

Woodland-Larchmere Commercial Historic District
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.

1. Name of Property

Historic name: Woodland-Larchmere Commercial Historic District

Other names/site number: Larchmere Historic District

Name of related multiple property listing:

N/A

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

2. Location

Street & number: 12019- 13165 Larchmere, 2618 North Moreland

City or town: Cleveland and Shaker Heights State: OH County: Cuyahoga

Not For Publication: Vicinity:

3. State/Federal Agency Certification

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

I hereby certify that this ___ 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 ___ meets ___ does not meet the National Register Criteria. I recommend that this property be considered significant at the following level(s) of significance:

___ national ___ statewide ___ local

Applicable National Register Criteria:

___A ___B ___C ___D

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

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4. National Park Service Certification

I hereby certify that this property is:

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

Signature of the Keeper

Date of Action

5. Classification

Ownership of Property

(Check as many boxes as apply.)

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

Category of Property

(Check only **one** box.)

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

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Number of Resources within Property

Contributing	Noncontributing	
<u>67</u>	<u>12</u>	buildings
<u> </u>	<u> </u>	sites
<u> </u>	<u> </u>	structures
<u> </u>	<u> </u>	objects
<u>67</u>	<u>12</u>	Total

Number of contributing resources previously listed in the National Register 0

6. Function or Use
Historic Functions

COMMERCE/TRADE: Business; Professional; Financial Institution; Specialty Store; Restaurant
DOMESTIC: Single Dwelling; Multiple Dwelling; Secondary Structure; Hotel
FUNERARY: Mortuary
LANDSCAPE: Parking Lot
RELIGION: Religious Facility
TRANSPORTATION: Streetcar Converter Station

Current Functions

COMMERCE/TRADE: Business; Professional; Financial Institution; Specialty Store; Restaurant
DOMESTIC: Single Dwelling; Multiple Dwelling; Secondary Structure; Hotel
FUNERARY: Mortuary
LANDSCAPE: Parking Lot

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7. Description

Architectural Classification

LATE 19th AND EARLY 20th CENTURY AMERICAN MOVEMENTS
LATE 19th AND EARLY 20th CENTURY REVIVALS
MODERN MOVEMENT
OTHER

Materials:

Principal exterior materials of the property: Brick, Stone, Terra Cotta, Wood, Glass, Metal

Narrative Description

Summary Paragraph

The Woodland-Larchmere Commercial Historic District is situated at the eastern border of the City of Cleveland with Shaker Heights in the area along Larchmere Boulevard historically known as Woodland Avenue S.E. in Cleveland, also encompassing the southwestern portion of Larchmere Boulevard S.E. in Shaker Heights. In 1988, the Cleveland portion of the street was re-named Larchmere Boulevard, S.E.¹ The Woodland-Larchmere Commercial Historic District begins to the east at the intersection of Larchmere Boulevard, Kemper Road and North Moreland Boulevard. The first property on the north side of the Historic District is the 1938 SOHIO Filling Station 13165 Larchmere, (#1) (parcel #731-02-003), which is a contributing resource to the City of Shaker Heights local landmark Shaker Square Historic District. The SOHIO Car Wash (#2) is a non-contributing building located immediately to the west; and the Shaker Tavern and Hotel (#3), today known as Larchmere Tavern both contribute to the local district. The Woodland-Larchmere Commercial Historic District then follows Larchmere westerly to East 121st Street ending at the Edwin Peters House 12015-17 Larchmere (#34) (parcel #129-05-043). The District on the southeast side begins with the Park View Federal Savings and Loan Bank at 2618 N. Moreland (#79) (parcels #144-13-029, #144-13-030) located at the intersection of North Moreland and Larchmere in Cleveland. Park View Federal Savings & Loan Bank, along with the Wagon Wheel Restaurant (#78), Cleveland Electric Illuminating Company Substation (#77), Cleveland Railway Co. Electric Converter Station (#75) and Jares Bros. Grocers Building (#73) all contribute to the City of Cleveland local landmark Shaker Square Historic District. Park View Federal Savings & Loan Bank is included as a non-contributing building in the Shaker Square National Register Historic District, built in 1963 after the period of significance (NR#76001400, NR#83004367). The south side of the Woodland-Larchmere Commercial Historic District follows Larchmere until East 121st Street and ends with the Frank Nemec House & Shop 12024 Larchmere (#36) (parcel #129-09-039).

¹ City of Cleveland Ordinances No. 103-88, effective date 30 April 1988.

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The Woodland Larchmere Commercial Historic District is made up of 67 contributing and 12 non-contributing buildings dating from 1904 to 1965. It has been zoned for business use by the City of Cleveland since the city's first zoning map in 1929.² The District is composed of commercial buildings of one to four-stories in height with a sprinkling of houses which have been converted to commercial use as demonstrated through the House with Commercial Addition type.³ A wide variety of architectural styles from the early to mid-twentieth century exist with the most common architectural styles and influences being Mediterranean, Classic and Colonial Revival, and Modern. Residential styles include Queen Anne, Dutch Colonial, Cleveland Double and American Foursquare. Some of the residential resources have detached garages, some of which contribute to the District. Larchmere Boulevard is a two-lane road with parallel on street parking. A recent street improvement project provided additional urban landscaping and hardscaping such as bike racks, trash receptacles and street signage. The commercial buildings are set back from the road by a narrow tree lawn and concrete sidewalks. The residential style buildings have a deeper setback, which allowed some of them to accept a one-story commercial style addition bringing the building out to the sidewalk. The District is nestled between late nineteenth and early twentieth century residential housing stock. To the north and east lies Shaker Lakes and architect designed Shaker Heights homes, while to the south and west is Shaker Square and modest Cleveland homes.

Commercial buildings within the Historic District are various examples of Two-Part Commercial or One-Part Commercial Blocks.⁴ Exceptions to the Commercial Block type exist along the street corridor and are constructed over the period of significance which spans from 1904-1965. The buildings in general are modest and vernacular in style lacking high-style characteristics, even though many are architect designed. This in part is due to the commercial nature of the buildings and their intended use and scale. The 12 non-contributing buildings in the District were built outside the period of significance or lack historic integrity. The following describes specific buildings types and styles located in the District.

TWO-PART COMMERCIAL BLOCK (photographs 4,8-15,17,22,23,29,31-34,36)

The Two-Part Commercial Block historically served as the first commercial type introduced to the District with examples constructed from 1910 through to 1965. The shop-house form was an ideal investment in the urban environment where lot sizes were tight and transportation was limited. The majority of the thirty-six (36) Two-Part Commercial Block type in the District demonstrate retail or customer based commercial business on the first floor and residential, either single or multi-family on the upper floors. Below describes examples of the type in the District.

