Lutheran Church and private residences; on the west by commercial properties and on the north by the Norfolk and southern Railroad right-of-way. The legal boundaries of the site encompass Permanent Parcel Numbers 312-20-044, 312-20-045, 312-20-046, 312-20-050 and 312-20-051.

Boundary Justification (Explain why the boundaries were selected.)

The boundaries reflect the historic extent of the nominated property.

11. Form Prepared By

name/title Ted Sande, AIA Emeritus, Historic Preservation Consultant

organization _____ date 15 April 2013

street & number 13415 Shaker Boulevard, Suite 11-H-4 telephone 216-577-6325

city or town Cleveland state OH zip code 44120

e-mail tedsande@ameritech.net

Westerly Apartments
Name of Property

Cuyahoga, Ohio
County and State

Additional Documentation

Submit the following items with the completed form:

- **Maps:** A **USGS map** (7.5 or 15 minute series) indicating the property's location.

Lakewood Quadrangle, Ohio-Cuyahoga County, 7.5 Minute Series (Topographics), annotated.

A **Sketch map** for historic districts and properties having large acreage or numerous resources. Key all photographs to this map.

See attached Photo Location Keys 1, 2, and 3.

- **Continuation Sheets** None

Additional items: (Check with the SHPO or FPO for any additional items.)

- 1 Location Map, Zoning Map, City of Lakewood, Ohio (11 x 17 inches).
- 2 Westerly Apartments, Overall Ground Floor Site Plan – Existing Conditions (8 ½ x 11 inches).
- 3 Westerly Apartments, Overall First Floor Site Plan - Existing Conditions (8 ½ x 11 inches).
- 4 Historical Aerial Photograph, black and white, n.d., showing Westerly's I and II and the automobile dealership site where Westerly III was constructed in 1973-74. (original 8 x 10 inches) Horace B. Newell Photography, Herman Gibans Fodor, Inc., Architects Office Files.
- 5 Historical photograph, black and white, n.d. showing study model for Westerly III (original 8 x 10), Herman Gibans Fodor Inc. Office Files.
- 6 Firm History 1933-12010, Herman Gibans Fodor, Inc., Architects Office Files, 3 pages (sections dealing with Multi-family Housing and Senior Living; 8 ½ x 11 inches).
- 7 Herman Gibans Fodor, Inc., Architects. Experience – Low Income Affordable Housing, 3 pages (8 ½ x 11 inches).
- 8 Letter from Philip Johnson to Wallace G. Teare dated 5 August 1932 and two exhibit photographs regarding a companion exhibition on the International Style held at the Cleveland Museum of Art in the Fall of 1932 (8½ x 11 inches.) Cleveland Museum of Art Archives, Exhibition Compendium, Box/Folder 4/5.
- 9 Lakewood Senior Citizens, Inc. Events Timeline, 3 pages, 1955 - 1979. Lakewood Senior Citizens, Inc. Office Files (8 ½ x 11 inches).
- 10 HUD Basic Contract Renewal cover sheet showing Westerly I FHA Project Number 042SH001(042 is the state designation, SH is Senior Housing, and 001 is the project number, (8 ½ x 11).
- 11 Westerly / Barton Center Brochure, n.d., 36 pages with graphic fold-out covers (8 ½ x 11 inches).
- 12 Letter from John Alfano, President & CEO of LeadingAge Ohio dated April 15 2013 confirming the Westerly Apartments unique status among housing for the elderly facilities in Ohio.
- 13 Statement from James G. Herman, AIA, senior principal in the firm of Herman Gibans Fodor, Inc. Architects, summarizing the influence of the Westerly Apartments on subsequent senior citizen housing projects of the firm Weinberg, Teare, Fischer and Herman, Architects, 8 pages with illustrations.

Westerly Apartments
Name of Property

Cuyahoga, Ohio
County and State

Photographs:

Submit clear and descriptive photographs. The size of each image must be 1600x1200 pixels at 300 ppi (pixels per inch) or larger. Key all photographs to the sketch map.

Name of Property: Westerly Apartments

City or Vicinity: Lakewood

County: Cuyahoga State: Ohio

Photographer: Ted Sande, AIA Emeritus, Historic Preservation Consultant
13415 Shaker Blvd., Suite 11-H-4, Cleveland, Ohio 44120

Date Photographed: 9 December 2012

Description of Photograph(s) and number: (35mm 400 T-max film)

- 1 of 24. Context View, looking west from Bunts Road
- 2 of 24. Context View, looking east from Marlowe Avenue
- 3 of 24. Westerly III, west and south walls, looking north
- 4 of 24. Westerly III and Westerly I, west and south walls, looking northeast
- 5 of 24. Westerly I, west and south walls, looking northeast
- 6 of 24. Westerly III, east wall, Westerly II south wall, Westerly I west and south walls, looking north
- 7 of 24. Westerly III, south and east walls, looking northwest
- 8 of 24. Westerly I, south and east walls, looking northwest
- 9 of 24. Westerly III, east wall, Westerly I, south and east walls, looking northwest
- 10 of 24. Rotunda, south wall, looking north
- 11 of 24. Westerly I, north wall, Barton Center east entrance, looking southwest
- 12 of 24. Westerly I, north wall, Westerly II, east wall, looking south
- 13 of 24. Westerly II, west and north walls, looking southeast
- 14 of 24. Westerly II, north wall, Westerly III, north wall, looking south
- 15 of 24. Barton Center, west entrance, looking east
- 16 of 24. Westerly II, south wall, Barton Center west entrance, Westerly I, west wall, looking northeast
- 17 of 24. Rotunda, north wall, looking south
- 18 of 24. Westerly III, Interior, south lobby, looking southeast
- 19 of 24. Westerly I, Interior, corridor, looking north
- 20 of 24. Interior, Rotunda, looking west
- 21 of 24. Interior, Barton Center, Lounge, looking east
- 22 of 24. Interior, Barton Center, Lounge, looking north
- 23 of 24. Interior, Barton Center, Auditorium, looking north
- 24 of 24. Interior, Barton Center, East Entrance, looking north

Property Owner:

(Complete this item at the request of the SHPO or FPO.)

name Lakewood Senior Citizens, Inc.

street & number 14300 Detroit Avenue telephone 216-521-7260 ext 130

city or town Lakewood state OH zip code 44107

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 18 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.

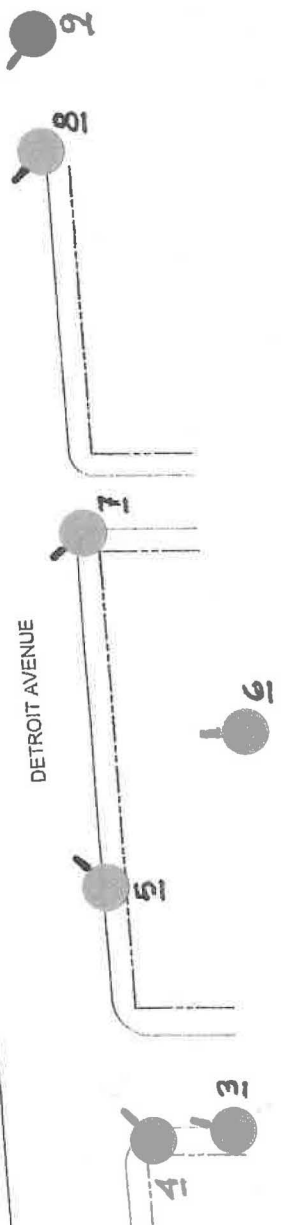
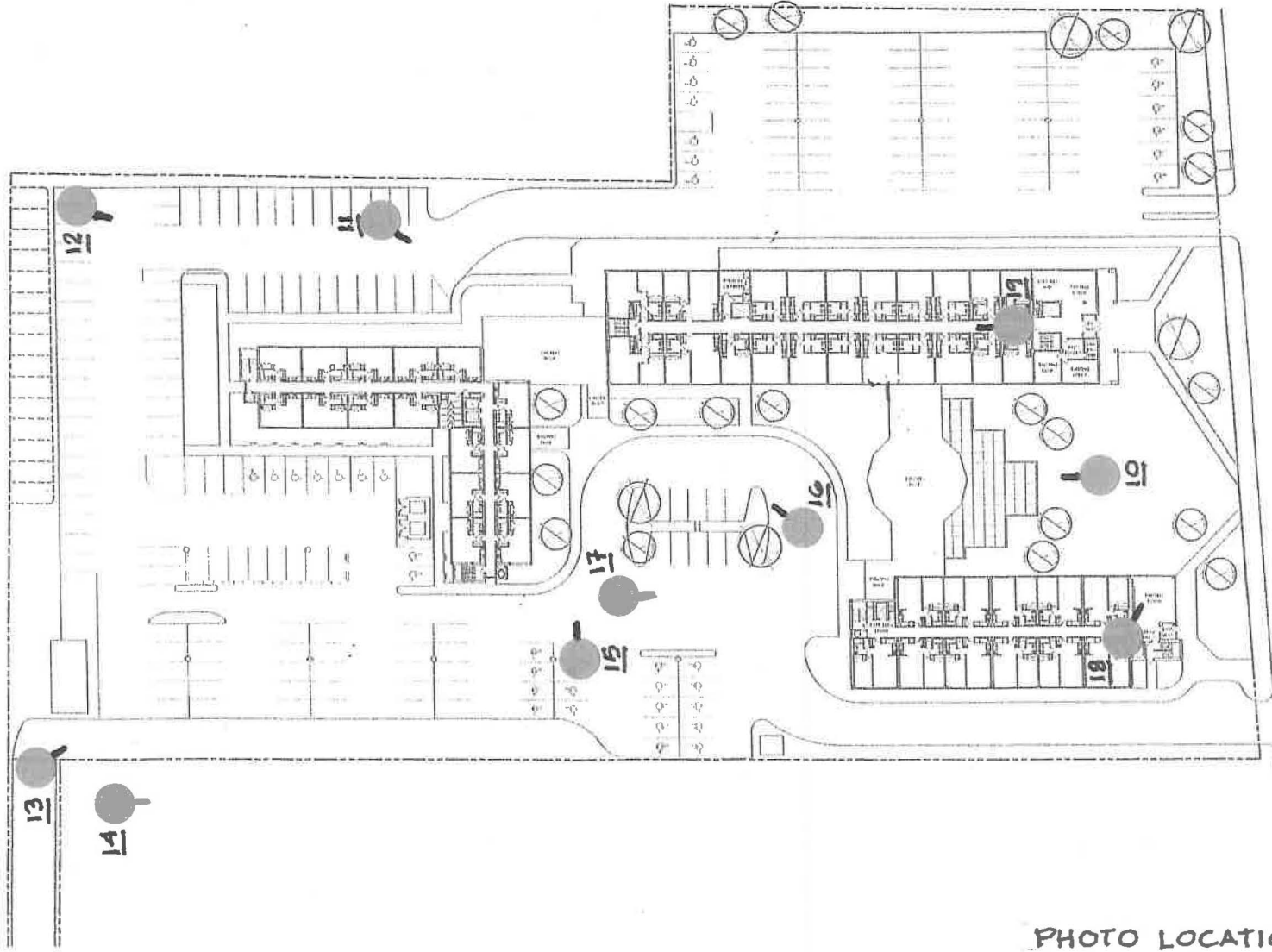
Westerly Apartments
Name of Property

Cuyahoga, Ohio
County and State

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 18 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.

WESTERLY APARTMENTS, CUYAHOGA COUNTY, OHIO



OVERALL FIRST FLOOR SITE PLAN - EXISTING CONDITIONS

SEPTEMBER 20, 2012



PHOTO LOCATION KEY - 2

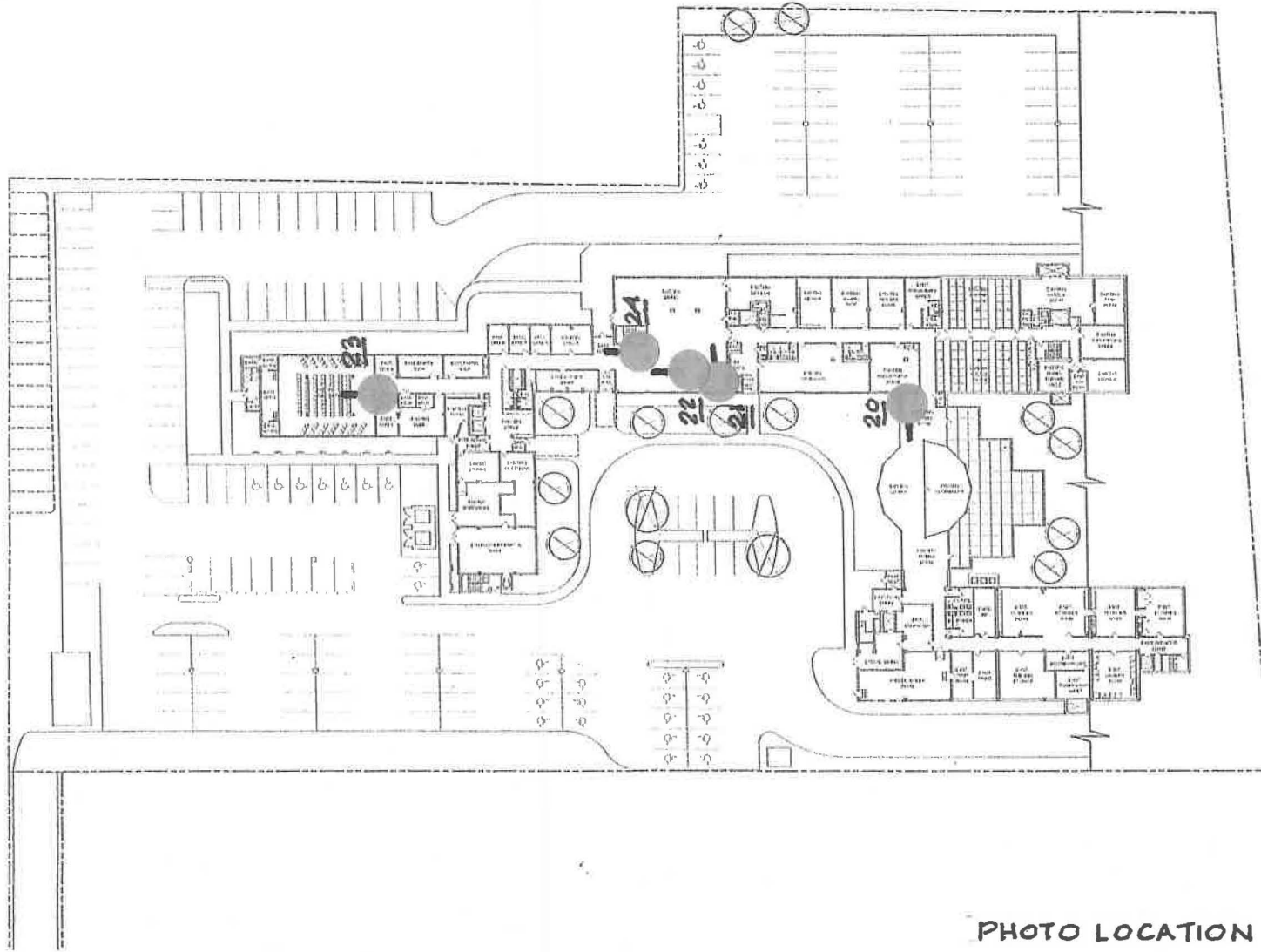
WESTERLY APARTMENTS

14300 Detroit Avenue
Lakewood Senior Citizens, Inc.
Cleveland Housing Network, LLC

Lakewood, Ohio
Herman Gibans Fodor - Architects
Snively Construction, Inc.

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WESTERLY APARTMENTS, CUYAHOGA COUNTY, OHIO



DETROIT AVENUE

PHOTO LOCATION KEY - 3

WESTERLY APARTMENTS

14300 Detroit Avenue
Lakewood Senior Citizens, Inc.
Cleveland Housing Network, LLC

Lakewood, Ohio
Herman Gibans Fodor - Architects
Snively Construction, Inc.

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OVERALL GROUND FLOOR SITE PLAN - EXISTING CONDITIONS

SEPTEMBER 20, 2012









WESTERLY

DETROIT

STOP



WESTERLY

14312

Baron Center



WESTERLY
Walter D. Clark
Clinic







WESTERY
Baycon
Centre



















BARTON CENTER

NO PARKING
FIRE LANE
PRIVATE PROPERTY
TOW AWAY ZONE
NO LOADING
UNLOADING
OR STAGING
BASKET BICYCLES
OR OTHER DEVICES ARE
ALLOWED TO BE
LEFT ON THE STREET











**TEAMWORK
MAKES THE
DREAM
WORK!**









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a

National Register of Historic Places

Archivist note to the record

Correspondence

The Correspondence consists of communications from (and possibly to) the nominating authority, notes from the staff of the National Register of Historic Places, and/or other material the National Register of Historic Places received associated with the property.

Correspondence may also include information from other sources, drafts of the nomination, letters of support or objection, memorandums, and ephemera which document the efforts to recognize the property.

UNITED STATES DEPARTMENT OF THE INTERIOR ;
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

REQUESTED ACTION: APPEAL

PROPERTY NAME: Westerly Apartments

MULTIPLE NAME:

STATE & COUNTY: OHIO / Cuyahoga

DATE RECEIVED: 07/12/13 DATE OF PENDING LIST:
DATE OF 16TH DAY: DATE OF 45TH DAY: 08/27/13
DATE OF WEEKLY LIST:

REFERENCE NUMBER:

DETAILED EVALUATION:

 ACCEPT RETURN REJECT DATE

ABSTRACT/SUMMARY COMMENTS:

The Keeper of the National Register sustained the appeal and has requested the SHPO to forward the nomination. See keeper's letter dated 8/21/2013

RECOM./CRITERIA Sustain Appeal

REVIEWER _____ DISCIPLINE _____

TELEPHONE _____
DATE 8/21/2013

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 National Park Service.



United States Department of the Interior

NATIONAL PARK SERVICE
1849 C Street, N.W.
Washington, D.C. 20240

IN REPLY REFER TO:

H32(2280)

AUG 21 2013

Mr. Burt Logan
State Historic Preservation Officer
Ohio Historic Preservation Office
Ohio Historical Society
800 E. 17th Avenue
Columbus, OH 43211-2474

Dear Mr. Logan:

On July 6, 2013, Mr. Ted Sande appealed the State's decision not to nominate the Westerly Apartments, located at 14300 Detroit Avenue, in Lakewood, Cuyahoga County, Ohio, to the National Register of Historic Places. This appeal is pursuant to Federal regulations, 36 CFR Part 60.12.

After carefully reviewing the documentation submitted on appeal, including his appeal letter, the National Register nomination form submitted to the State and considered by the Ohio Historic Site Preservation Advisory Board at their June 21, 2013, meeting, your letter dated July 26, 2013, responding to the appeal, and the minutes of the Advisory Board meeting at which the Board disapproved the nomination, I have sustained Mr. Sande's appeal. The Westerly Apartments appears to be of local and statewide significance under National Register Criterion A, within the area of significance of Social History, and of local significance under Criterion C within the area of significance of Architecture. As a property that has achieved significance within the past fifty years (with a defined period of significance of 1962-1974), the Westerly Apartments appear to meet National Register Criteria Consideration G for exceptional importance.

I have paid careful attention to the July 1, 2013, letter from Barbara Powers, Department Head, Inventory and Registration, to Mr. Sande, in which she detailed the concerns with the nomination expressed by the Advisory Board. The issues described in the letter relate to how the property type was defined, the exceptional significance of the apartments, and the appropriate historic context in which to evaluate the property. I have concluded that the nomination form adequately addresses all of these issues and establishes the historical and architectural importance of the Westerly Apartments.

In conclusion, I am requesting that you, as State Historic Preservation Officer, forward the original nomination form and accompanying documentation for the Westerly Apartments to the National Register, pursuant to National Register regulations 36 CFR 60.6. A final decision on the eligibility of the property for listing in the National Register will be made upon receipt and consideration of the State's submission.

Thank you for your assistance in this matter.

Sincerely,

Carol D. Shull

Carol D. Shull
Interim Keeper of the National Register
of Historic Places

cc: Mr. Ted Sande, AIA
Preservation Consultant
13415 Shaker Blvd.
Suite 11-H-4
Cleveland, Ohio 44120



United States Department of the Interior

NATIONAL PARK SERVICE
1849 C Street, N.W.
Washington, D.C. 20240

IN REPLY REFER TO:

H32(2280)

AUG 21 2013

Mr. Ted Sande, AIA
Preservation Consultant
13415 Shaker Blvd.
Suite 11-H-4
Cleveland, Ohio 44120

Dear Mr. Sande:

Thank you for your letter dated July 6, 2013, appealing the State's decision not to nominate the Westerly Apartments, located at 14300 Detroit Avenue, in Lakewood, Cuyahoga County, Ohio, to the National Register of Historic Places. This appeal is pursuant to Federal regulations, 36 CFR Part 60.12.

After carefully reviewing the documentation submitted on appeal, including your appeal letter, the National Register registration form submitted to the State and considered by the Ohio Historic Site Preservation Advisory Board at their June 21, 2013, meeting; the letter dated July 26, 2013, from the State Historic Preservation Officer responding to the appeal, and the minutes of the Advisory Board meeting at which the Board disapproved the nomination, I have sustained your appeal. The Westerly Apartments appears to be of local and statewide significance under National Register Criterion A, within the area of significance of Social History, and of local significance under Criterion C within the area of significance of Architecture. As a property that has achieved significance within the past fifty years (with a defined period of significance of 1962-1974), the Westerly Apartments appears to meet National Register Criteria Consideration G for exceptional importance. In a separate letter, I have requested that Mr. Burt Logan, State Historic Preservation Officer, forward the original nomination form for the Westerly Apartments to the National Register pursuant to National Register regulations 36 CFR 60.6.

A final decision on the eligibility of the property for listing in the National Register will be made upon receipt and consideration of the State's submission. If you have any questions, please contact Patrick Andrus of the National Register staff at (202) 354-2218.

Sincerely,

Carol D. Shull
Interim Keeper of the National Register
of Historic Places

cc: Mr. Burt Logan
State Historic Preservation Officer
Ohio Historic Preservation Office
Ohio Historical Society
800 E. 17th Avenue
Columbus, OH 43211-2474

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

REQUESTED ACTION: NOMINATION-THREE DAY COMMENT PERIOD

PROPERTY NAME: Westerly Apartments

MULTIPLE NAME:

STATE & COUNTY: OHIO, Cuyahoga

DATE RECEIVED: 08/30/2013
DATE OF 16TH DAY:
DATE OF WEEKLY LIST:

DATE OF PENDING LIST: 9/23/2013
DATE OF 45TH DAY: 10/14/2013

REFERENCE NUMBER: 13000841

NOMINATOR: STATE

REASONS FOR REVIEW:

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

COMMENT WAIVER: Shortened to 3 days

ACCEPT RETURN REJECT 9/27/2013 DATE

ABSTRACT/SUMMARY COMMENTS:

This nomination was the subject of an appeal to the National Register of the State's refusal to nominate - the appeal was sustained (see Keeper of the National Register of Historic Places' letter dated Aug. 21, 2013).

RECOM./CRITERIA Accept A&C

REVIEWER Patrick Anderson

DISCIPLINE Historian

TELEPHONE _____

DATE 9/27/2013

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

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 Westerly Apartments
For nomination of the August 22, 2013 to the National Register of Historic Places:

- Original National Register of Historic Places nomination form
- Multiple Property Nomination Cover Document
- Multiple Property Nomination form
- Photographs (1-24)
- CD with electronic images
- 1 Original USGS map(s)
- Sketch map(s)/Photograph view map(s)/Floor plan(s)
- Piece(s) of correspondence
- Other add'l supplemental informational items, brochures and copies of historic documents – add'l documentation for nomination _____

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: NR eligibility appeal of nomination sustained by Interim Keeper of the National Register, August 21, 2013 _____



August 22, 2013

Ms. Carol D. Shull, Interim 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. All appropriate notification procedures have been followed for the new nomination submission.

NEW NOMINATION

Westerly Apartments

COUNTY

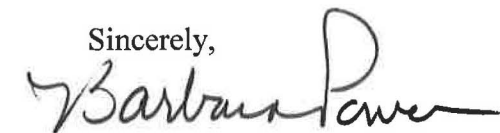
Cuyahoga

The state review board's recommendation to the SHPO not to nominate the Westerly Apartments was appealed on July 6, 2013. The appeal was sustained on August 21, 2013. As per the request of the appeal letter the National Register nomination for the Westerly Apartments, Cuyahoga County, Ohio is being forwarded to the National Register for official listing.

The nomination for the Westerly Apartments must be listed before September 30, 2013 in order for to qualify for the next round of the Ohio Historic Preservation Tax Credit. In order to expedite the listing of this property I am requesting waiving the 15-day commenting period in the Federal Register for the nomination and that the nomination is listed as soon as possible. The chief elected official and the Certified Local Government contact for the community have received the appropriate notification from the Ohio Historic Preservation Office and the property owner is in full support of the nomination of their property. This nomination for an apartment complex has a single private property owner.

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,

for 
Burt Logan

Executive Director and CEO
State Historic Preservation Officer

Enclosures

OHIO HISTORICAL SOCIETY

Ohio Historic Preservation Office

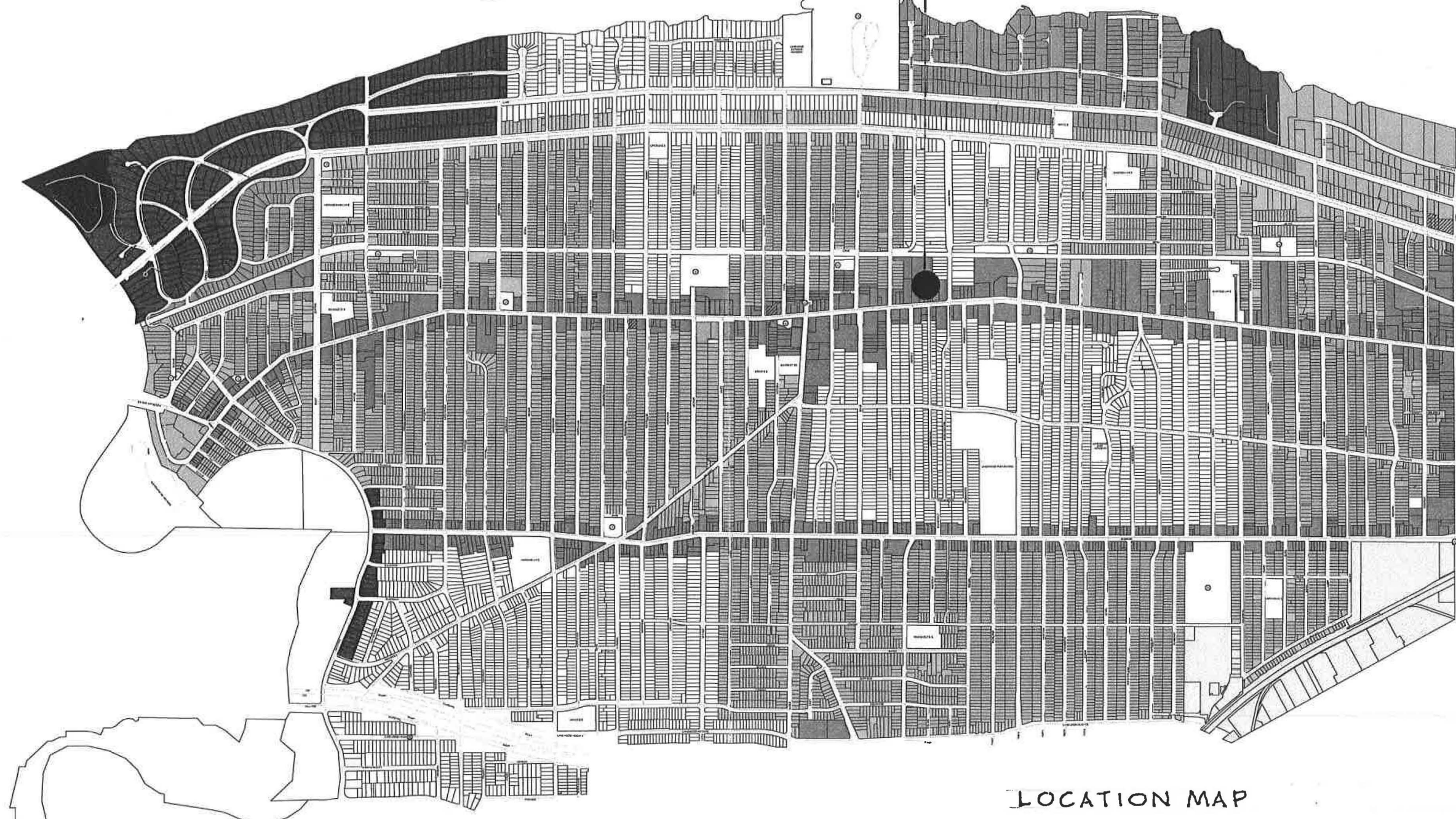
800 East 17th Avenue, Columbus, Ohio 43211 ph: 614.298.2000 fx: 614.298.2037

www.ohiohistory.org

WESTERLY APTS. (BLDGS. I, II AND III)

LAKE

ERIE



LOCATION MAP

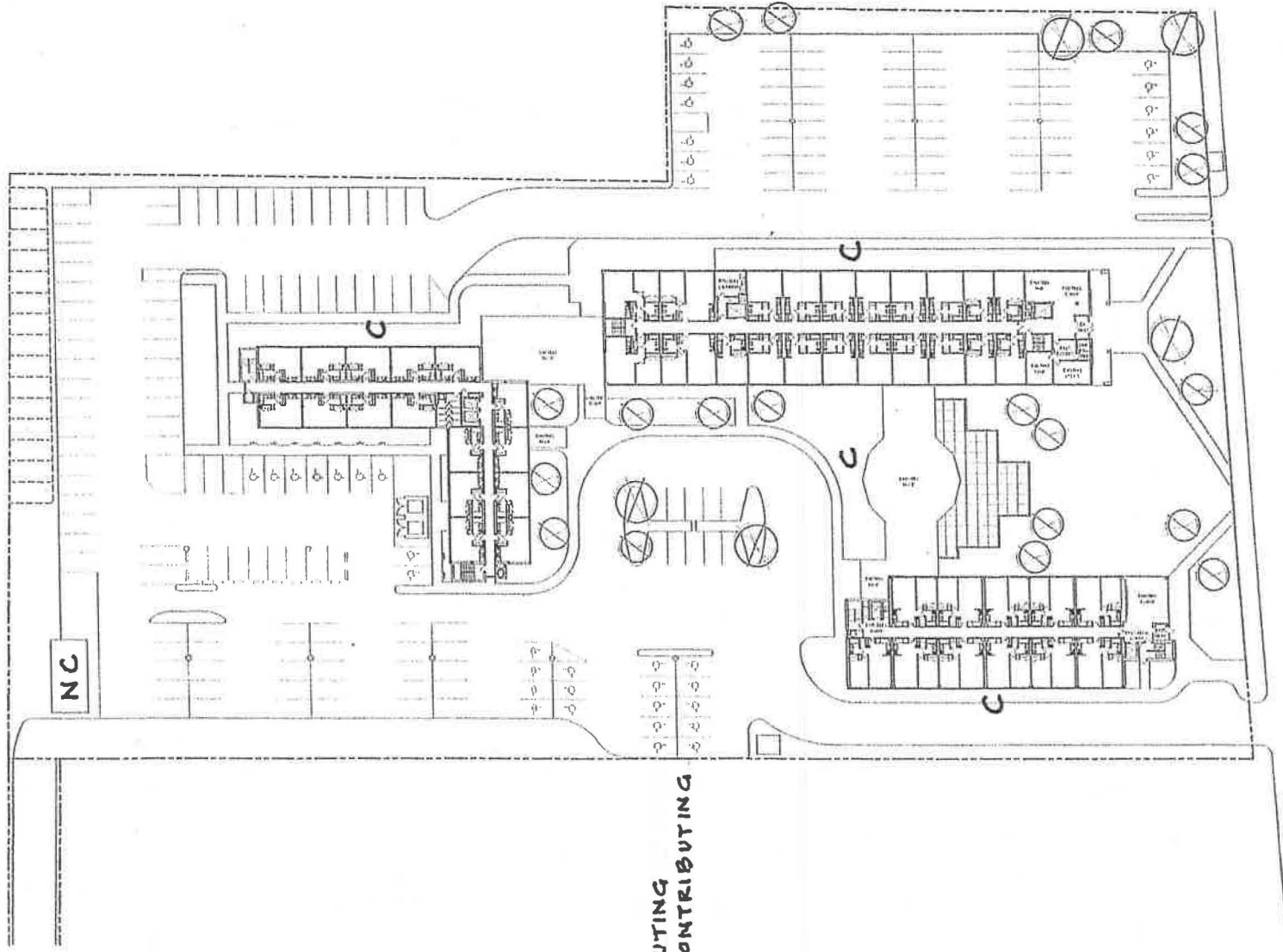
LEGEND

- | | | | |
|----------------------------------|--|------------------------------------|--------------------------|
| MUOD Mixed Use Overlay District | C1 Commercial, Office | R1H Single-Family, High Density | 1. SLOANE PARK |
| PD Planned Development | C2 Commercial, Retail | R1M Single-Family, Medium Density | 2. PARK ROW PARK |
| I Industrial | C3 Commercial, General Business | R1L Single-Family, Low Density | 3. FRANK P. CELESTE PARK |
| | C4 Commercial, Public School | R2 Single- and Two-Family | 4. WEBB PARK |
| | HPD/HP Historic Preservation Districts and/or Historic Properties | L Lagoon | 5. NIAGARA PARK |
| | | MH Multiple-Family, High Density | 6. EDWARDS PARK |
| | | ML Multiple-Family, Low Density | 7. WAGAR PARK |
| | | | 8. KAUFFMAN PARK |
| | | | 9. SINAGRA PARK |
| | | | 10. ISAAC WARREN PARK |
| | | | 11. ST. CHARLES COURT |
| | | | 12. LAKEWOOD PARK |
| | | | 13. MERL BUNTS PARK |
| | | | 14. MADISON PARK |
| | | | 15. COVE PARK |
| | | | 16. LAKEWOOD MINI PARK |