² Building and Zoning Maps of City of Cleveland, Ordinance No. 77323-A, 1 October 1928, passed by City Council 6 May 1929. Available at Cleveland Landmarks Commission.

³ *Special Use Types- Commercial -House with Commercial Addition*, Colorado Office of Archeology and Historic Preservation (OAHP). Available at <http://www.historycolorado.org/oaHP/house-commercial-addition>.

⁴ Longstreth, Richard. *The Buildings of Main Street*. Preservation Press, 1987.

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37 Schultz Building – 12100-04 Larchmere (photograph 22)

The 1910/14 three-bay with corner entrance Two-Part Commercial-Residential Block is the oldest commercial building in the District, constructed of red brick with a gabled roof. The first floor storefronts are divided by brick piers with stone bases and caps. A 1914 addition is located at the east end and provides additional retail tenant space with separate entrance. All three entrances on the first floor are recessed. The second floor fenestration is defined by three double hung windows with decorative framed brickwork in the spandrel-like space below the stone sill. Each window is accented with stone squares at the heads. A trio of double hung windows are centered on the gable which is finished with painted shingles.

39 Tillman Grocery Store – 12200-04 Larchmere (photograph 23) (Historic Images, Figure2)

The 1911 Queen Anne Two-Part Commercial-Residential Block building is balloon frame construction. The sided building has a flat roof. The first floor is defined by wood paneled and glass storefronts with recessed entrances for the tenant spaces and a flush entrance for the upper floor residential space. The second floor has two canted bay windows⁵ on the façade and a polygonal oriel window on the west elevation.

40 Woodland Pharmacy – 12206-10 Larchmere (photograph 23)

The 1915 Craftsman Two-Part Commercial-Residential Block building is brick construction with a corner entrance built by carpenter August J. Schlund. The first floor is defined by brick piers and paneled and glass storefronts with a centrally located flush entrance for the upper floor residential space. The second floor has a projecting bow balcony finished in shingles and supported by heavy brackets. The upper floor on the façade is finished in wide plank siding.

64 Mishler-Hannah Building – 12726-36 Larchmere (photograph 31)

The 1919/1922 Classic Revival Two-Part Commercial-Residential Block of blond brick construction was built for William Mishler. The first portion, built in 1919 is located at the corner where the entrance is labeled Mishler. The addition was added in 1922 and the entrance named “Hannah” after Mishler’s wife. The building is simple in detail with classical ornamentation as noted with the pediments at the entrances, the 1/1 double hung windows with stone sills and brick headers and low relief corbelling at the parapet.

12 Spieth Pharmacy Building – 12801-05 Larchmere (photographs 8,9)

The 1921 Two-Part Commercial-Residential Block building with corner entrance was designed by Cleveland architect A. N. Ferguson, as one of three Mediterranean style influenced Two-Part Commercial Block buildings in the District. The other two are **1922 J. H. Brett Building** at 13001-05 (#6) (also designed by Ferguson) and **1923 Zaas Building** at 12401-05 (#26)

⁵ Harris, Cyril. *Illustrated Dictionary of Historic Architecture*. New York: Dover Publications, 1977.

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(designed by M. Altshuld). The asymmetrical façade is divided into two bays, separated by a recessed entrance to the upper floors. The wood and glass storefronts are separated by brick piers with stone bases and caps. A brick soldier course delineates the first floor from the second floor. At the corner is an entrance into the west tenant space. An entrance is also located at the storefront for the east tenant space. The west elevation is symmetrical to the west façade storefront. The two center bays on the west elevation are articulated with decorative brick work. A third tenant entrance is located at the northwest bay. The east elevation is adjacent to the neighboring DiPietro Building (# 11). The second floor is defined by an oriel window that occurs at the corner which is composed of wood paneling double hung windows and finished with Mediterranean barrel terra cotta tiles. A decorative hooded projection is above the paired windows at the east end of the façade or south elevation. A balcony with a wrought-iron balustrade is located at the third bay to the north of the west elevation. The fenestration of the second floor is a combination of single double hung sash and paired double hung sash. Additional decorative brick work, although modest, exists at the stepped parapet.

15 Piraino Building – 12721 Larchmere (photograph 12)

The 1922/33 Colonial Revival Two-Part Commercial-Residential Block building is the later of two similar buildings built for Frank Piraino. The “sister” Piraino Building, located at 12725-27 (#14) was built in 1921. The 1922 building was altered in 1933 when a small one-story addition was constructed along the west elevation and the building received Colonial Revival storefront trim by Antonia Bordonaro. The upper floor masonry matches identically to the 1921 Piraino Building to the east.

17 Shakerlan Building – 12629-35 Larchmere (photographs 13-14)

The 1924 Classic Revival Two-Part Commercial-Residential Block building with corner entrance is three-stories in height. The building was designed by Cleveland architect F. Stillman Fish who was a member of the Beaux-Arts Society. This is the only known commercial building designed by Fish. The corner of the building is emphasized with stone quoining and decorative brick work at the parapet. A second stone entrance is fairly centered at the storefront level along Larchmere. The stone framed storefronts wrap the corner in a curve. The upper two floors are a combination of single and triple double hung windows. Two one-story garage additions are located at the rear, one facing Larchmere and a smaller one- facing East 127th.

19 20 Moreland Stores and garage – 12609-19 Larchmere (photographs 15-16) (Historic Images, Figure 9)

The 1925 Colonial Revival Two-Part Commercial-Residential Block was designed by Cleveland architect Frederick F. Hodges. The six bay façade is unusual in that it has a vehicular drive-thru located along the west elevation that leads to the rear eleven bay one-story brick garage building. The remaining bays on the first floor are wood paneled and glass storefronts flanked by quoined stone piers which support a stone entablature that delineates the

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first and second floor. The fenestration on the second floor is 1/1 double hung windows which have a false brick arch with keystone at the hoods. The stepped parapet is curved in the center and it has a heart shaped cartouche located in the center. A brick frame surrounds the “Moreland Stores” carved stone plate just below the cartouche.

57 **Suchy Building** – 12702 Larchmere (photograph 29)

The 1947 Moderne Streamline Two-Part Commercial Block was designed by George Burrows and Associates. The building is an excellent example of the Streamline with the chamfered corner and major emphasis on the horizontal as delineated through the colored brick striation. The entrance is not at the chamfered corner, rather it is located on the opposite corner as an overhang – a common theme throughout the District. The storefront colored aluminum panels, located at the transom serve as the sign board. Uniquely, the striation color of the brick carries through the panels. The building steps down to one-story at the rear.