AMENDED: JULY 2009
CUYAHOGA COUNTY, OHIO



ZONING MAP
CITY OF
LAKEWOOD
OHIO



NC

DETROIT AVENUE

OVERALL FIRST FLOOR SITE PLAN - EXISTING CONDITIONS

SEPTEMBER 20, 2012



C - CONTRIBUTING
 NC - NON-CONTRIBUTING

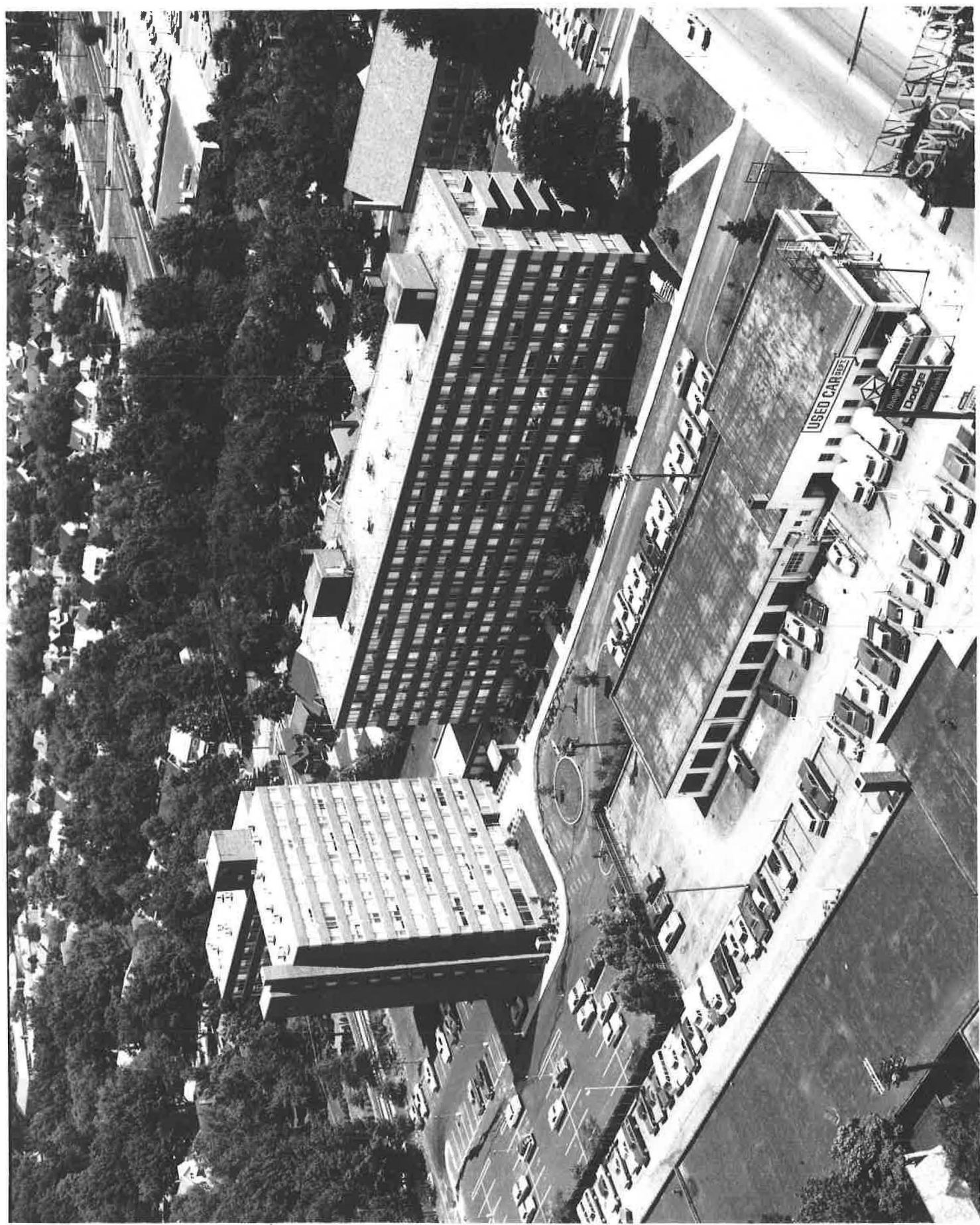


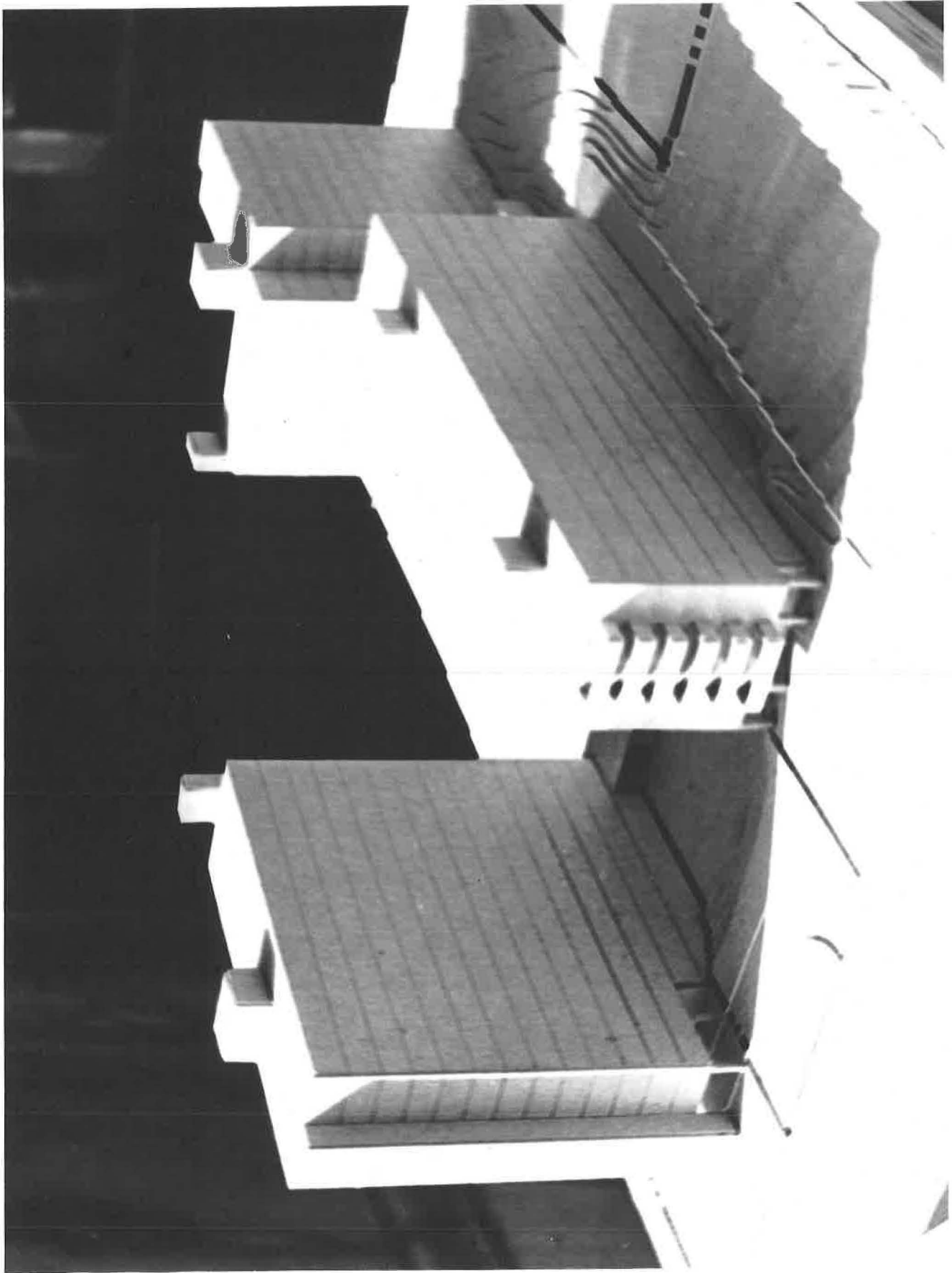
WESTERLY APARTMENTS

14300 Detroit Avenue
 Lakewood Senior Citizens, Inc.
 Cleveland Housing Network, LLC

Lakewood, Ohio
 Herman Gibans Fodor - Architects
 Snively Construction, Inc.

©2012 HERMAN GIBANS FODOR, INC.





FIRM HISTORY 1933—2010

Herman Gibans Fodor, Inc.—Architects

Herman Gibans Fodor, Inc. – Architects (HGF) is one of the longest-established architectural firms in Ohio. Since its founding in Cleveland in 1933 by Joseph L. Weinberg, FAIA and Wallace G. Teare, FAIA, the firm has been in continuous practice, interrupted only by the founders' government service during the Second World War. During this period, the firm has received countless national, state and local awards for outstanding design, its work has been widely published and its principals continue a history of actively participating in professional and community affairs.



Lakeview Terrace – Cleveland, Ohio

PIONEERS IN MULTI-FAMILY HOUSING DESIGN

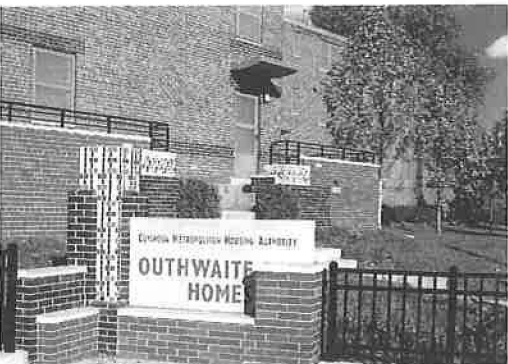
HGF's roots go back to the mid-1930's when the firm's founders, Joseph Weinberg and Wallace Teare joined to design **Lakeview Terrace** in Cleveland, one of the first public housing developments in the United States. This project has long been cited as a model housing community and it established the firm as a pioneer in the design of multi-family housing. In 2008m HGF completed the rehabilitation of Lakeview Terrace, which is now listed on the National Register of Historic Places.



The Meridian – Lakewood, Ohio

Throughout its history, HGF has designed numerous other housing projects, including: **The Chesterfield**, 1966, Cleveland's first downtown luxury apartment house and urban renewal project; six lakefront high-rise apartment buildings on the Gold Coast in Lakewood; and nearly thirty other significant housing developments totaling over 5,800 units of federally assisted housing and over 2,750 privately financed units.

Today, HGF continues its long involvement of providing respectable living environments for families that promote community pride. The firm directed the **Comprehensive Modernization of Outhwaite Homes** for the Cuyahoga Metropolitan Housing Authority. This project, which has become a model for future public housing rehabilitation, has received Urban Design and Preservation Awards from AIA Cleveland and a Preservation Award from the Cleveland Restoration Society.



Outhwaite Homes – Cleveland, Ohio

INNOVATION IN SENIOR LIVING

The design of environments for the elderly has been one of HGF's primary areas of practice for over forty years. The firm's long involvement designing supportive housing and care facilities has established HGF as a nationally recognized leader in this field. Throughout



Firm History 1933—2010

Herman Gibans Fodor, Inc.—Architects



The Westerly - Lakewood, Ohio



Riverview Plaza - Elyria, Ohio

this period, HGF has endeavored to further the aesthetic, practical and social aspects of designing environments for the aging through its built work and community activities.

HGF's work in this area began in the early 1960's with the design of **The Westerly** in Lakewood, the first federally subsidized housing for the elderly in Ohio. This three building complex, with 499 senior living units, is one of the largest and most active centers in the region and was described by the National Council on the Aging as "an exemplary facility."

Throughout the 1960's and 1970's, HGF completed several major senior housing projects in Ohio, Pennsylvania and Connecticut. The majority of these were completed as part of the HUD Section 202 Program for non-profit sponsors or for local public housing authorities. In all cases, HGF approached these projects as an opportunity to create environments that elevated the residents' dignity. This is especially true in the firm's projects for residents with low and moderate incomes, where design objectives had to be met within extremely modest budgets and HUD guidelines.

Of the projects completed during this era, **Riverview Plaza** in Elyria perhaps best exemplifies HGF's abilities to maximize design opportunities within the rigid physical and economic HUD regulations. This thirteen-story public housing building is located along the edge of the Black River and provides excellent views from the cantilevered first-floor balcony and from a majority of suites. The combination of poured-in-place concrete columns, floor slabs and spandrel beams with contrasting brick in-fill panels, together with its unique site, gives the building a high-quality residential appearance seldom found in low-rent housing.

HGF continued designing independent senior apartments through the 1980's and 1990's, including both HUD financed units and market rate housing in established retirement communities. In 1971, with the design of **The Sherrill House** for the Episcopal Diocese of Massachusetts, HGF's work in senior housing environments was extended into the design of skilled nursing facilities. Since that time, HGF has established itself as a leader in the design of long-term care facilities.

Over the intervening years, the firm has completed several nursing homes that challenged preconceived



Firm History 1933—2010

Herman Gibans Fodor, Inc.—Architects



Bruening Health Center at Judson – Cleveland, Ohio



The Gardens of McGregor & Amasa Stone
East Cleveland, Ohio



Progressive Insurance Call Center – Tampa, Florida

notions about providing care for the most frail elderly. Many of the firm's recent designs present innovative solutions to the problem of maximizing staff efficiency while at the same time creating a "home-like" environment. This sensitivity to the needs of the elderly, as well as, HGF's understanding of the complex functional and regulatory requirements surrounding nursing homes has resulted in several nationally recognized projects. These include the **Bruening Health Center at Judson Park Retirement Community** in Cleveland, **Kethley House at Benjamin Rose Place** in Cleveland and **The Gardens of McGregor & Amasa Stone** in East Cleveland.

In recent years, HGF has focused on the design of assisted living facilities. These supportive housing environments provide residents with assistance in the activities of daily living within a residential setting. The firm's design for the **Renaissance Assisted Living** in Olmsted Township was awarded publication in *The AIA National Design for Aging: 1998 Review*. HGF also developed a prototype assisted living facility designed specifically for residents suffering from Alzheimer's Disease and other forms of Dementia. The first two of these prototypes to be implemented, **Kemper House Strongsville** and **Kemper House Mentor**, have received local and national awards for their design innovation. HGF continues to provide its senior living design services to **Eliza Jennings Senior Care Network**, **Eliza Bryant Village**, **Judson at University Circle**, **Kendal at Oberlin**, **Marymount Hospital** and several other leading non-profit organizations.

OFFICE BUILDINGS & RETAIL ARCHITECTURE

Over the years, the firm has completed several multi-tenant and single tenant office buildings and office-warehouse structures. One of HGF's major office building clients over the last twenty years has been Progressive Insurance, for whom it has completed several major projects including the \$32 Million **Tampa Call Center** and the National Association of Industrial/Office Parks (NAIOP) Award winning **Progressive Alpha Buildings** rehabilitation. In addition to corporate offices, HGF has also designed branch bank buildings for **National City Bank** and has completed several medical office building projects for the **University Mednet System**.



EXPERIENCE – LOW INCOME AND AFFORDABLE HOUSING

Year	Project Name	Dwelling Units
2012	Erie Square Apartments , Cleveland, Ohio Low Income Family Housing	44
2012	Greenbridge Commons , Cleveland, Ohio Permanent Supportive Housing	70
2012	Margaret Wagner Apartments II , Cleveland Heights, OH HUD 202 Senior Housing	36
2010	Edison Place Apartments , Niles, Ohio Tax Credit Senior Housing (under construction)	50
2010	Rainbow Apartments I , Cleveland, Ohio Tax Credit Senior Housing	101
2010	Rainbow Apartments II , Cleveland, Ohio Tax Credit Senior Housing	40
2010	Koinonia Village , Cleveland, Ohio Tax Credit Senior Housing	50
2009	Charter House Apartments , Wayne, West Virginia Tax Credit Senior Housing Comprehensive Renovation	73
2008	South Pointe Commons , Cleveland, Ohio Permanent Supportive Housing	78
2008	Cedar Center Apartments , University Heights, Ohio Tax Credit Senior Housing Comprehensive Renovation	82
2008	Warrensville Community House , Cleveland Heights, Ohio Tax Credit Senior Housing Comprehensive Renovation	101
2008	Heritage Apartments , Youngstown, Ohio Tax Credit Senior Housing Comprehensive Renovation	60
2004	AM McGregor Home , East Cleveland, Ohio HUD 202 Assisted Living & Senior Housing Conversion of Existing Nursing Home	79
2004	Lakeview Terrace Estates , Cleveland, Ohio Cuyahoga Metropolitan Housing Authority Comprehensive Modernization	186
2003	Margaret Wagner Apartments I , Cleveland, Ohio HUD 202 Senior Housing Conversion of Existing Nursing Home	24
2002	The Four Seasons Apartments , Kent, Ohio Tax Credit Low Income Senior Housing	54
2002	Outhwaite Homes , Cleveland, Ohio Cuyahoga Metropolitan Housing Authority Comprehensive Modernization	637
2001	Sycamore Place Apartments , Campbell, Ohio Tax Credit Low Income Senior Housing	56
2001	Kemper House Mentor , Mentor, Ohio HUD Financed Assisted Living	54
1999	Eliza Bryant Manor , Cleveland, Ohio HUD 202 Senior Housing	60
1998	Kemper House Strongsville , Strongsville, Ohio	36



EXPERIENCE – LOW INCOME AND AFFORDABLE HOUSING

Year	Project Name	Dwelling Units
	HUD Financed Assisted Living	
1995	Somerset Point Assisted Living , Shaker Heights, Ohio HUD Funded Conversion of Existing Hotel	50
1995	Miracle Village , Cleveland, Ohio Cuyahoga Metropolitan Housing Authority	28
1994	King Kennedy Estate , Cleveland, Ohio Cuyahoga Metropolitan Housing Authority Exterior Renovation	
1993	Oakwood Village , Cleveland, Ohio Cuyahoga Metropolitan Housing Authority Exterior Renovation	
1986	Lakeview Terrace , Cleveland, Ohio Cuyahoga Metropolitan Housing Authority Exterior Renovation	
1985	City Place Center , Springfield, Ohio HUD and Historic Tax Credit Funded Conversion of Existing Hotel	85
1984	Campbell Court , Shaker Heights, Ohio HUD 202 Senior Housing	82
1980	The Harbor View , Sandusky, Ohio HUD 202 Senior Housing	99
1980	The South-Westerly , Lakewood, Ohio HUD 202 Senior Housing	65
1980	Council Garden Addition , Cleveland Heights, Ohio HUD 202 Senior Housing	38
1979	Dunbar Residence , Hamden, Connecticut HUD 202 Senior Housing	179
1973	Lakeview Tower , Cleveland, Ohio Cuyahoga Metropolitan Housing Authority	214
1971	Conrad House , Erie, Pennsylvania HUD 202 Senior Housing	133
1971	Kiwanis Manor of Tiffin , Tiffin, Ohio HUD 202 Senior Housing	135
1970	Riverview Plaza , Elyria, Ohio Lorain Metropolitan Housing Authority	181
1970	Davenport Residence , Hamden, Connecticut HUD 202 Senior Housing	217
1969	The Westerly II , Lakewood, Ohio HUD 202 Senior Housing	160
1969	The Viewpoint , Sandusky, Ohio HUD 202 Senior Housing	153
1968	The Hillrise , Cincinnati, Ohio HUD 202 Senior Housing	137
1968	The Westmoor , Toledo, Ohio HUD 202 Senior Housing	169
1967	Villa Serena , Mayfield Heights, Ohio	242

EXPERIENCE – LOW INCOME AND AFFORDABLE HOUSING

Year	Project Name	Dwelling Units
1966	HUD 202 Senior Housing John F. Kennedy Plaza , Lorain Ohio Lorain Metropolitan Housing Authority	176
1965	The Educator , Parma Heights, Ohio HUD 202 Senior Housing	130
1963	Council Gardens , Cleveland Heights, Ohio HUD 202 Senior Housing	92
1963	The Westerly I , Lakewood, Ohio HUD 202 Senior Housing	160
1937	Lakeview Terrace , Cleveland, Ohio Cuyahoga Metropolitan Housing Authority	620



C O P Y

WESTERLY APARTMENTS, CUYAHOGA COUNTY, OHIO

August 5th, 1932

Mr. Wallace G. Teare
220 Union Building
Cleveland, Ohio

Dear Wallace Teare:

I was very glad to see your project coming along so well when I was in Cleveland.

Mr. McCornack is also preparing something for the Cleveland showing of the Architectural Exhibition, but I hope his exhibit will place its emphasis on city planning.

In regard to the physical aspect of your exhibit, I think it would be advisable for you and certainly agreeable to me if your exhibit would conform to the style already adopted for the whole exhibition.

Each item should be $35\frac{1}{2}$ " high, the width to be according to the proportion. They should be mounted on plywood or heavy vardboard. The plans should be brought to the edge of the mounts without borders.

I think it would be profitable to have an explanatory text which could either be on the mount or on a separate sheet. If separate, the sheet should also be $35\frac{1}{2}$ " high, mounted similarly to the plans. The easiest way to make the text legible is to have it first typewritten and then photostated to the desired size. These details, however, I leave to your judgement,

Very sincerely yours,

(Signed) PHILIP JOHNSON

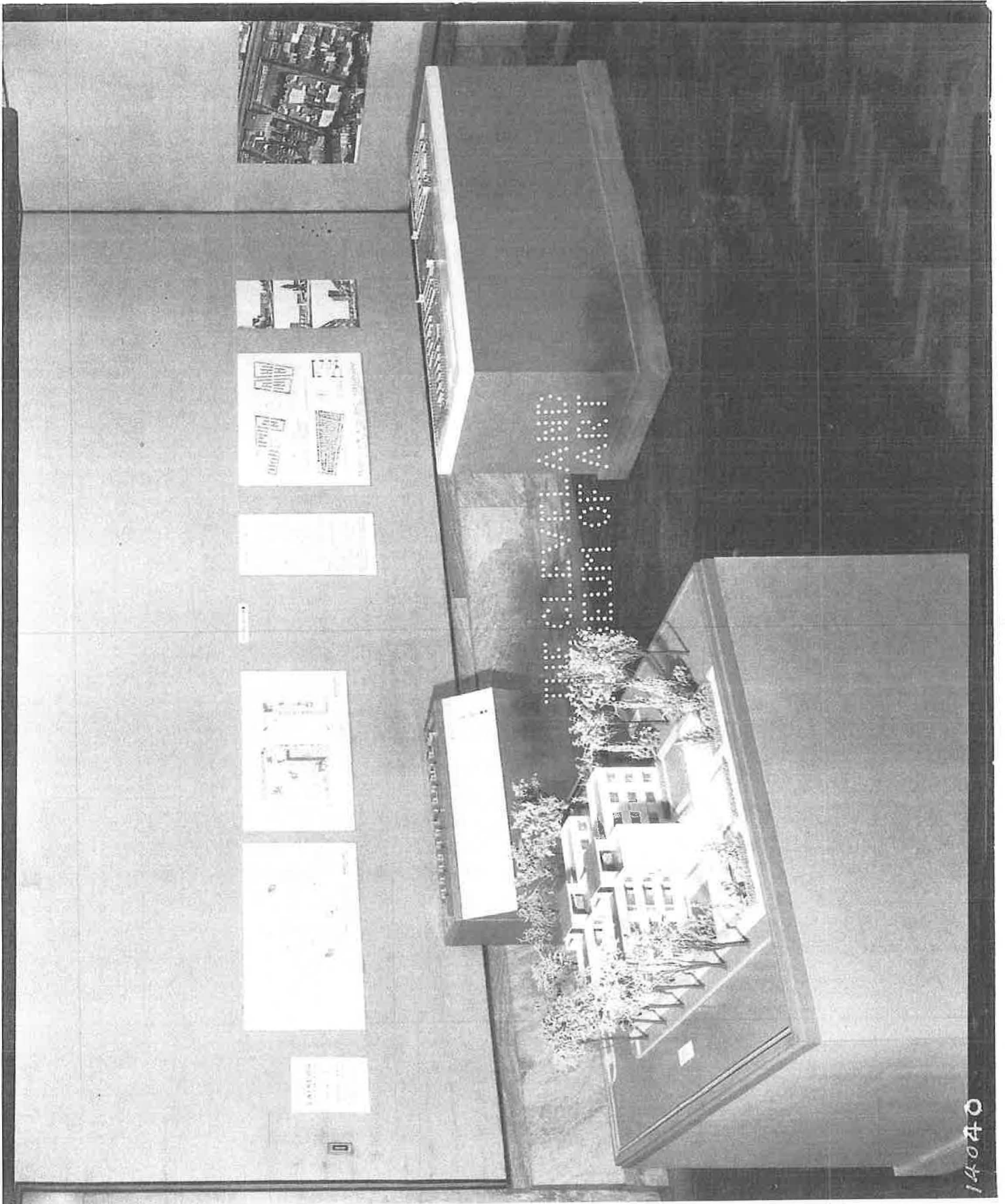
Chairman.

Excerpt from letter to Joseph Weinberg of Weinberg & Teare, September 6th:

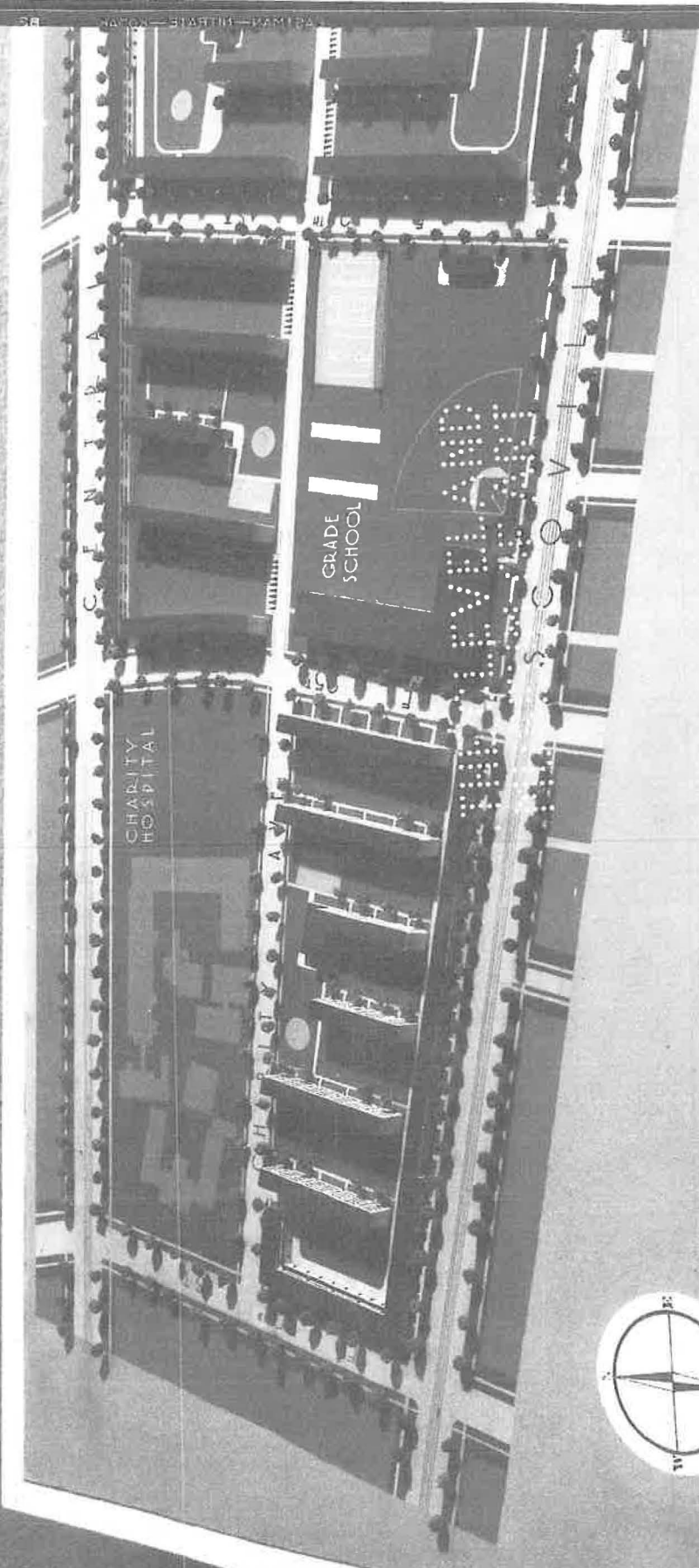
"I know how good your work is and I shall write Mr. Milliken informing him of your participation in the exhibition."

Cleveland Museum of Art
Archives
Collection: Exhibition Compendium
Box/Folder: 4/5
Copied in accordance with the
fair use clause of the
US Copyright Act (section 107)
Not for duplication or reproduction

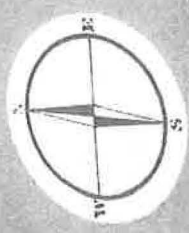
WESTERLY APARTMENTS, CUYAHOGA COUNTY, OH



14040



SCALE 0 100 200 300 400 500 FT



PROJECT FOR A HOUSING DEVELOPMENT
 E 22ND STREET TO E 38 TH STREET — GENERAL AVENUE TO SCOVELL AVENUE
 CLEVELAND OHIO
 AUGUST 11 1932
 JOSEPH L WEINBERG AND CONRAD & TEARE — ARCHITECTS
 CLEVELAND OHIO

13087

A. Lakewood Senior Citizens, Inc. Events Timeline

1955

- Housing Committee for the "Lakewood Golden Age Housing Project selected.
- Housing Committee becomes a corporation, "Lakewood Senior Citizens, Inc." to transact business.

1957

- Application filed with the Federal Housing Administration for a \$3,435,500.00 loan to construct a non-profit apartment building which would serve the lower income elderly. Residents make an initial down payment ranging from \$1,200 - \$2,500 and pay a monthly apartment fee between \$85-\$150.
- Corporation discovers lower income seniors are not interested nor are they able to purchase an apartment, very few tentative sales are made.
- Weinberg and Teare are retained to redesign and erect the building as a conventional apartment building, the "Lake House".

1958

- Lakewood Senior Citizens, Inc. becomes aware of new legislation being developed in Washington under which the Federal Government would make available low interest loans to non-profit organizations for the construction of rental housing for low and middle income elderly.

1959

- New legislation is passed and officially designated, "Section 202 of the Housing Act of 1959."
- 3.6 acres of land is purchased on Detroit Avenue in the heart of Lakewood for the construction of an eight story, 160 suite, high-rise apartment building.

1960

- Section 202 of the Housing Act receives funding.
- Lakewood Methodist Church decides not to sponsor the proposed development.

1961

- Section 202 program loan is secured from the Housing and Home Finance Agencies.
- Lakewood Jaycees decide to sponsor the Lakewood elderly housing project.
- "The Westerly" is chosen as the name for the new building.

1962

- Weinstein Company is selected to construct the 160 unit building at a cost of \$1,475,450.
- Nick Mileti accepts position to coordinate, supervise and manage immediate and future operations of The Westerly.
- Miss. Mary Pickford and her husband, Buddy Rogers visit the Westerly which provides an important public relations boost for the Lakewood elderly housing project.

WESTERLY APARTMENTS, CUYAHOGA COUNTY, OHIO

1963

- First apartment lease is signed.
- Formal dedication ceremony for the Westerly is held.

1964

- Apartments become 100% occupied and a waiting list is started.
- Westerly Senior Center opens; Edward J. Wjoniak is hired as full-time Director. Non-Westerly residents are responsible for an annual membership fee of \$3.00.
- Senior Center library opens its doors staffed by a volunteer librarian during operating hours.

1965

- Westerly Senior Center changes its name to the Barton Center.
- Gladys Arnsen becomes Barton Center Activities Director and Winifred Bowen becomes secretarial assistant.
- Driver Evaluation Program is started. A voluntary program for older drivers who are given simulated road tests, which are then evaluated with the goal of making good drivers even better.
- First Holiday Fair is held by Barton Center to help finance operating costs of the Center and provides an opportunity for community citizens to visit the Center and its facilities.
- Barton Center begins to offer transportation services to its members who reside in Lakewood and wish to be brought to the Center and returned home when ready.

1966

- Weinberg and Teare are asked to present a proposal for the construction of an eleven story, 160 unit, one bedroom apartment building which would connect to the existing Westerly building.
- Application is filed with HUD for another Section 202 loan of \$2,000,000.
- Because construction costs had increased, contractor bids are almost \$300,000 more than anticipated and the reapplication for a loan increase was not approved.
- The building is re-designed to fit the available appropriation. All units are now large efficiency suites. Plans also call for increased office space, activity rooms and a 200-seat auditorium on the ground floor.
- Barton Center is given a \$35,108 grant by the Department of Health, Education and Welfare to complete an in-depth survey of the needs of elderly in their area.

1968

- Faugh and Farmer of Cleveland are selected as contractor for the Westerly addition.
- Groundbreaking ceremonies are held for the Westerly addition, the "North Building".

1971

- North Building becomes fully occupied.
- Discussions begin regarding development of third building.

WESTERLY APARTMENTS, CUYAHOGA COUNTY, OHIO

- Adjoining property to the west of the existing development is purchased from the Podway Automobile Agency.

1972

- Because the Section 202 program had been phased out, an application is filed under the Section 236 program for the development of a fifteen story, 179 unit one bedroom suite building with greenhouse, promenade and sun lounge estimated to cost \$3,800,000.
- Loan application is approved for the amount of \$3,750,200 to develop everything with the exception of the greenhouse/sun lounge structure, "The Rotunda".
- Funds to the develop the Rotunda are secured through a local bank.
- LSC Service Corp. is established (NOT UNTIL 1981)

1973

- Larry Faulhaber becomes General Manager of the Westerly Apartments.

1974

- Faugh and Farmer complete construction of building III, "West Building".
- Federal Rent Supplement Program provides 26 qualifying residents of the West Building with rental assistance.

1976

- Gladys Arnesen and Winifred Bowen retire from their positions at Barton Center.
- Larry Faulhaber is promoted to Managing Director and hires Char McQuilkin as the new Barton Center Activities Director.

1977

- Barton Center begins Saturday morning forums in the auditorium offering talks and discussions on such topics as finance, leisure, housing, and health.

1978

- Section 8 vouchers are made available to forty-five Westerly residents through the Cuyahoga County Metropolitan Housing Authority.
- The six story building and site across the street from the Westerly is purchased by J. Christopher Enterprises with the intention of rehabilitating the building through the FHA Section 8 rehab support program. Once complete, the company would enter into a long-term management agreement with Lakewood Senior Citizens, Inc.

1979

- Number of Section 8 vouchers is increased and nearly 150 Westerly complex residents with incomes less than \$4,000 were benefiting from the program.
- Request for Section 8 rental assistance is approved for the J. Christopher Enterprises' development.
- Teare and Herman design a sixty-five-suite apartment building for the site, the "South Westerly".
- Sherri Britton is hired as full-time special events coordinator for the Barton Center.

U.S. Department of Housing and Urban Development
Office of Housing

Project-based Section 8

HOUSING ASSISTANCE PAYMENTS

BASIC RENEWAL CONTRACT¹

MULTI-YEAR TERM

1 CONTRACT INFORMATION²

PROJECT

Section 8 Project Number: OH12L000010

Section 8 Project Number of Expiring Contract: OH12L000010

FHA Project Number (if applicable): 042SH001

Project Name: WESTERLY I

Project Description:³

14300 DETROIT AVE., LAKEWOOD, OH 44107 -4416

TYPE OF RENEWAL

- Check this box for a project renewed under Section 524(a) of MAHRA (not including a Mark-Up-To-Market renewal).
- Check this box for a project renewed at exception rents under Section 524(b)(1) of MAHRA.

WESTERLY

FOR MEN AND WOMEN, 62 OR OVER...THREE FRIENDLY APARTMENT BUILDINGS

WESTERLY APARTMENTS, CUYAHOGA COUNTY, OHIO

11



Barton Center

A SOCIAL-RECREATIONAL-EDUCATIONAL PLACE TO ENJOY YOURSELF!

WESTERLY

499 APARTMENT-HOMES IN THE HEART OF A BUSY COMMUNITY

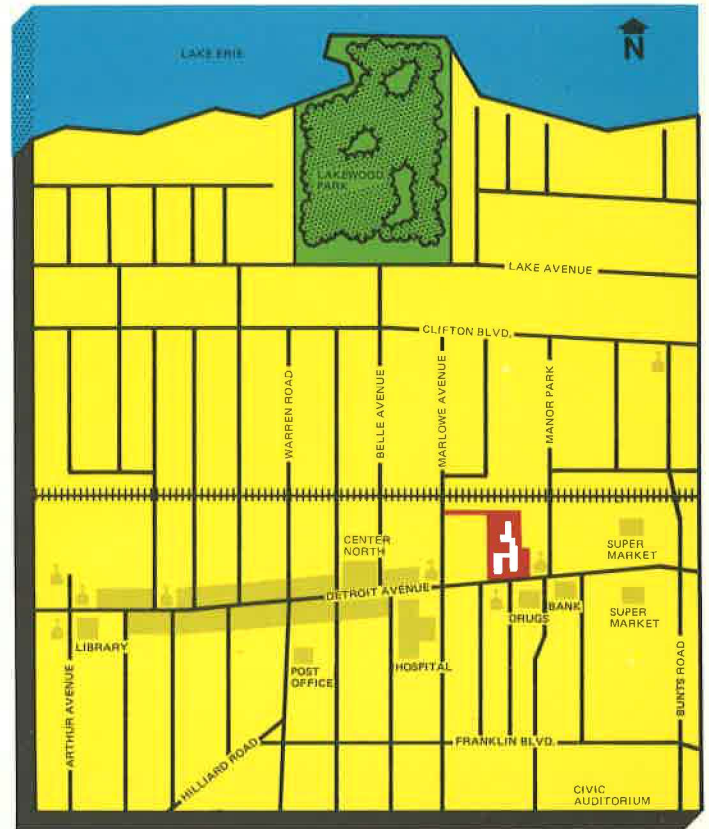
Always, in considering a place to live, you start with LOCATION.

Westerly residents and Barton Center members believe theirs is superb. Lakewood's main business corner, Detroit Avenue and Warren Road, is a short 3½ blocks away. That's probably a 7-minute stroll for you at a leisurely pace. Supermarkets and a drug store are even closer.

Many churches, banks, doctors' and dentists' offices, the post office and public library are within walking distance. Buses to other parts of Lakewood and to downtown Cleveland pick you up in front of the Westerly.

It's only six miles to Cleveland Public Square and four miles to Westgate Shopping Center.

Most important, you're located near congenial people who share many of your interests.



NORTH BUILDING has 10 residential floors. Each one is arranged this way. All suites are **BEDROOM ALCOVES**, all the same size. Please see pages 6 and 7 for pictures and a detailed floor plan.