3 **Shaker Tavern and Hotel** – 13051 Larchmere (photograph 2)

The 1955 Modern style Two-Part Commercial Block was designed by Cleveland Architects Weinberg & Teare. The six-bay three-story brick building is horizontally oriented as emphasized through the stone banding and square fenestration. The first floor entrance is asymmetrically oriented in the second bay from the west. The door is adorned with a curved canvas canopy. The stepped parapet is accented with stone squares at each bay and is capped with stone coping.

11 **DiPietro Building** – 12807 Larchmere (photograph 8)

The 1965 Modern style Two-Part Commercial Block was designed by Cleveland architects Hemlock-Fremont. The brick two-story building is horizontally oriented as demonstrated through the horizontal emphasis on the aluminum and glass door, the storefront window and the horizontal framing around the second floor fenestration. The building’s eastern most bay has a vehicular drive-thru to rear parking.

ONE-PART COMMERCIAL BLOCK (photographs 4,10,11,15,17,18,26,32,33-35,39)

The One-Part Commercial Block is an obvious choice for the location and setting of the District; a simple masonry box, with a façade, to captivate the street and lure customers inside. Thirteen (13) buildings represent the One-Part Commercial Block with variations on the style and type. The Enframed Window Wall dominates while a few are designed in the Colonial, Art Deco and Moderne Streamline styles dating from 1921 through to 1962. Below describes examples of the type in the District.

5 **Shaker Heights Garage** - 13015 Larchmere (photograph 4)

The 1921 Enframed Window Wall One-Part Commercial Block is three-bay brick construction, L-shaped in plan building. The painted brick exhibits a double basket weave pattern in the

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stepped parapet over the main entry. The center bay has a recessed entry with a single door with side lights and glass block overhead. The flanking bays are glass with glass block in the upper sections of the opening.

68

Luxenberg Building - 12812 Larchmere (photograph 33)

The 1921 Enframed Window Wall One-Part Commercial Block is a two-bay brick construction building. The storefronts are divided into two parts with the display window spanning beyond the center of the façade and entrance recessed to the west. Stone elements cap the piers at the storefront. The stepped parapet is divided into three sections with framed decorative brick work. The stone coping is articulated with decorative stone urns.

67

Baker-Calalhan Company Ford Dealership – 12806-08 Larchmere (photograph 32)

The 1922 Enframed Window Wall One-Part Commercial Block is a two-bay brick construction building. The storefronts are divided into two equal parts with recessed entrances at the center and wood and glass three part storefronts. Stone elements are at the base and cap of the piers. The stepped parapet has framed decorative brick work with a central diamond shape. The stone coping is articulated with a floral decorative stone element similar to an acanthus leaf.

13

Hank Building – 12733 Larchmere (photographs 10,11)

The 1927 Enframed Window Wall One-Part Commercial Block is a single-bay brick construction building. The building was designed by Cleveland architect Frank Peck. The stone surrounded storefront is divided into two equal parts flanking the central doorway. Stone quoining further enhances the enframed window wall. A sign board is located at the parapet which is capped with stone coping. The coping on the remaining elevations is camel back terra cotta coping.

51

Chaloupka Building – 12600-02 Larchmere (photograph 26)

The 1931 Art Deco One-Part Commercial Block is distinguished with its chamfered corner. The brick building was designed by Cleveland architect A. N. Ferguson. The creamed colored brick building exhibits Art Deco motifs at the parapet, specifically in the chevron corbelling and at the top of the piers where a stylized leaf motif is stacked on top off the stone pier. The storefront has two entrances; one at the chamfered corner and a second recessed entrance along Larchmere at the east glass storefront for a second tenant. Storefront alterations including vertical wide wood paneling and a new metal replacement storefront system that does not impact the overall integrity of the building.

18

Top Hat Cleaners Building – 12621 Larchmere (photograph 15, 43)

The 1946 Colonial Revival One-Part Commercial Block is a three-bay brick construction building. The building demonstrates the influence of the nearby Shaker Square Colonial Revival movements occurring in architecture around the District. The arch entrance is

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articulated with a fanlight above the single door with sidelights. The storefront picture windows are trimmed with classic dentils at the head of the windows. The wood piers with simple classic detailing are decorative non-supporting elements.

27 **Cipriani Refrigerated Fixtures, Inc. Building – 12311 Larchmere (photograph 18) (Historic Images, Figure 12.a)**

The 1952 Enframed Window Wall One-Part Commercial Block is a three-bay blond brick construction building. The lack of decorative embellishments is reminiscent of the Modern style. The center bay has a recessed entry with a single door. The flanking bays are glass nestled in the blond brick. The parapet is uninterrupted with stone coping while the remaining walls are capped with camel back terra cotta coping.

HOUSE WITH COMMERCIAL ADDITION (photographs 21,29,30)

There are four (4) examples of the House with Commercial Addition type in the District. This transformation is a result of Woodland Avenue developing into a major transportation corridor with commercial growth, and adaptation of the existing housing stock evidenced by construction of commercial storefront additions.⁶ The storefronts generally resemble most of the other One-Part Commercial Block types along the street. The additions are one-story in height. The owner/proprietor of the storefront business lived in the house, at least at the time of the commercial construction. Over time, some or all of the residential space may have been converted to retail or other commercial uses. Below describes examples of the type in the District with additions built between 1928 and 1947, to houses constructed between 1910 and 1914.

36 **Frank Nemec House & Shop – 12022-24 Larchmere (photograph 21) (Historic Images, Figure 11)**

The 1914/28 House with Commercial Addition was built by Frank Nemec a local baker. The house was built in 1914 as a brick Front Gable with 1/1 double hung windows and shingles finishing the gable facade. In 1928, with the success of his bakery, he added the one-story brick storefront. As noted throughout the District, the bakery has a corner entrance with roof overhang. The storefront has been altered with the installation of board and batten siding, a replacement display window and glass storm door at the corner entrance.

60 **Kelley-Carlucci Building – 12708 Larchmere (photograph 29)**

The 1913/47 House with Commercial Addition was built by Henry T. & Isabelle Kelley. The Queen Anne style house was built in 1913 and the canted paired bow windows on the second floor and dormer roof maintain the historic character of the house. In 1947, local shoe Repair proprietor Louise Carlucci added the two tenant retail space storefront on to the façade. The

⁶ *Special Use Types- Commercial -House with Commercial Addition*, Colorado Office of Archeology and Historic Preservation (OAHP). Available at <http://www.historycolorado.org/oaHP/house-commercial-addition>.

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façade is brick over the doors and at the center of the parapet to create symmetry, while the remaining construction is CMU.

RESIDENTIAL (photographs 3,7,20,24,25,28-30,45)

There are fifteen (15) houses in the District that over time, some or all of the residential space may have been converted to retail or other commercial uses. The houses continue to maintain their exterior house appearance while signage has been characteristically added to denote the place of business. Below describes examples of the styles and types in the District. These houses were built between 1904 and 1916, and have been zoned for business use between East 121st St. and North Moreland Rd. since the first zoning map of the area by the City of Cleveland in 1929.⁷

31

William F. & Mabel Cummings House – 12101 Larchmere (photograph 20)

The 1911 Dutch Colonial house has a painted ashlar foundation with the first floor finished in siding and the upper floor finished in painted shingles. The porch has been divided into two sections: the open porch for the residential entrance and the area filled in serving as the commercial entry. Evidence that the house is a place of business is indicated through the post sign located along the front walk and the neon sign hanging in the enclosed porch.

4

A. J. Putka House – 13017 Larchmere (photograph 3)

The 1916 Cleveland Double was designed by Cleveland architect Fred C. Evans and built by contractor James Fence. The 1913 **David Olson House** at 12023 (#32) and the 1916 **Rudolph Willing House** at 12614-16 (# 53) are other examples of Cleveland Doubles in the District. Characteristically, the Cleveland Double is a gabled front with a two-story porch that extends the full width of the façade. These houses provided a second means of income for the homeowner. The wood clapboard and shingle gable front with Doric columns and spindles balustrades make this house an excellent example of the type. The first floor front porch has been partially enclosed to the west for use as a storefront.

43

44

James D. & Amelia Monihan House and garage – 12402-04 Larchmere (photographs 24, 45)

The 1913/47 Brick Dormer Front Bungalow was built by contractor James Sladky. The house has exposed rafters at the porch which is supported by brick piers and the gabled dormer is also highlighted by bracketed elements. The second floor dormer is decorated by a low spindled balustrade. Stone sills enhance the Flemish Bond brickwork. A detached brick, similar in style, two-car garage is accessed off of East 124th Street.

⁷ Building and Zoning Maps of City of Cleveland, Ordinance No. 77323-A, 1 October 1928, passed by City Council 6 May 1929. Available at Cleveland Landmarks Commission.

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OTHER BUILDING TYPES/STYLES (photographs 1,6,19,28,37-40)

There are several supporting buildings within the District that do not conform to the commercial style buildings identified above, including two (2) electric substations, a church, a bank, a gas station with car wash, a gas station with a repair garage and body shop, a hotel, and a grocery store. These buildings are described below.

75

Cleveland Railway Co. Electric Converter Substation – 13010 Larchmere (photograph 37)

The 1919 Classic Revival square in plan substation was built for the Cleveland Railway Company. The architectural language of the building divides the building into three classical parts. The three-bay façade is composed of a stone water table, a central protruding stone entry at the main body and stone banding at the parapet. The fenestration is steel industrial style windows. Stone keystones accent the rectilinear windows. Simple rectangular brick framing articulate the pronounced piers.

56

St. Paul's Evangelical Church – 12624 Larchmere (photograph 28)

The 1922 Craftsman Single Nave church was constructed by Cleveland builder Seymour Parks. The lower portion of the building is brick while the upper portion is wood clapboard. The symmetrical façade has a central entrance accessed by brick and stone steps and protected by a gabled shed roof supported by squat Doric capitals with typical Craftsman brackets. Two flanking entrances are at grade, both with double leaf doors and a shed roof supported by Craftsman style brackets. The second floor fenestration is stained-glass with harlequin or diamond shaped glazing set within an arch opening. An additional stained-glass rosette with a fretwork teardrop trim surround centered on the apex of the gable. The overhanging eaves are supported by decorative brackets. The building is a beautiful example of Craftsman architecture. A masonry red brick addition with flat roof was constructed to the south in 1950 for use as a Sunday School.

77

Cleveland Electric Illuminating Company Substation – 13100 Larchmere (photograph 38)

The 1924 Neo-Classical Arcaded Block was constructed by the Cleveland firm of Blaw-Knox Co. The three-bay one-story rectangular building is composed of brick with stucco. The steel industrial style windows have a fan light to fit the arched window openings. A low wall with gate entrance, maintaining the Neo-Classical style of the building, provides access to the electric transformers which are located to the west and rear of the building.

1

SOHIO Filling Station – 13165 Larchmere (photograph 1)

The 1938 Colonial Revival Filling station reflects the impact of the style of the neighboring Shaker Square. The one-story brick building has a hipped roof with gable porticos defining the corner entrance and the service bays. The porticos are decorated with carved stone festoons set within the brick wall. A copper roof cupola is located on the roof. Other Colonial and Classic detailing include applied white painted wood trim work of fluted pilasters and dentiled cornices. The five-bay garage has a retail entrance at the corner which has a typical wood panel and glass

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storefront. The building is an example of Colonial Revival architecture applied to gas station. A separate car wash was added to the property in 1980 and the Colonial design is exhibited at the roof line with the white painted wood entablature and pediment.

72

Shaker View Service Station – 12916 Larchmere (photograph 35)

The 1940/55 Streamline Box Type⁸ filling station was constructed by Fleckinger Construction Company. The building exhibits the curved corner typical with the Streamline style. The masonry constructed building is finished with colored aluminum panels accenting the glass storefronts and garage door entrances. A blond brick masonry addition with three bays was constructed to the south along East 130th Street in 1955, as an auto body repair shop.

7

Shaker Towne Hotel – 12955 Larchmere (photograph 6)

The 1958 three-story three bay hotel was designed by N. S. Zajack and constructed by Joseph Risman. The design is a simplified version of the Central Block with Wings through the prominence of a central entrance bay slightly protruding from the flanking bays. The entrance is articulated with a simple stone surround. The building has a horizontal emphasis with picture windows which have shutters perhaps influenced by the American Colonial Revival movement of Shaker Square. Stone sills and parapet complete the design.

30

Kroger Grocery Store – 12201 Larchmere (photograph 19)

The 1962 one-story commercial building was designed for the Kroger Grocery Store. The building lies along the sidewalk facing Larchmere but has a large open parking lot facing West 121st Street. The large one-story building is oriented to the parking lot with an overhang supported by square columns typical of mid-century grocery store design. The glass storefront has been altered but the intent remains intact. Cultured stone is employed at both the entrance and at the first bay to the west on the Larchmere elevation. The building is a good representation of the impact of the automobile on the urban landscape.