Corridors are carpeted and have a handrail along one wall. Windows at each end and at the center of the L brighten your way. There's a spic-and-span, coin-operated laundry (washers and dryers) near the elevator on the first floor.

You'll have a storage locker of your own on your floor in the room behind the two elevators.

SOUTH BUILDING has seven residential floors. This plan is typical of each. Each floor has a pair of **TWO-BEDROOM** suites at the sunny south end (see page 10) and four **ONE-BEDROOM** suites at the north end (page 9).

EFFICIENCY suites (page 4) and the larger **STUDIO** suites (page 5) have a view to either the east or west.

Two elevators, one at each end of the carpeted corridor, serve this building. At the south (Detroit Avenue) end is a pleasant sitting room with sliding glass doors and a balcony.

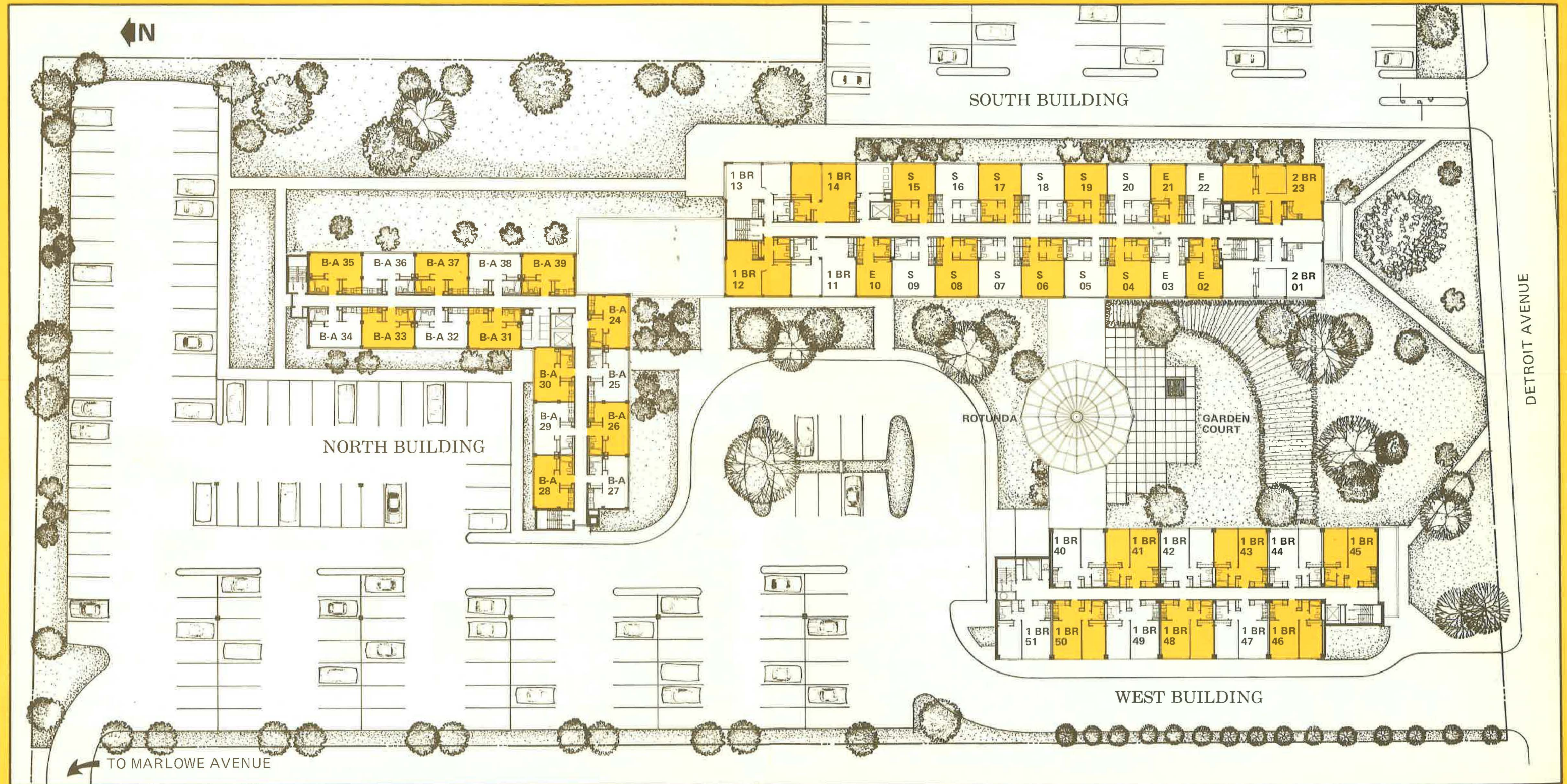
WEST BUILDING has 15 residential floors. Here is the typical plan. All suites have **ONE BEDROOM**, and all are the same size. Please see page 8 for a close-up view.

The laundry room is on the ground floor, next to one of the elevators. Your storage space is a special closet *within* your own suite.

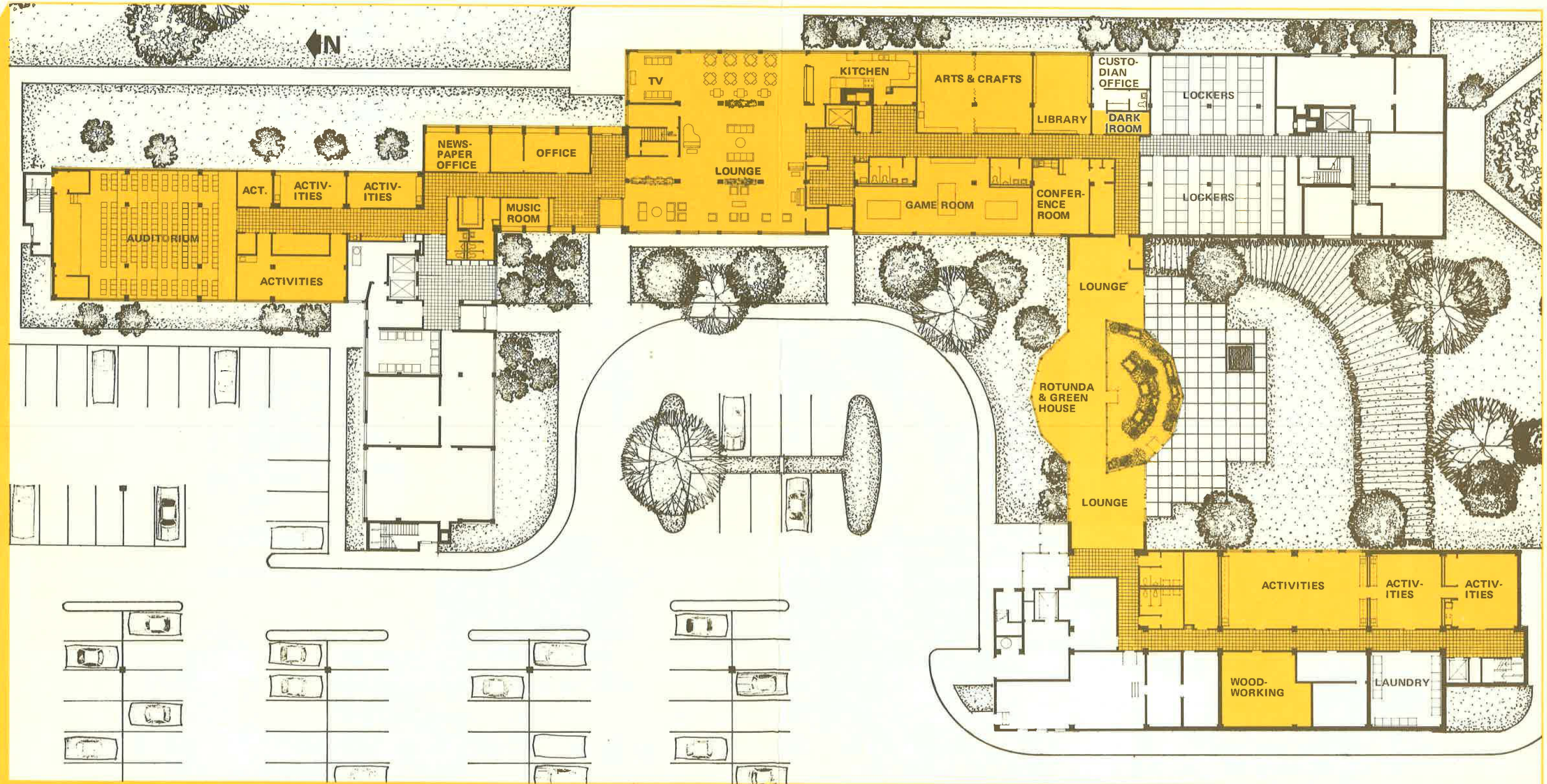
On the second floor only, there's a balcony at the south end. It protects the front entrance—and your comings and going—in wet weather.

Symbols:

E	Efficiency
S	Studio
B-A	Bedroom Alcove
1 BR	One Bedroom
2 BR	Two Bedroom



Gold portion of these ground-floor plans is your family room, front porch, backyard, recreation room, theatre, hobby shop and classroom—all under three connected roofs. Come join us!



The rotunda's lounge area and mini-greenhouse were planned to connect all of Barton Center's facilities. Please lift this page to see how many rooms, how much space the Center now offers you!



Barton Center

LIVELY, INVITING FACILITIES ON ALL THREE GROUND FLOORS

WESTERLY

14300 DETROIT AVENUE, LAKEWOOD, OHIO 44107...216/521-0053



Barton Center

14300 DETROIT AVENUE, LAKEWOOD, OHIO 44107...216/221-3400



*The Advocate of Not-For-Profit
Services For Older Ohioans*

April 15, 2013

Curtis Brosky, President & CEO
Lakewood Senior Citizens, Inc.
14300 Detroit Avenue
Lakewood, OH 44107

Mr. Brosky:

LeadingAge Ohio is a 76 year old trade association representing non-profit senior housing and service organizations in Ohio. We have over 250 members consisting of continuing care retirement communities, skilled nursing facilities, assisted living and independent housing, mostly subsidized, which provide homes and services to more than 20,000 senior citizens. We are honored to have the Westerly as a longstanding LeadingAge Ohio member.

Per your request concerning the attributes of the Westerly Apartments in Lakewood, we have determined the following:

1. Concentration of Apartments - Westerly has the largest concentration of elderly apartments on a single campus of any member facility in the state. With 492 apartments and more than 525 residents, it is easily our largest member campus.
2. Housing Floors - Westerly, with separate 7, 10, and 15 story buildings, has a combined total of 32 floors dedicated to housing the elderly, the most of any such campus in Ohio.
3. On Site Senior Center - Westerly is the first HUD elderly building in Ohio to incorporate a community senior center on site. Westerly I was the first HUD elderly project in Ohio, and an independent community senior center was started soon after the building opened in 1963. To our knowledge, the Barton Senior Center is the largest, most comprehensive such senior center in a HUD building in Ohio, encompassing 10 activity rooms, 5 shops, auditorium, greenhouse, full service café, bank, transportation, medical clinic, etc.

On behalf of LeadingAge Ohio, I congratulate the Westerly's on its many accomplishments leading up to their 50th Anniversary. The Westerly provides vital services and housing to the elderly in northeast Ohio. We wish the organization and staff continued success in the next 50 years and beyond.

Sincerely,

A handwritten signature in black ink that reads "John Alfano".

John Alfano, President & CEO



PRINCIPALS
James G. Herman, AIA
Alan C. Fodor, AIA
David W. Siebold, AIA
David P. DiFrancesco, AIA, LEED AP
Anthony W. Hiti, AIA

ASSOCIATES
Michael K. Werner, AIA, LEED AP
Jonathan A. Cana, AIA, LEED AP

April 11, 2013

The Influence of the Westerly on Weinberg, Teare, Fischer and Herman Architect's Future Work

James G. Herman, AIA

I joined the Weinberg and Teare firm in 1963 just as Westerly I was being completed. The Westerly was the first realized high rise building using the Modernist design principles championed by the firm's founders Joseph Weinberg and Wallace Teare. These design principles were explored earlier in the firm's work for low-income and public housing as well as other retail, residential and institutional projects.

The success of the Westerly I, along with the expansion of the HUD 202 program, led to several commissions for senior housing buildings throughout the 1960s and 1970s, and this work became the primary focus of our firm. This included several major senior housing projects in Ohio, Pennsylvania and Connecticut. The firm also completed several other market rate and low income housing projects that expressed the firm's Modernist design approach during this period.

The primary goal of all of these projects was to create comfortable, clean and safe environments that elevated the quality of life and dignity of the senior residents. In addition, the firm's work attempted to express the structural logic of each building along with an honest articulation of building materials void of applied ornamentation. This resulted in a softened version of Modernism that was more welcoming and appropriate for low income and senior residents. The completed projects that best exemplify these design objectives are as follows:

The Forest Park Tower (1964) in Cleveland Ohio has a taught exterior skin of glass ribbon windows and brick spandrels that are interrupted by an asymmetrically placed concrete form and cantilevered balconies.

1939 West 25th Street, Suite 300
Cleveland, Ohio 44113
Tel: 216 · 696 · 3460
Fax: 216 · 696 · 1152
www.hgfarchitects.com

The John F. Kennedy Plaza (1966) in Lorain, Ohio combines eight one-story senior living buildings with a ten story tower. Like the Westerly, the Kennedy Plaza's site plan is an asymmetrical composition of simple forms within a landscaped garden. The tower includes cantilevered balconies and projecting forms along with a taught masonry skin and articulated concrete structure.

The Edgewater Apartments (1967) in Lakewood, Ohio employs ribbons of brick spandrel panels and aluminum and glass windows in a very similar arrangement as the Westerly. In addition, cantilevered balconies further articulate the fifteen story building.

The Viewpoint (1969) in Sandusky, Ohio is a ten story senior living building cantilevered on all four sides and raised on concrete columns, echoing the *piloti* of Le Corbusier's *Unité d'Habitation*. The exterior has a skin of vertical brick panels and wrap around corner windows.

The Riverview Plaza (1970) in Elyria, Ohio, a thirteen story senior apartment building, has an expressed structural grid of poured-in-place concrete columns, floor slabs and spandrel beams along with contrasting brick in-fill panels. The articulation of groups of suites on each floor, separated by recessed windows, provides the building with a more human scale.

The ten story tall Kiwanis Manor (1971) in Tiffin, Ohio, like the Westerly, incorporates a ground floor senior center. The building's exterior features the expressed cast-in-place concrete structure in combination with a warmer palette of brick and wood infill panels.



Forest Park Tower, Cleveland, Ohio (1964)

Weinberg, Teare, Fischer and Herman Architects



John F. Kennedy Plaza, Lorain, Ohio (1966)

Weinberg, Teare, Fischer and Herman Architects



Edgewater Apartments, Lakewood, Ohio (1967)

Weinberg, Teare, Fischer and Herman Architects



Viewpoint, Sandusky, Ohio (1969)

Weinberg, Teare, Fischer and Herman Architects



Riverview Plaza, Elyria, Ohio (1970)

Weinberg, Teare, Fischer and Herman Architects



Kiwanis Manor, Tiffin, Ohio (1971)

Weinberg, Teare, Fischer and Herman Architects

Gather 'round our village green!

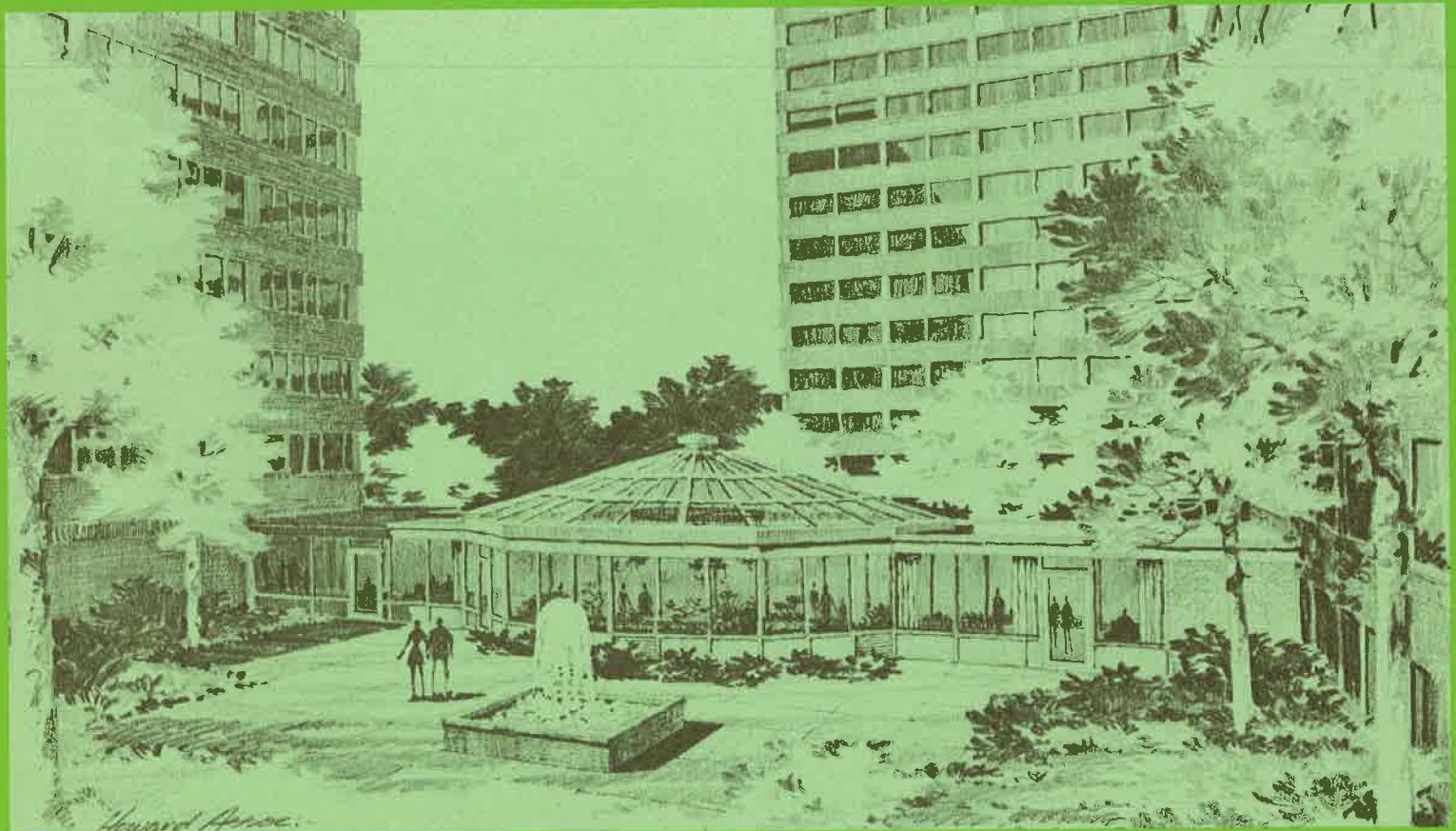
Westerly Apartments
Cuyahog County, OH
Floorplans for unit
types pp 4-10

The Westerly's relaxed, friendly atmosphere starts here—in the rotunda—and radiates into all three buildings.