79

Park View Federal Savings Bank Building – 2618 N. Moreland (photograph 40) (Historic Images, Figure 13)

The 1963 Colonial Revival Temple Front bank building was designed by Cleveland architects Andonian & Ruzsa. The bank is an example of Colonial Revival architecture with its corner two-story rotunda with Doric columns supporting a cupola. The two-story copper roof cupola and clock tower is further decorated with classic details including Ionic columns. The grand entrance double leaf doors are aediculated with engaged columns and pediment. Two wings flank the rotunda and at the first floor level the 8/12 double hung windows are trimmed with paneling. Both wings provide access to rear parking through vehicular drive-thru openings. The Wagon Wheel Restaurant (13112-14 Larchmere) is adjacent to the west. Parkview Federal is

⁸ Preservation Brief 46. *The Preservation and Reuse of Historic Gas Stations*. National Park Service.

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listed as a non-contributing resource within the Shaker Square Historic District Boundary Increase (NR # 83004367), due a construction date outside the period of significance.

Historic District Overview by Block

North Kemper Road to Cheshire Road

This block contains five (5) contributing Two and One-Part Commercial buildings built between 1921 and 1938, one (1) non-contributing commercial car wash building built in 1980, and, one (1) house constructed in 1916. Beginning at the east side of the District at Kemper Road, the Historic District begins the first block with the 1938 Colonial Revival SOHIO Filling Station (#1) and the non-contributing 1980 Colonial Revival SOHIO Car Wash (#2). Continuing Westward is the Modern Two-Part Commercial 1955 Shaker Tavern and Hotel, (#3); all of which are Shaker Heights Landmarks. The block continues west with a Cleveland Double, the 1916 A.J. Putka House, (#4). Followed by the 1921 One-Part Commercial Enframed Window Wall Shaker Heights Garage (#5) and the 1922 Mediterranean influenced Two-Part Commercial J. H. Brett Building (#6); all located in the City of Shaker Heights to complete the block from Kemper to Cheshire.

Cheshire Road to Kendall Road

This block contains three (3) contributing One and Two-Part Commercial buildings built between 1921 and 1965, two (2) contributing houses constructed in 1915 and 1916 and one (1) non-contributing garage built in 1944. The Modern One-Part Commercial 1958 Shaker Towne Hotel (#7) is located at the northwest corner of Cheshire Road and Larchmere. This block continues west with the American Foursquare 1915 John Platz House (#8), and the 1916 Lorinda Donahue House (#9), a Front Gable Duplex, with a 1944 non-contributing garage (#10). To the west is the Two-Part Commercial 1965 DiPietro Building (#11) and the Mediterranean influenced Two-Part Commercial 1921 Spieth Pharmacy Building (#12) ending the block at the north east corner of Kendall Road and Larchmere in Shaker Heights.

Kendall Road to East 127th Street

This block contains three (3) contributing One and Two-Part Commercial buildings built between 1921 and 1933; and, one (1) non-contributing condominium building built in 2004. Beginning at the northwest corner of Kendall and Larchmere is a 16 space asphalt parking lot and continues west with the One-Part Commercial Enframed Window Wall 1927 Hank Building (#13) and the Two Part Commercial 1921 Piraino Building (#14), the latter of which delineates the western boundary of the City of Shaker Heights. The east boundary of the City of Cleveland begins with the second Two-part Commercial 1922 Piraino Building which exhibits 1933 Colonial Revival elements (#15). Continuing to the west is the non-contributing five-story 2004 Contemporary style Larchmere Lofts Condominiums (#16) at the northeast corner of East 127th and Larchmere.

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East 127th Street to East 121st Street

This block contains nine (9) contributing One and Two-Part Commercial buildings built between 1923 and 1962, one (1) contributing garage built in 1925, two (2) non-contributing Contemporary condominium buildings built in 2006, one (1) non-contributing One-Part Commercial building built in 1947 with alterations in 1952, and one (1) non-contributing garage built in 1947. The Classic Revival Two-Part Commercial 1924 Shakerlan Building (#17) is located at the northwest corner of East 127th and Larchmere. Continuing to the west is the Colonial Revival One-Part Commercial 1946 Top Hat Cleaners Building (#18) which is adjacent to the Two-Part Commercial 1925 Moreland Stores Building and garage (#19, #20) and the non-contributing 1947 Paul T. Long Funeral Home garage (#21) with a parking lot to the south. Two (2) non-contributing Contemporary 2006 Larchmere Court Condominium buildings (#22, #23) and an asphalt parking lot are located next to the west. Continuing west is the One-Part Commercial 1947 Edward Wirsching Co. Building (#24) and the One-Part Commercial 1952 I.H. Gunton Co. Showroom Building (#25). Further west is the Mediterranean influenced Two-Part Commercial 1923 Zaas Building (#26) and two (2) One-Part Commercial Enframed Window Wall Ciprianni Refrigerated Fixtures, Inc. buildings built in 1952 and 1955 (#27, #28). The non-contributing One-Part Commercial Enframed Window Wall Our Lady of Peace Post 924 Catholic War Veterans Building of 1947 has 1952 and more recent alterations (#29). The block ends with the One-Part Commercial 1962 Kroger Grocery Store (#30) with a large asphalt parking lot at the northeast corner of East 121st and Larchmere.

East 121st Street to 12015-17 Larchmere Blvd.

This block contains one (1) contributing Two-Part Commercial building built in 1927, three (3) contributing houses built between 1911 and 1916 and one (1) contributing garage built in 1936. Beginning at the northwest corner of East 121st and Larchmere is the Dutch Colonial 1911 William F. & Mabel Cummings House (#31) with an enclosed porch for commercial business. Continuing to the west is the Cleveland Double 1913 Davida Olson House (#32), the Classic Revival Two-Part Commercial 1927 Maher Funeral Home (#33). The Historic District ends to the west with the Dutch Colonial Duplex 1916 Edwin Peters House and garage (#34, #35).

South 12024 Larchmere Blvd. to E. 121st Street

The 1914/1928 Frank Nemecek House & Shop (#36) is situated at the southwest boundary of the Historic District. It is a contributing House with Commercial Addition type built as a house in 1914 with a commercial addition in 1928, located at the southwest corner of East 122nd and Larchmere.

East 121st Street to East 122^{cd} Street

This block contains the Two-Part Commercial 1910 Schultz Building (#37) with alterations in 1914 and located at the south east corner of East 121st and Larchmere. This is the oldest commercial building in the Historic District. To the east is the non-contributing 1981 Lawson's Convenience Store (#38) with an asphalt parking lot which terminates the block.

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\East 122nd Street to East 124th Street

The Queen Anne Two-Part Commercial 1911 Tillman Grocery Store (#39) is an early commercial building in the Historic District located at the south east corner of East 122nd and Larchmere. Continuing to the east is the Craftsman Two-Part Commercial 1915 Woodland Pharmacy Building (#40). The block also contains two houses, the Front Gable 1915 Alois & Julia Jilek House (#41) and the Queen Anne Front Gable 1916 Clara and Fannie Tillman House (#42).

East 124th Street to East 126th Street

This block is comprised of Three (3) contributing houses built between 1911 and 1914, three (3) contributing garages built between 1913 and 1914, one (1) contributing House with Commercial Addition built in 1913 and one (1) non-contributing garage built in 2004. The three (3) contributing houses begin with a Bungalow, the 1914 James & Amelia Monihan House and garage (#43, #44) at the southwest corner of East 124th Street and Larchmere. Followed easterly by the 1911 Joseph & Mary Cihak House (#45) with a 2004 non-contributing garage (#46) and the Side Gable with Dormer 1914 Frank & Julia Prashek House and garage (#47, #48). The Queen Anne with Commercial Addition 1913 Edward F. & Mary Soika House and garage (#49, #50) terminate the block.

East 126th Street to East 127th Street

All buildings in this block are contributing and include one (1) One-Part Commercial building, one (1) House with Commercial Addition, two (2) houses, one (1) barn, and one (1) church. The Art Deco One-Part Commercial 1931 Chaloupka Building (#51) is located at the southeast corner of East 126th and Larchmere. The block continues to the east with the 1910 Paul T. Long Funeral Home House with a 1938 Commercial Addition (#52). To the east is the Cleveland Double 1916 Rudolph Willing House (#53), and the Shingle Front Gable 1910 Joseph Schweller House (#54), and the ca. 1895 Peter Ondeyans Barn (#55). The block ends with the Craftsman Single Nave 1922 St. Paul's Evangelical Church with a 1955 brick addition (#56).

East 127th Street to East 128th Street

The block contains two (2) contributing Two-Part Commercial buildings built in 1919/1922 and 1947, one (1) House with Commercial Addition built 1913/1947, one (1) house built 1904, and two (2) garages built in 1914 and ca. 1960, along with two (2) non-contributing Contemporary commercial buildings constructed in 1996 and 2002. The Moderne Streamline Two-Part Commercial 1947 Suchy Building (#57) is located at the southeast corner of East 127th and Larchmere. The block continues to the east with the Queen Anne 1904 Frank & Barbara Stastney House and 1914 garage (#58, #59). The Queen Anne 1913 Kelly – Carlucci House with 1947 Commercial Addition and ca. 1960 garage, (#60, #61) is to the east. Two (2) non-contributing buildings follow including the 1996 Contemporary style Dancing Sheep Building (#62) and the 2002 Contemporary style 12718 Larchmere Building (#63). The block ends to the

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east with the Two-Part Commercial 1919/ 1922 Mishler-Hannah Building (#64) at the southwest corner of East 128th and Larchmere.

East 128th Street to East 130th Street

All buildings are contributing in this block and consist of five (5) One and Two-part Commercial buildings built between 1915 and 1924 with an addition in 1927, one (1) service station built in in 1944/1950, and two garages built in ca. 1915 and 1921. The Two-part Commercial 1915 Cink Building and garage (#65, #66) are located at the southeast corner of East 128th and Larchmere. Continuing to the east is the One-Part Commercial Enframed Window Wall 1922 Baker-Callahan Co. Ford Dealership (#67). Moving eastwardly is the One-Part Commercial Enframed Window Wall 1921 Luxenberg Building and garage (#68, #69). Following to the east is the Neo-Classical Two-Part Commercial 1924 Kaufman Building (#70), and the Classical Revival Two-Part Commercial 1917 Taborsky Building with 1927 façade alterations enclosing two open brick porches at the first and second floors (#71). The block ends at the southwest corner of East 130th Street with the Streamline Box Type 1940 Shaker View Service Station, with a rear masonry auto body and repair shop addition in 1955. (#72)

East 130th Street to North Moreland Road

All buildings in the block, with the exception of the two garages, are Cleveland Local Landmarks and include one (1) One-Part Commercial building constructed in 1940, one (1) Two-Part Commercial building constructed in 1915, an electric convertor station constructed in 1919, a substation constructed in 1923, a bank constructed in 1963, and a garage constructed in 1915 are the contributing buildings located in this block. Also included is a non-contributing garage constructed ca. 1970. The Queen Anne Two-Part Commercial 1915 Jares Brothers Grocers Building and garage (#73, #74) are located at the southeast corner of East 130th and Larchmere. Continuing to the east is the Classical Revival 1919 Cleveland Railway Co. Electric Convertor Station (#75) and ca. 1970 non-contributing garage (#76). To the east is the Neo-Classical Arcaded Block 1924 Cleveland Electric Illuminating Company Substation (#77). The block ends with the One-Part Commercial 1940 Wagon Wheel Restaurant (#78) adjacent to the Colonial Revival Temple Front 1963 Park View Federal Savings Bank (#79) fronting North Moreland.

Integrity

The Woodland-Larchmere Commercial Historic District is a well intact urban neighborhood commercial corridor which maintains a high level of historic architectural integrity throughout the District. This is exhibited in the various types and styles of commercial buildings which span from 1904-1965 and through the retention of historic architectural elements, fabric, materials, and craftsmanship. The historic commercial buildings located along Larchmere Avenue in both Shaker Heights and Cleveland maintain their historic setting, feeling and design associated with the historic character as noted in historic images of the buildings in their historic setting.

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8. Statement of Significance

Applicable National Register Criteria

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

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

Criteria Considerations

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

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

Areas of Significance

(Enter categories from instructions.)

Transportation
Community Planning and Development
Architecture

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Period of Significance

1904-1965

Significant Dates

Significant Person

(Complete only if Criterion B is marked above.)

Cultural Affiliation

Architect/Builder

Architects:

Altshuld, Meyer
Andonian and Ruzsa
Burrows, George & Assoc.
Evans, Fred
Ferguson, A.N.
Fish, F. Stillman
Hemlock- Fremont & Assoc.
Hodges, Frederick F.
Hronek, Frank
Kraus, Fred
Miller, John
Peck, Frank
Smith, Edward E.
Weinberg & Teare
Zajack, Nicholas S.