Rotunda? That's our term for the Westerly's hub, its crossroads and casual meeting place. The rotunda serves the practical purpose of connecting the buildings. More significantly, it captures light and spreads cheerfulness.

Glass surrounds you. Outside is the garden court, a landscaped area between the buildings. A vivacious fountain is its focal point. An embankment provides privacy from Detroit Avenue passersby.

Inside, a portion of the rotunda is a mini-greenhouse. Perhaps you'd like to try your horticultural hand? The remainder of the rotunda—like the ground floor in all three buildings—is air conditioned.



The Westerly has only three requirements for admission

1. You (or your spouse) must be 62 or over.
2. You must be in reasonably good health for your age. The Westerly has no medical or nursing-care facilities or personnel. In this sense, it is just like a regular apartment building.
3. There are annual income limits. The Westerly office will be glad to discuss them with you. Please phone 521-0053.

Six kinds of suites

The first part of this booklet introduces you to the Westerly's variety of apartment-homes:

Efficiency suites South Building only	page 4
Studio suites South Building only	page 5
Bedroom-alcove suites North Building only	pages 6-7
One-bedroom suites South Building	page 8
One-bedroom suites West Building	page 9
Two-bedroom suites South Building	page 10



EQUAL HOUSING OPPORTUNITIES

You pay only a monthly rental figure—again, just like a regular apartment building. No down payment; just a one-month security deposit. No relinquishing of your savings. Westerly rental figures are given on the Rent Schedule and Application Form. If the form does not accompany this booklet, please phone 521-0053.



A place to start afresh —to put work and worries far behind you

One of the greatest joys for a retired man or woman—or for someone near retirement—is finding a secure, pleasant, private and *lively* place to live.

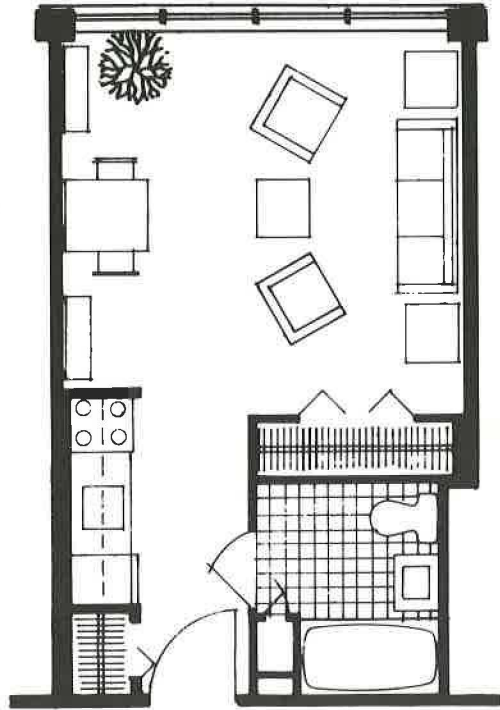
The Westerly can be this welcome kind of place for you—a new home without the old responsibilities. Not a hideaway where nothing ever happens. Certainly not a “home” or institution in the nursing-care meaning of the word. But rather an apartment building created with you and other healthy, 62-or-older people in mind.

Let's begin with your own suite, your private residence. All are unfurnished so that you may bring your familiar belongings to your new home or start anew with a period or style you've always wanted to try . . .



Efficiency suite:

a comfortable living-dining-sleeping arrangement for a single person



You'll find several of these cozy suites on both sides of every floor of the South Building. (Please see the inside front cover for exact locations and suite numbers.)

Many efficiency-suite residents have furnished their homes with non-bulky furniture, easy-to-manage sofa-beds and precious mementos.

One free decorative touch in every Westerly suite is *daylight*. A cheerful expanse of wall-to-wall window—with washable shades and traverse rods for draperies—lets you invite in as many sunbeams as you wish.



Studio suite:

larger than an efficiency but just as easy to look after



Every floor of the South Building offers a half dozen studios on the east side and on the west side.

Some of the Westerly's smartest suites are studios. Many residents place their dining table beside the long window and enjoy the view as the sun passes by and the seasons change.

Notice the dressing room, with closet space, outside the bathroom.



Bedroom-alcove suite:

a versatile floor plan for one or possibly two persons

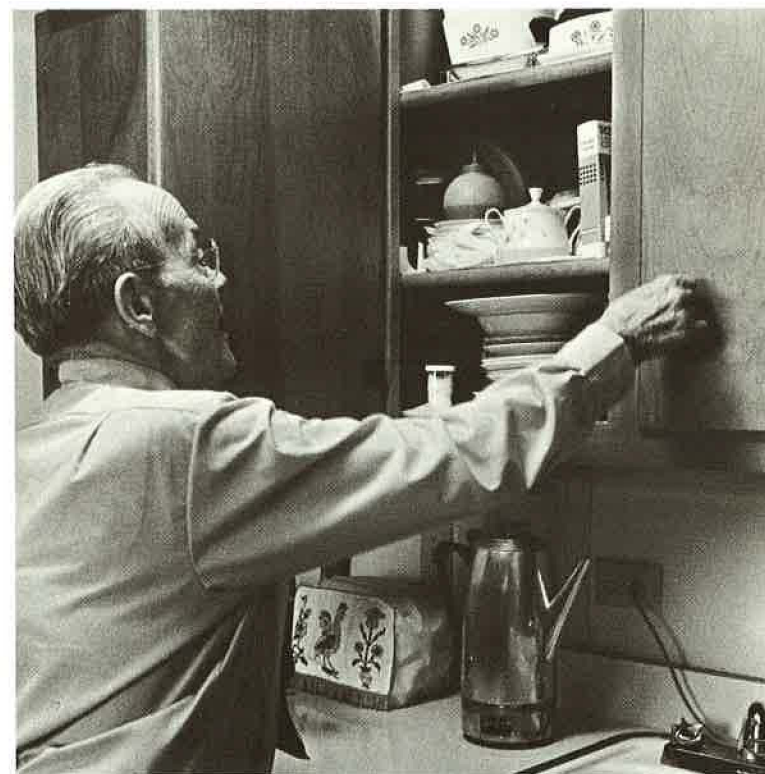
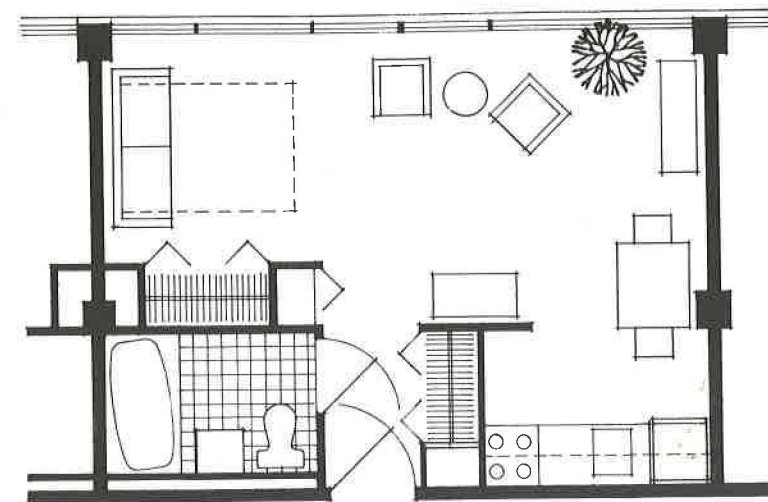


All suites in the North Building are bedroom-alcoves. All are the same size.

Convertible sofa-beds are so handsome these days and so easy to handle that many Westerly bedroom-alcoves look, by day and evening, like full-time living rooms.

There are many furniture-arrangement possibilities beyond the one shown here. Some residents place the back of another, regular sofa against the windows and still have plenty of space for perhaps a two-seat sofa with a built-in hide-a-bed. Or, if you prefer, a regular bed.

Extra North Building attraction: a heat lamp built into your bathroom ceiling.



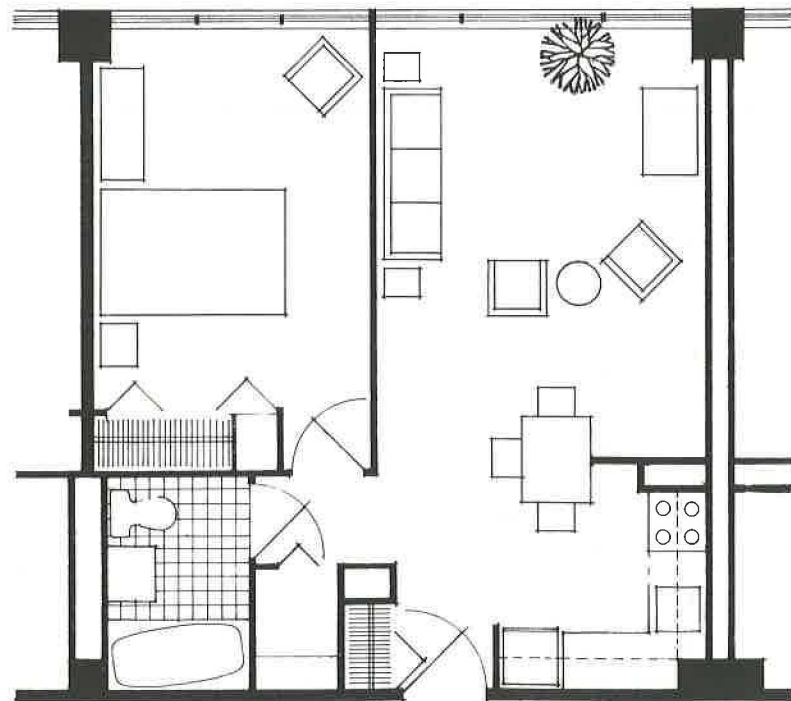
One-bedroom suite:

an everything-in-its-place home
in the Westerly's newest building

Every suite on each of the West Building's 15 residential floors looks like this. Notice the coat closet beside the front door and the corner kitchen arrangement. You decide whether you'd like to place your dining table near the kitchen or the broad window. Or maybe change back and forth.

The bedroom has its own closet, of course. Next to the bathroom there's an extra and spacious storage room. Luggage and seasonal items can go here.

Westerly suites offer extra features you'll soon notice and appreciate. Each bathroom, for instance, has a pair of grab bars.

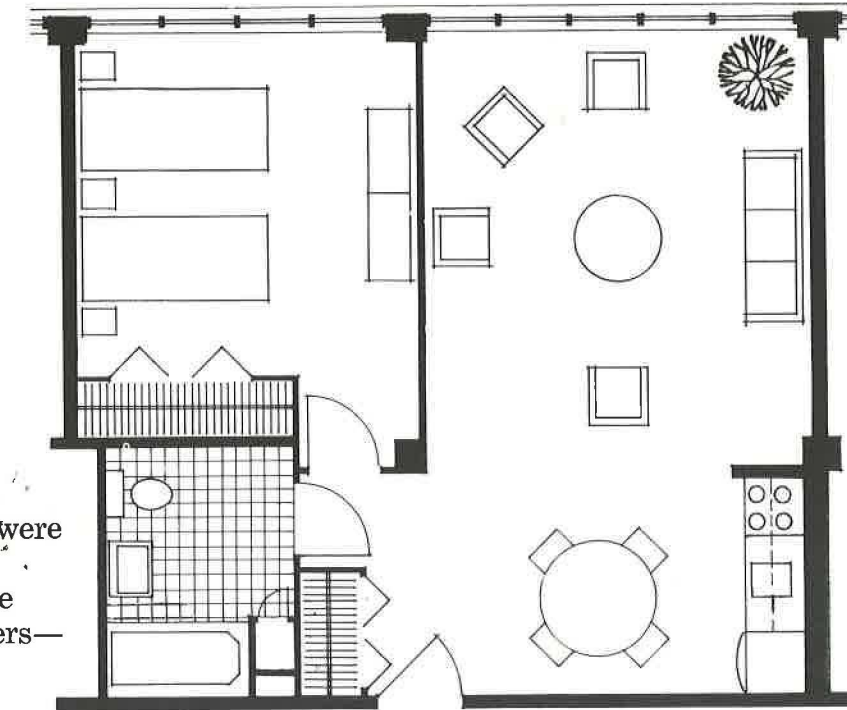


One-bedroom suite:

a larger version: four per floor
in the South Building only

This suite is bigger than the one-bedroom at the left because the South Building was built in 1963—11 years earlier than the West Building. Construction costs per square foot were considerably lower then!

Four one-bedroom suites are grouped at the north end of each floor. The pair at the corners—suites 12 and 13—have a living room with windows on two sides.



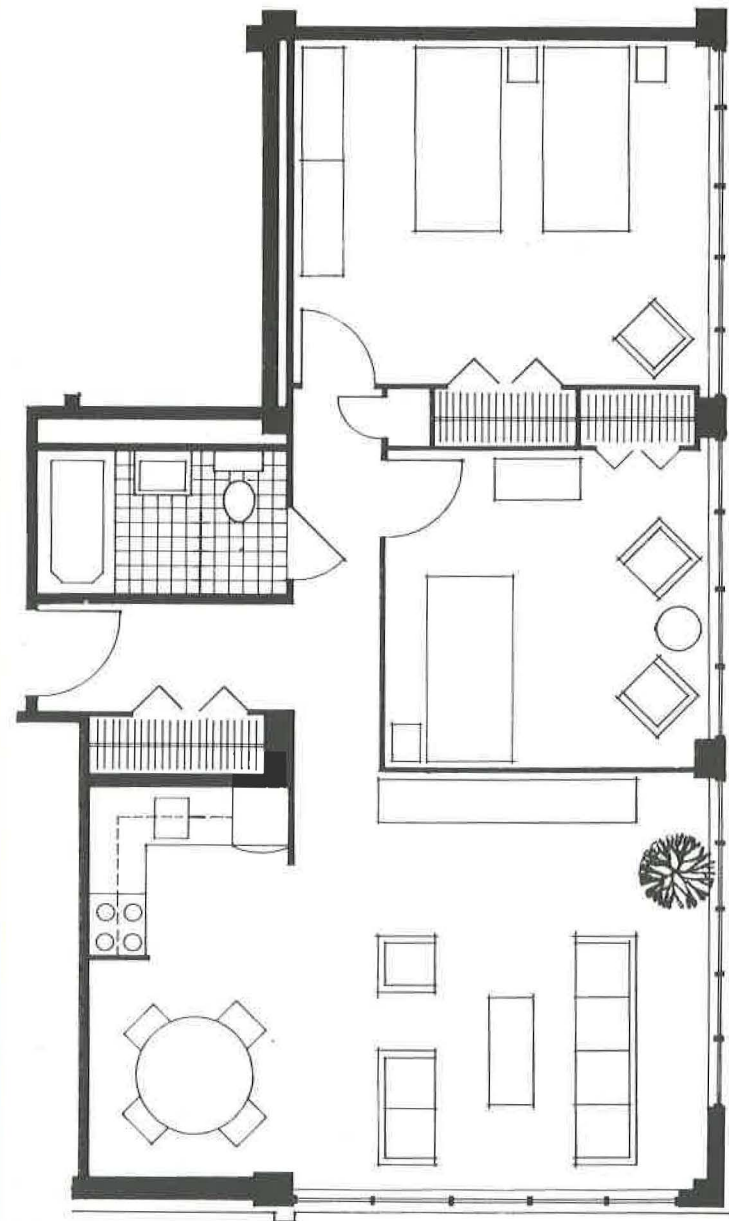
Two-bedroom suite:

a spacious place
in the sun

The Westerly offers 12 of these attractive corner suites—at the south end of the South Building. If the sun's out, the residents in 01 and 23 enjoy it almost all day long.

You may want to use the second bedroom as a hobby room or den or TV hideaway.

Notice that *all* Westerly bedrooms have wall-to-wall windows, too. Great for sleeping! You can open the sliding sections as much or as little as you please.



There's much more to tell you about every Westerly suite

We've saved some of the best news for the last page of this Westerly residential section. Please consider these facts and features as you ponder a move to any of the three buildings . . .

All corridors are carpeted. Experienced residents will tell you that noise doesn't get very far at the Westerly. Walls are carefully soundproofed. You won't hear your neighbors' TV sets or radios. They won't hear yours.

Floors in living-dining rooms are asphalt tile, in the baths inlaid vinyl or ceramic tile, and in the kitchens easy-to-keep-clean vinyl asbestos tile. You may, of course, use carpeting or rugs anywhere.

A cabinet in your living room wall will hold an air conditioner if you choose to buy one.

The efficient kitchen in each suite has all-electric appliances, ready to go to work for you the moment you arrive. Ranges have four burners and an oven. Refrigerators, with freezer compartments, hold many days' worth of food. Easy-to-reach cabinets have a natural wood finish.

Day or night, you are never really alone at the Westerly. There's an emergency button in each suite. Push it, and a bell rings in the building office or in a custodian's suite. Your apartment, of course, is connected to the entrance foyer of your building via this intercom phone system so that you may admit visitors who come to see you.

Laundry rooms, with coin-operated washers and dryers, are provided throughout all three buildings, perhaps on your own floor.

Each building has two elevators, smooth-running and quiet, and a pair of stairways. Result: you're never far from transportation.