Builders:

Blaw-Knox Co.
Cleveland Railway Company
Fence, James
Ferguson Stamping Company
Flekinger Construction Co.
H.L. Packer Co.
Parks, Seymour
Satkovic Bros.
Schlund, August J.
Sladky, James
Standard Oil Company

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Statement of Significance Summary Paragraph

The Woodland-Larchmere Commercial Historic District is significant under **Criterion A** in the areas of **Transportation** and **Community Planning and Development** as representative of neighborhood commercial shopping districts which formed along important streetcar nodes at the turn of the twentieth century. The Woodland-Larchmere Commercial Historic District is located at the end of the Woodland Ave. streetcar line; the commercial corridor provided basic goods and services to the surrounding residential neighborhoods in Shaker Heights and Cleveland from the early to mid - twentieth century. The Historic District is also significant under **Criterion C** for its distinctive collection of early to middle-twentieth century neighborhood commercial architecture.

The **period of significance begins in 1904** with the construction of the first building in the Historic District and **ends in 1965** based on National Register fifty-year guidelines.

Narrative Statement of Significance

Criterion A

The Woodland-Larchmere Commercial Historic District is representative of streetcar based commercial nodes which developed as shopping districts outside of the traditional centralized downtown main street commercial center. Electric streetcars allowed for increased commuter travel distance beginning in the late nineteenth century. As a result, neighborhood oriented commercial facilities including grocery stores such as Jares Bros. Grocers at 13002-06, bakeries such as Chaloupka at 12600-02, and drugstores such as Spieth Pharmacy at 12801-05 became clustered at the intersections of streetcar lines or at stops along the more heavily travelled routes creating a new kind of shopping district.⁹ Large influxes of working and middle class residential populations were entering cities, fueling the economic growth of the Progressive years in America at the turn of the twentieth century. Dependent upon streetcar transportation, they were ready patrons to the convenience of every day commercial shopping districts located at streetcar stops close to home. As transportation evolved into the auto-dependent era, the Historic District transformed providing opportunities for new patronage and expanding commercial choices including: refrigeration at Cipriani Refrigerated Fixtures, Inc. at 12311 and 12301; window sales at I.H. Gunton Co. at 12407; and, heating and ventilating at Edward Wirsching Co. at 12501.

Streetcar transportation routes formed the skeleton around which new land uses emerged.¹⁰ The first electric streetcar in the nation was introduced in Cleveland in 1884 by the East Cleveland

⁹ Ames, David L. and McClelland, Linda Flint. *Historic Residential Suburbs*. National Register Bulletin. Washington D.C.: U.S. Department of the Interior, National Park Service, National Register of Historic Places, 2002, 15, 20; Kay, Jane Holtz. *Asphalt Nation*. Berkley: University of California Press, 1997, 152.

¹⁰ Ames and McClelland, 16.

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Street Railway Company, transforming the street railway business in America.¹¹ The electric street car extended accessibility to the city center, by offering a ten minute streetcar ride to replace a thirty minute walk. By 1890, electric streetcar lines began to foster tremendous expansion at the city edge and suburban growth beyond.¹² Because the streetcar made numerous stops spaced at short intervals, residential developers platted rectilinear subdivisions for homes generally on small lots, built within walking distance of the streetcar line. Conveniently located commercial facilities became clustered at the intersections of streetcar lines or along the more heavily travelled routes.¹³

The population of the City of Cleveland doubled between 1900 and 1910, making it the sixth largest city in the nation.¹⁴ Transportation began to influence the geographic location of social and economic class neighborhoods as the cost of traveling between home and work determined where different groups lived. The middle and working classes settled in neighborhoods closer to the central city accessible by streetcars, while those with higher incomes moved to the outer railroad suburbs.¹⁵

Woodland Ave. Streetcar, Annexation and Development

Prior to development, the Woodland-Larchmere Commercial Historic District was comprised of large tracts of open land along Woodland Ave. S.E. in 1898, located just beyond the eastern border of the City of Cleveland in the City of Newburgh and East Cleveland Township.¹⁶ In 1898, ten (10) farm properties ranging in size of between 1.54 and 9.74 acres along with a 7 acre tract of open land fronted Woodland Ave. S.E. within the Historic District.¹⁷ (Historic Images, Figures 1, 2)

The Cleveland City Railway Co. Woodland Ave. streetcar line was extended to the intersecting street of Woodhill Ave. by 1893, to the west of the Historic District and where Luna (Amusement) Park would locate in 1905.¹⁸ In 1906, the Woodland Ave. streetcar line was extended from downtown Cleveland and into the City of Newburgh, ending at East 121st Street and Woodland Ave. S.E. within the boundaries of the Woodland-Larchmere Commercial Historic District.¹⁹ In 1915, the line was further extended, ending at East 130th Street and

¹¹ Orth, Samuel Peter. *A History of Cleveland, Ohio: Biographical*, Vol. I., Part 1 & 2. Chicago-Cleveland: The S.J. Clarke Publishing Co., 1910, 748; Toman, James A. and Hays, Blaine S. *Horse Trails to Regional Rails. The Story of Public Transit in Greater Cleveland*. Kent: The Kent State University Press, 1996, 33; *Plain Dealer* Historical Archives 1850-1959. Cleveland Public Library, 2 August 1884; Rose, William Ganson. *Cleveland The Making of a City*. Cleveland and New York: The World Publishing Company, 1950, 433.

¹² Ames and McClelland, 19.

¹³ Ames and McClelland, 20.

¹⁴ Miller, Carol Poh. Wheeler, Robert A. *Cleveland A Concise History 1796 – 1996*. Bloomington: Indiana University Press, 2cd ed., 1997, 100.

¹⁵ Ames and McClelland, 17.

¹⁶ G. M. Hopkins Map, City of Cleveland 1898.

¹⁷ G. M. Hopkins Map, City of Cleveland 1898.

¹⁸ Toman and Hays, *Horse Trails to Regional Rails*, 28, 41; Van Tassel, David R. and Grabowski, John J. eds. *The Encyclopedia of Cleveland History*. Bloomington: Indiana University Press, 1996. Also available at www.ech.case.edu, *Luna Park*.