From the day it opened in 1963, the Westerly has shown how happy an apartment for active, older people can be

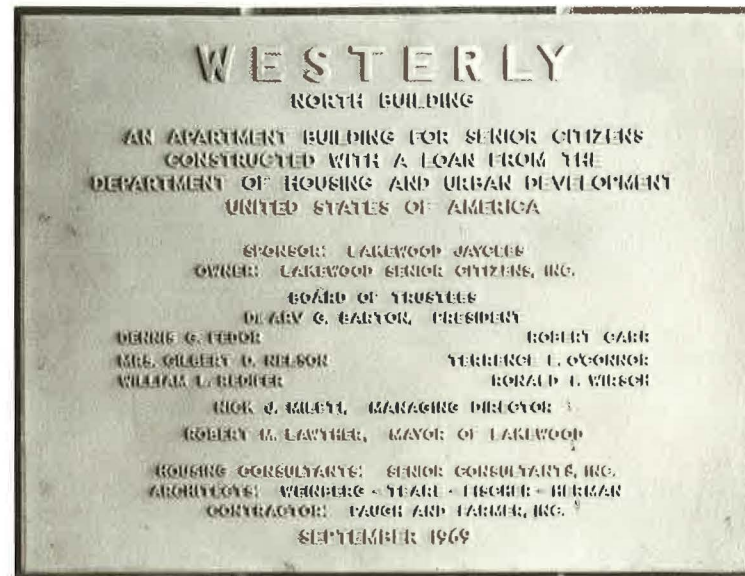
The Westerly's first residents—about 200 enthusiastic pioneers—moved into the South Building in the summer of 1963.

The idea of a residential apartment building combined with an activities center made the Westerly and Barton Center the first of their kind in the United States.

Immediate popularity—among residents, among west-siders, among housing experts across the nation—prompted the sponsors to enlarge the Westerly and the Barton Center. The North Building doubled the space in both facilities in 1969.

The West Building and glass-surrounded rotunda added more residential and recreational opportunities in 1974.

The work of a concerned group of Lakewood citizens has created all this happiness. De Arv G. Barton enlisted the enthusiasm of then Mayor Frank P. Celeste, architect Wallace G. Teare, Mrs. Gilbert D. Nelson, Robert Carr and others. With the help of attorney Nick J. Mileti, these people organized Lakewood Senior Citizens, Inc. (Westerly) and Barton Center, Inc., secured



Plaque in North Building foyer: some of the names have changed, but the spirit remains the same.

the backing and participation of the Lakewood Jaycees as ongoing sponsors of both facilities, and gained the financial support of the U.S. Government.

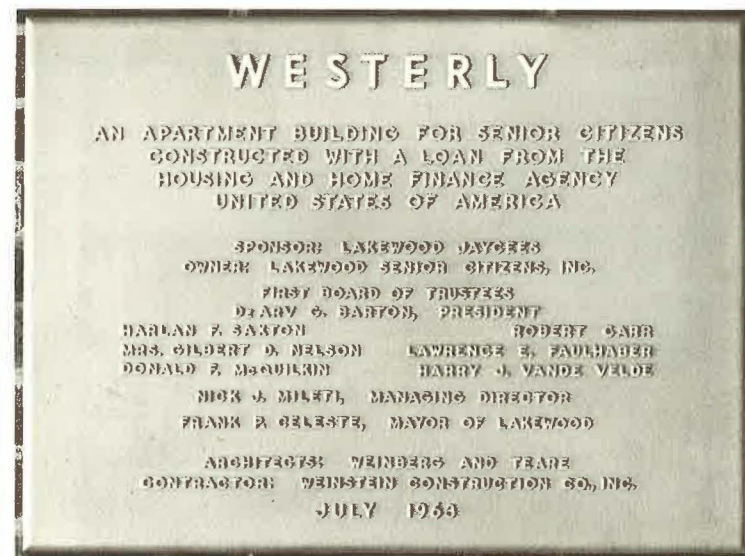
The first two Westerly buildings were financed by loans, not grants or gifts, from the Department of Housing and Urban Development (HUD).

The West Building was financed by local banks, with the loan guaranteed by the Federal Housing Administration (FHA).

Your monthly rent helps to pay back these loans and to maintain the buildings. Yes, the Westerly pays Lakewood property taxes—for city services and schools—just as any private apartment building does.

Before the first residents arrived, Mr. Mileti was appointed managing director of the Westerly and Barton Center. Under his leadership, our dual success story spread throughout the U.S. Many similar buildings are now open. But none has a better location, a more varied program of activities, or a finer group of residents.

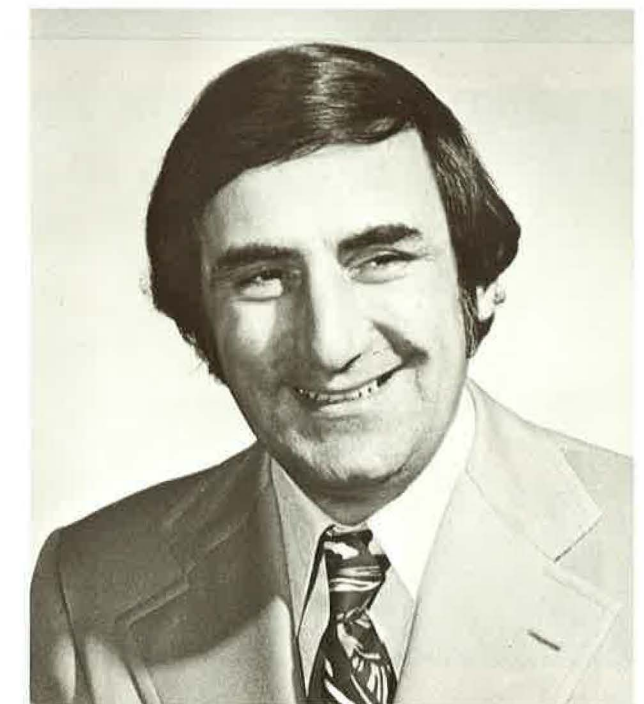
And there is a certain quiet pride in being first.



Commemorative plaque in South Building foyer tells who made it happen.

Back in the 1950's, Lakewoodite De Arv G. Barton—now a retired vice president of the Music Corporation of America—decided his town needed an apartment building and recreation center for active, older men and women. His ideas and persuasiveness have led to the securing of government loans, to construction of all three buildings, and to the successful operation of the Westerly and Barton Center. The activities center is named in his honor.

Here, as president of Lakewood Senior Citizens, Inc., and Barton Center, Inc., Mr. Barton (top of photo) leads a discussion regarding architectural details of the West Building.



As managing director, Nick J. Mileti steered the Westerly and Barton Center through their first decade.

Two boards of trustees, with the same members, manage and plan ahead

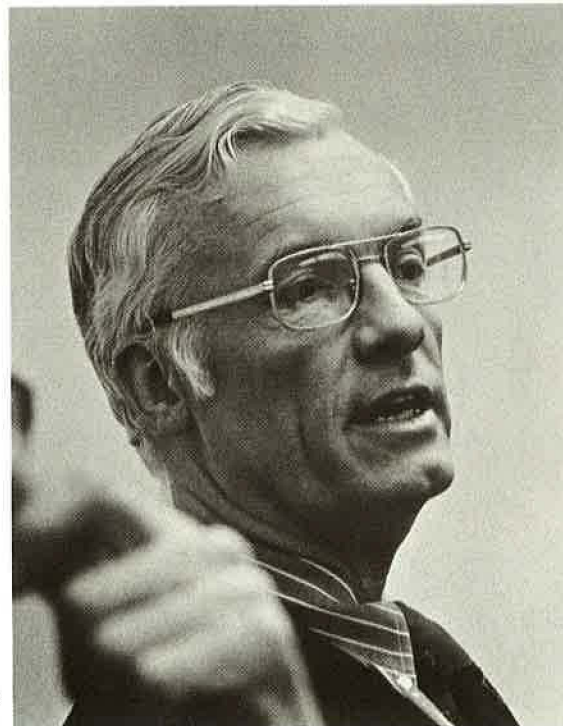
Mrs. Gilbert D. (Gertrude) Nelson,
secretary and an original
member of both boards.



Donald R. Haviland,
a Jaycee representative.



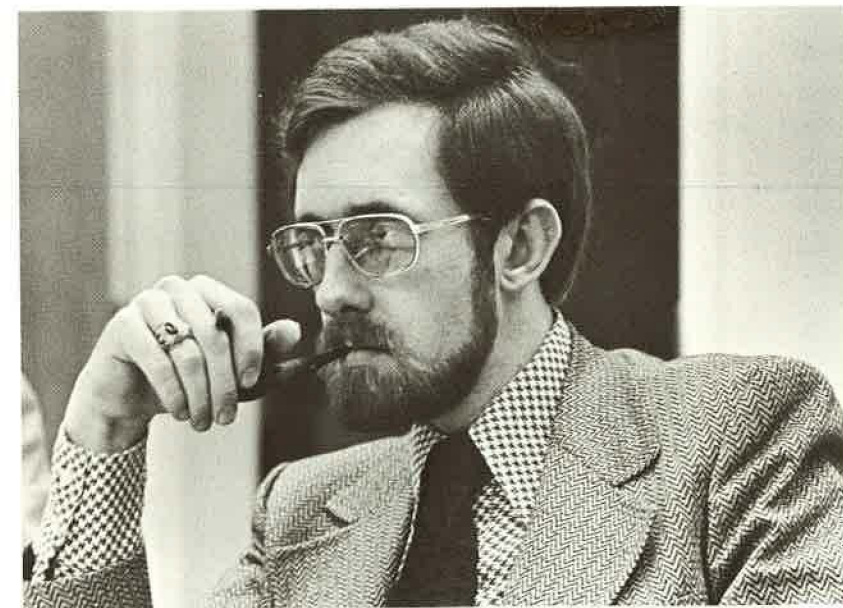
James R. Vine,
a Jaycee representative.



Robert Carr,
an original trustee.



John A. Dick, Jr.
Jaycees serve four years
on these two boards.



Paul G. Davis,
one of the four Lakewood Jaycees
serving on the boards.

Other Lakewood Jaycees have served as trustees
since both facilities opened in 1963 . . .

Nick J. Mileti
Lawrence E. Faulhaber
Harlan F. Saxton
Donald F. McQuilkin
Harry J. Vande Velde
Thomas Ebbert
Dwight McVicker
Peter Shimrak

Jeffrey Zarth
Terrence E. O'Connor
William Redifer
Ronald Wirsch
Joseph Prioli
Dennis Fedor
Allen W. Lindsay
John Miller

Lawrence E. Faulhaber has served as a trustee and as treasurer and is now general manager of the Westerly.



A place to make new friends, learn, lead, volunteer —and serve others



Stephen Zayac, vice president of Senior Consultants, Inc., assisted Mr. Mileti and the trustees in the development and management of the Westerly and Barton Center.



Wallace G. Teare (Weinberg-Teare-Herman-Architects) has taken both a professional and concerned Lakewood citizen's interest in the Westerly and Barton Center.

... possibly all at the same time!

The Barton Center is open to anyone 62 or older. More than 1,500 Greater Clevelanders—including a few who come regularly from the east side—are members and several-times-a-week participants in the Center's recreational, educational and social activities.

Sponsored by the Lakewood Jaycees, Barton Center is open weekdays, 9 to 5, with a curriculum of more than 30 classes (led by able, volunteer instructors), countless special projects, events and trips, plus on-your-own recreation.

Barton Center's physical facilities (shown on the inside back cover of this booklet) are on the ground floor of all three Westerly buildings.

Its influence for happiness and enrichment reaches throughout the entire west-shore area.

Barton Center

Biggest reason for Barton Center success: a full-time activities director with time-and-a-half energy, concern and ideas

Since 1965, Mrs. Christian H. (Gladys) Arnesen has headed Barton Center's non-stop activities program and many of its fund-raising efforts.

Barton Center is financed by members' dues (a modest annual payment), by a pre-Christmas Fair featuring gifts made by members, and by local donations and memorial gifts. In recent years, no money has come from foundations or the Lakewood Board of Education. Only Mrs. Arnesen and her part-time secretary are paid.

Westerly residents are automatically members and pay no dues.

Perhaps another reason for our program's effectiveness is that Barton Center works 100% with people, not paper. We do not waste time on meetings, reports, studies or justifying ourselves. Instead, we try to bring out the best in about 1,500 people.



The planning of a trip for Barton Center members—to Hale Homestead or Hawaii—starts on Gladys Arnesen's desk.

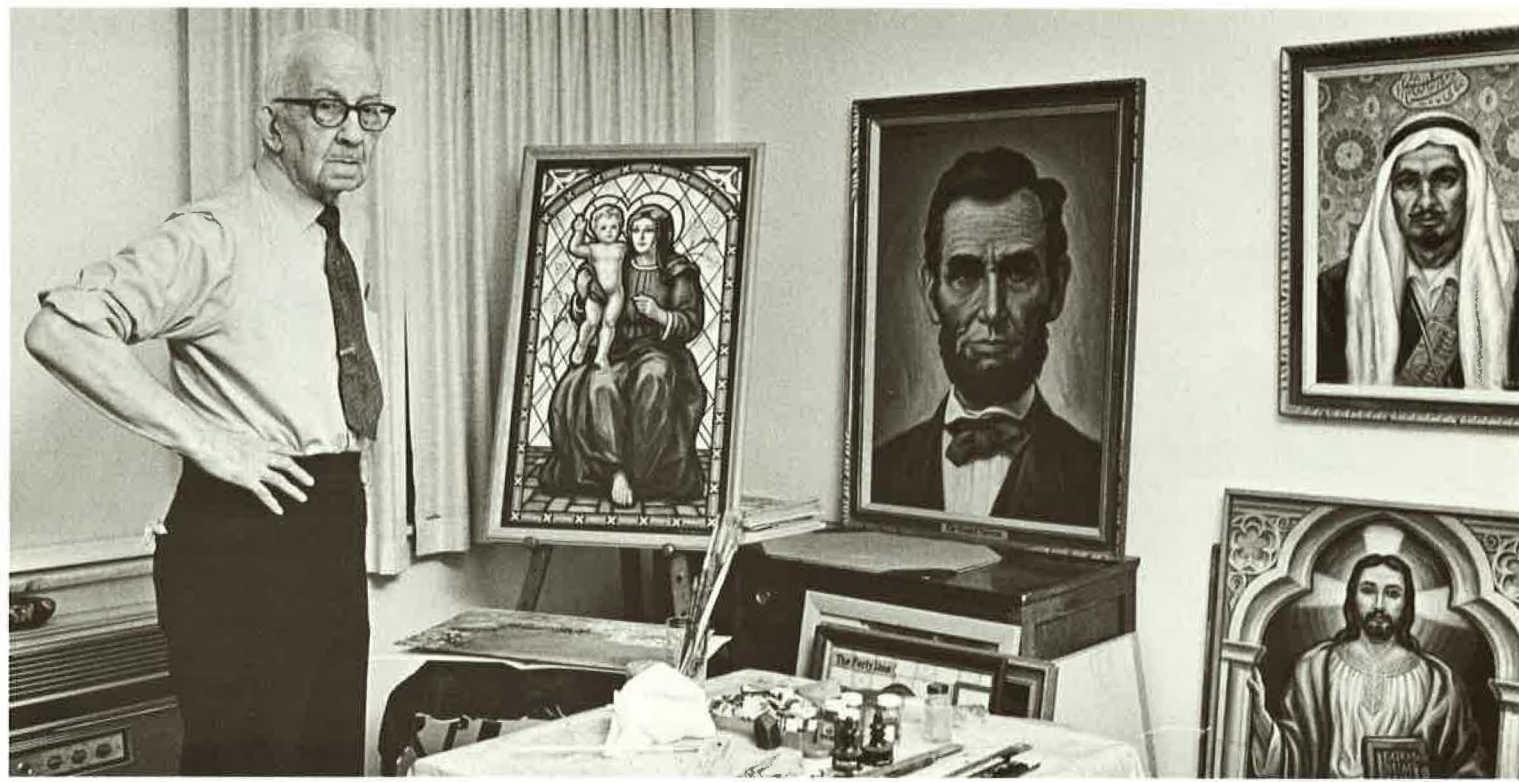


Any weekday between 9 and 5, you'll find a cluster of volunteers, new members and questioners in the Barton Center office. Here, secretary Mrs. Stephen T. (Winifred) Bowen supplies an answer. Mrs. Arnesen's not-very-private office is in the background.



Barton Center Singers Club is devoted to the preservation of the old tunes and to harmonizing with one's friends. The group meets each week in the auditorium and frequently provides music for Barton Center events.





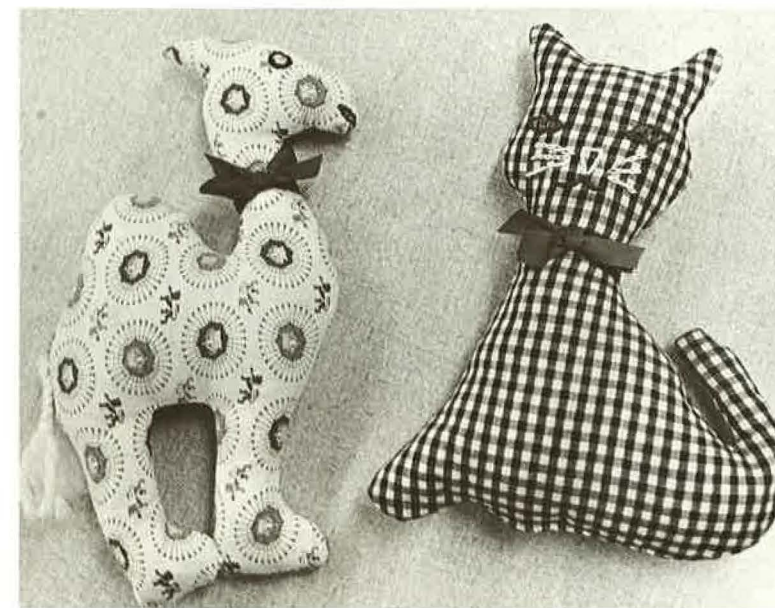
Winston Churchill wrote, "Happy are the painters, for they shall not be lonely. Light and color, peace and hope, will keep them company . . ." All degrees of talent—including bashful beginners—are welcome in Barton Center painting classes. The instructor (above), with a small sample of his work, is a Westerly resident.



Barton Center members don't just take. They give. During a recent year, women here made more than 2,000 stuffed animals and 850 picture books for children at Metropolitan General Hospital. The youngsters take these gifts home with them.

Knit slippers go to county nursing homes and veterans' hospitals, cancer dressings to Red Cross, bed pads to hospitals.

An 86-year-old man invents and builds orthopedic devices for crippled children. Members call faithfully on shut-ins. Three men concentrate on voter registration. Another bedevils industrial polluters.





Duplicate bridge packs the lounge every Wednesday afternoon. In addition, bridge lessons are one of the most popular classes.



Christmas tree, made in the Barton Center woodworking shop, symbolizes our Holiday Fair. (We couldn't possibly show you even a sampling of the thousands of gifts and Christmas decorations on sale at this annual celebration.)

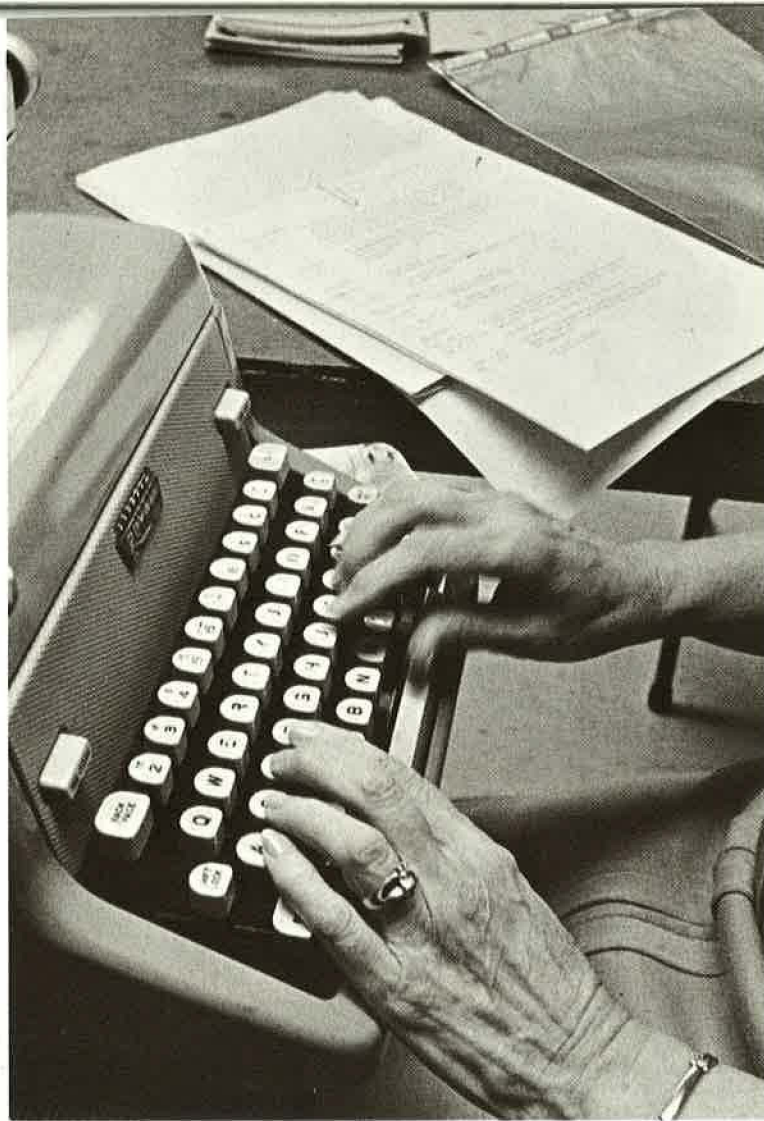
Barton Center offers not just a weekly music appreciation class but also a comfortable music listening room with an irresistible music library. Yes, you may check out records and take them home. Nearby in the lounge, members often play the piano and the Hammond organ—always for their own enjoyment and often as background music or a prelude for Barton Center events. Gifts from the Kulas Foundation and the Cleveland Foundation have helped furnish the Center.



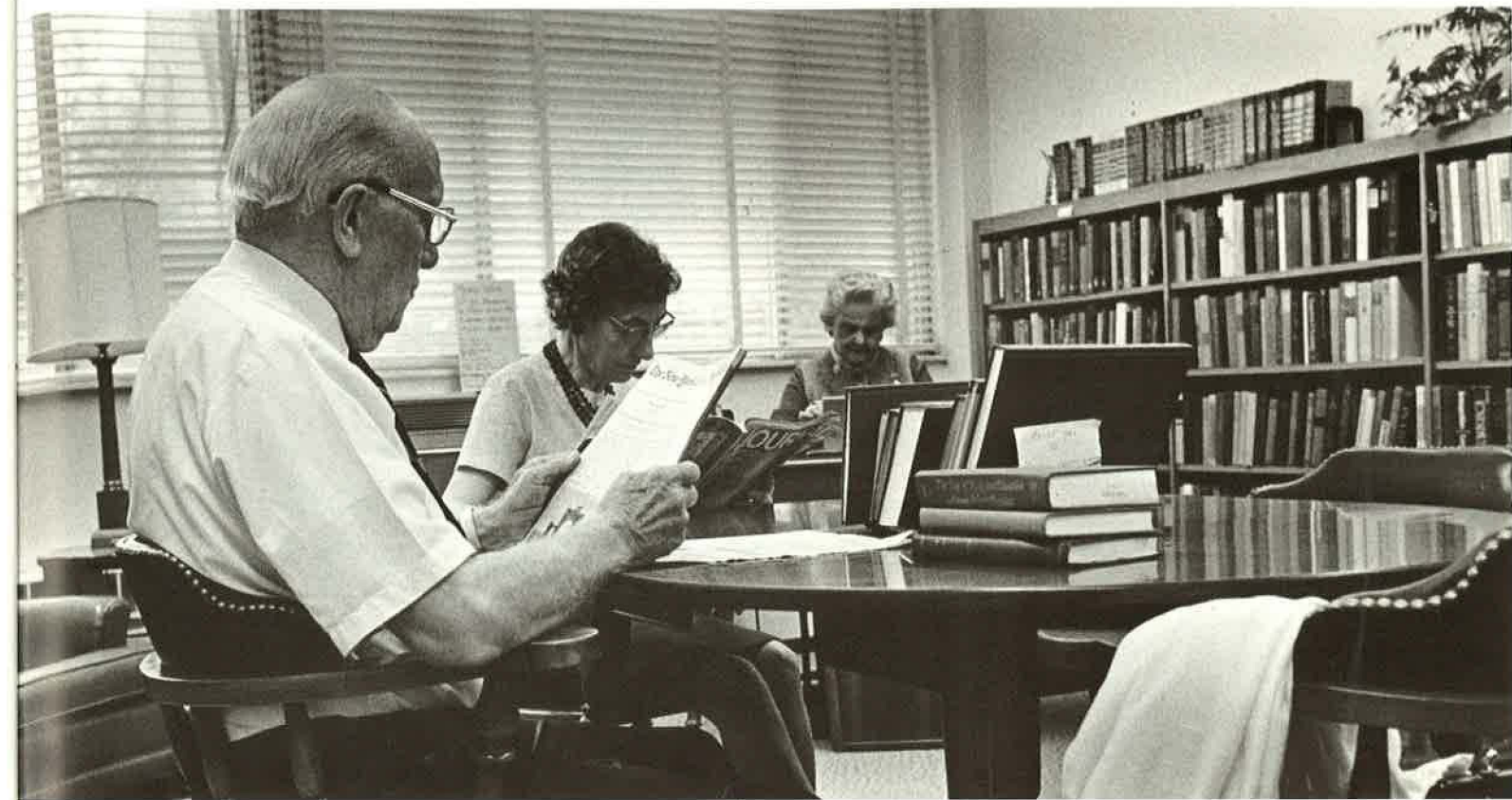
Arts and crafts—these words have many definitions at Barton Center. You'll find some of them on the list on page 35. The Middle-Eastern skylines above are made from tiny seeds of many colors, painstakingly glued in place. The costume jewelry was crafted for sale at the Holiday Fair.



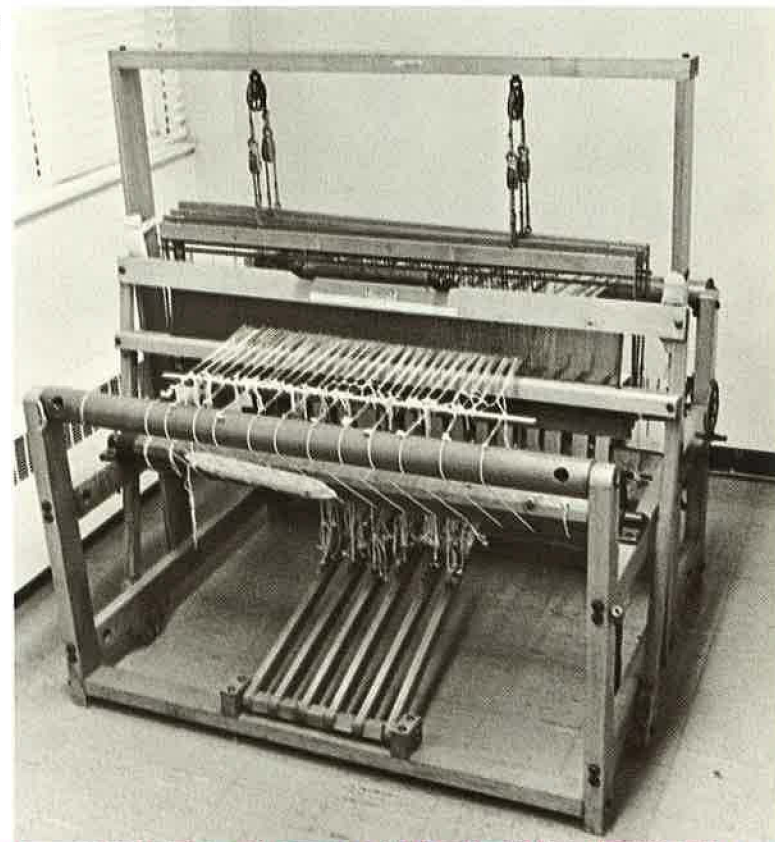
Barton Center library offers a serene setting and a large selection of fiction and non-fiction, current magazines and newspapers, including the Sunday New York Times. Browsers welcome. Volunteer librarians are Barton Center members.



Typing classes have turned beginners into fair-to-middling typists and surely more frequent letter writers.



Where else could you find a loom, waiting to help you weave a wonderful gift?





Three regulation-size pool tables await you. The game room is primarily a gathering place for men, but one afternoon per week is reserved for women. And woe be to the individual who would interrupt that session!



Woodworking is a regular weekly class—and also a whenever-you-feel-like-it activity for many Barton Center members. The shop is beautifully equipped with power tools, hand tools and plenty of bench space.





Decoupage is a popular and rewarding hobby. You can preserve a treasured picture, produce an instant heirloom, create gifts or boutique items. Barton Center instructors are patient with beginners and truly instructive.

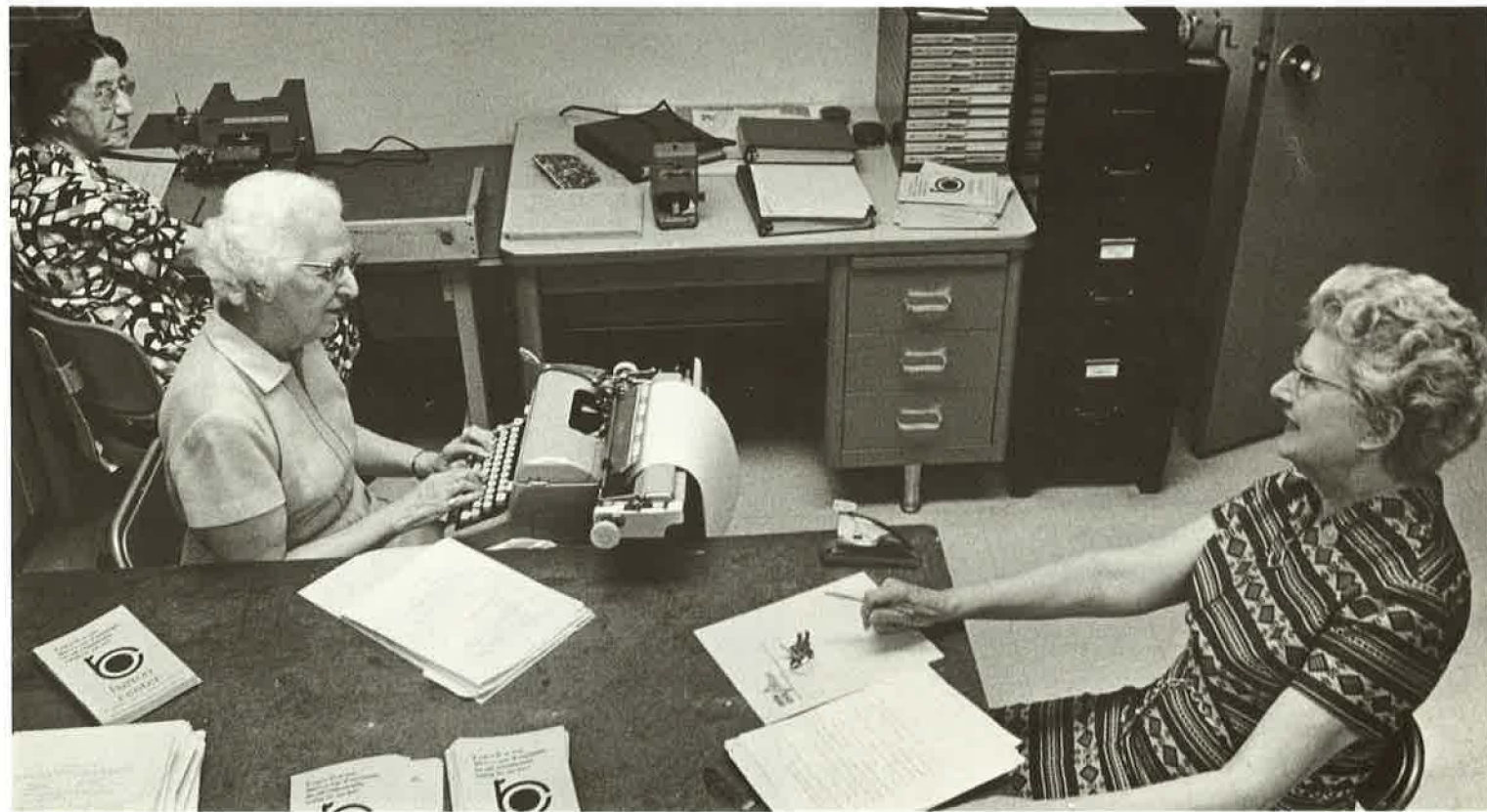


Members of our enameling-on-copper class made these handsome pieces of jewelry.



Ceramics success depends upon a fine instructor, a first-rate kiln—and access to both. Barton Center makes it easy to succeed by offering several classes and limiting each to a teachable number.

The Breeze is the communications link with each Barton Center member. This monthly, multi-page bulletin is planned, written, produced and mailed by volunteers. Circulation: 2,000. *The Breeze* offers a calendar of the upcoming month's activities and news items about members.



Several days a week, a hot full-course meal is served at mid-day in the lounge-dining room. The price is so right and the food so good that tickets must be sold in advance. Volunteers—some of them Barton Center members—help with trays and serving arrangements.





They're waiting for your call—rain, shine or snow. Any Barton Center member who lives in Lakewood may call the special transportation number—221-4282—and line up a chauffeured ride to and from the Center. Each volunteer driver (above, right) is a qualified Lakewood woman. Barton Center is grateful, too, for the long-time generosity of our neighbor, Podway Motors. Mr. Al Podway supplies two current-model Dodges and thereby makes this service possible. A donation for each trip—for gasoline—is appreciated but not required.



Each year, Barton Center's program is enlarged, revised, improved

We haven't been able to show you pictures of every Barton Center activity. Many—like bowling—take place away from our three buildings. Many—like the April Art Show—are once-a-year events. Here is a summary of activities offered recently, September through May . . .

Apron Making and Alteration Sewing
 Bridge
 Ceramics
 Conversational French
 (beginners and advanced classes)
 Creative Writing
 Decoupage
 Enameling
 Flemish Flowers (arranging)
 German Conversation and Literature
 Handicrafts
 Knitting
 Macrame
 Music Appreciation
 Needlecraft
 Oshibana Art
 Painting
 Photography
 Spanish for Beginners
 Effective Public Speaking
 Woodworking

Barton Center's Driver Evaluation Program is unique. First is a voluntary driver analysis—written test and road test. Second phase, if needed, includes a review of driving skills, traffic laws, reactions to special driving situations, and actual road practice. Certificates for those who pass the 14-week course are valuable when it's time to renew insurance and driver's license.

Special Health Education includes lectures and discussions regarding your sight and hearing. Barton Center also offers a Home Nursing and Physical Fitness course.

Special programs dot the Barton Center calendar week after week. Examples: fashion show, tumbling exhibition, stock market analysis, Social Security and Medicare reports, talks by foreign visitors.

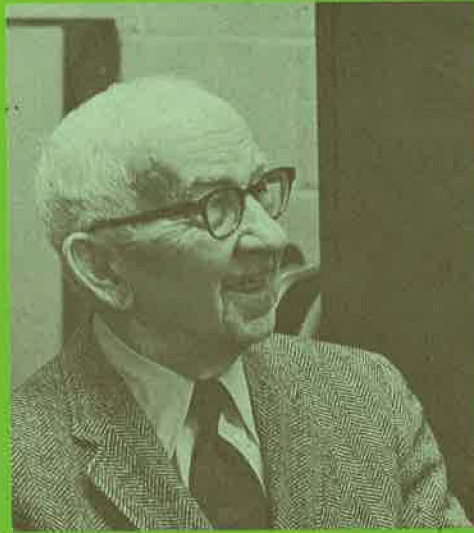
Socials: a monthly birthday party for all members with a birthday that month, square dancing and social dancing every week (different sessions!), new members' party each month, Strawberry Festival, Christmas Party.

Service opportunities:
 Children's Book Project
 Hospital Service Project
 Knitting Slippers for Veterans
 Cancer Dressings
 Red Cross Sewing
 Workshop for Holiday Fair
 Music Groups
 Matchcover Collectors Club
 Bowling
 Billiards

Barton Center schedules twice-monthly talks by Lakewood ministers by all faiths, travelog films, book reviews, regular full-length movies.

Men's Club meets once a month to hear an interesting speaker.

Bus trips and excursions to all points of the compass.



**Enrichment, fun
companionship...
they're yours
at Barton Center**