¹⁹ *Plain Dealer* 13 March 1906, 29 July 1906; Morse, Kenneth S.P. *Cleveland Streetcar Routes from the Time of*

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Woodland Ave. S.E. at the edge of the City of Cleveland municipal boundary within the Historic District.²⁰

Annexations and municipal reorganization surrounded the Woodland Ave. streetcar line extensions. Land to the south of Woodland Ave. S.E in the City of Newburgh was annexed by Cleveland in 1913. Land to the north was partially annexed by Cleveland in 1915 with a portion at the northeast side from the west side of East 127th Street extending to Kemper becoming a part of the Village of Shaker Heights, formed in 1911 and incorporated in 1912. The unusual jurisdictional lines were determined in order to accommodate Shaker Heights council member William Van Aken. Van Aken was closely associated with the Van Sweringen brothers and elected the first Mayor of Shaker Heights in 1915. He served for the next 35 years as Mayor living first on this north side at 12497 Woodland S.E. in Shaker Heights.²¹ Woodland Ave. S.E was re-named Larchmere Boulevard S.E. to the north in the portion that was Shaker Heights connecting with the existing Larchmere Boulevard to the east. Later in 1988, the street within the City of Cleveland portion of the Historic District was re-named Larchmere Boulevard S.E.²²

With the arrival of the streetcar to Woodland Ave. S.E., local real estate business began to flourish and the supporting commercial business district along Woodland and Larchmere emerged. Residential allotments were subdivided along Woodland and Larchmere on small lots catering to the working and middle class homeowner. By 1912 they included the Tillman and Soika Woodland Heights subdivisions on the southwest, and the Northwood Park subdivision to the east.²³ (Historic Images, Figure 2). A *Plain Dealer* advertisement selling Soika Subdivision lots in 1911 published directions to prospective buyers and as an incentive to purchase, "Take Woodland-av car ..., get off at the end of the line and you will be on our allotment."²⁴

The Buckeye-Woodland neighborhood to the south was known as "Little Hungary," which experienced a large influx of population growing from 1,500 people in 1900, to 40,000 in 1940.²⁵ At the same time, the Van Sweringen brothers planned community of Shaker Heights was forming to the north and east, promising permanency, solace and refuge in the suburbs.²⁶ The City of Shaker Heights grew from 1,616 in population in 1920 to 17, 783 by 1930.²⁷

Electrification. Unpublished. Available at Cleveland Public Library, 5-6. Toman and Hays, *Horse Trails to Regional Rails*, 83.

²⁰ Morse, 5-6.

²¹ *Plain Dealer*, 6 July 1911; Dawson, Virginia P. *Shaker Square and the Shaker Schools*. Available at www.shakersquare.net; Unnamed. *The Founding of Shaker Heights*, and, *William J. Van Aken; Mayor and Founder*. Available at www.shakersquare.net.

²² City of Cleveland Ordinances No. 103-88, effective date 30 April 1988.

²³ G. M. Hopkins Maps, City of Cleveland, 1912.

²⁴ *Plain Dealer*, 3 September 1911.

²⁵ Van Tassel, David R. and Grabowski, John J., *Buckeye-Woodland*.

²⁶ Miller, 113; Johannesen, Eric. *Cleveland Architecture 1876-1976*. Cleveland: The Western Reserve Historical Society, 1979, 167; Shaker Village Historic District, National Register Nomination # 84003650; Shaker Village Historic District, National Register Nomination # 840038882; Shaker Village Historic District National Register Nomination # 00001557.

²⁷ U.S. Federal Population Census 1900-1940.

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The Woodland Ave. S.E. and Larchmere area between East 121st and Kemper within the Historic District became ideally situated as a commercial shopping district located at the end of a major streetcar line serving the everyday needs of the growing and surrounding residential working, middle and upper class neighborhoods.

The Woodland-Larchmere Commercial District Begins

The first businesses in the Woodland-Larchmere Commercial Historic District included four grocery stores and one pharmacy located at street corners on the south side of Woodland between East 121st Street to East 130th Street. (#37,#39,#40,#65,#73) Residential accommodations were often located above a first floor business or at a nearby house close to the owner's place of business.

The Schulz Building at 12100-04 (#37) was constructed in 1910 and is the earliest remaining commercial building in the Historic District. It housed various grocery businesses and was conveniently located at the southeast corner of East 121st Street, at the end of the Woodland Ave. streetcar line at that time it was built. The Tillman Grocery Store operated by Henry Tillman at 12200-04 followed in 1911 (#39), located at the southeast corner of East 122nd Street, also near the end of the streetcar line. Other early commercial buildings constructed on the street in 1915 include: Woodland Pharmacy owned by Alois and Julia Tillman Jilek at 12206-10 (#40) adjacent to Tillman Grocery; Cink Grocery at 12800-04 (#65) at the southeast corner of East 128th Street constructed in 1915; and, Jares Bros. Grocers at 13002-06 (#73) at the southeast corner of East 130th Street, also constructed in 1915, the same year as extension of the streetcar line to East 130th Street.²⁸

The Tillman family not only operated two early commercial businesses in the District, but were land owners selling parcels of the Tillman Subdivision for residential development along the south side of Woodland at East 122nd Street. Family members constructed homes next door to the east of the Tillman Grocery and Woodland Pharmacy businesses with the Alois and Julia Tillman Jilek House at 12302, built in 1915 (#41); and sisters Clara and Fannie Tillman next door at 12306-08, built in 1916 (#42).²⁹

The Frank and Barbara Stastney House at 12706 (#58) and built in 1904 is the oldest building in the Historic District. The Stastney family was active in the real estate business on Woodland Ave. This house was part of 11.9 acres at East 124th to East 126th Street, on the south side of Woodland. Son, Frank W. Stastney Jr., entered the real estate business after the death of his father in 1913,³⁰ living in the 12706 Stastney House with his mother, wife and children. The Stastney property was subdivided into Shaker Lakes View Subdivision between approximately East 126th and East 128th Streets. Daughter, Mary Statsney, and her husband Edward Soika

²⁸ Cuyahoga County Auditor's Office. Property and Tax Records; Cuyahoga County Land Records, Cuyahoga County Recorder's Office, Deeds 1900-2014; Cuyahoga County Tax Duplicate and Plat Maps 1918-1929, Cuyahoga County Archives; Cleveland City Directories 1900-1966. Cleveland Public Library; Sanborn Fire Insurance Maps; *Plain Dealer* Historical Archives 1900-1990. Cleveland Public Library.

²⁹ Ibid.

³⁰ Ohio, Deaths 1908-1932. Available at *Ancestry.com*.

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subdivided the land into Soika Woodland Heights, also entering the real estate business. They built their home in 1913 within the Soika subdivision at 12502 (#49) between East 124th and East 126th Streets.³¹ Both Frank Stastney (aka: Stanstny) and Edward Soika were listed in Cleveland City Directories at their home addresses, operating real estate businesses.³² Village of Shaker Hts. Mayor William Van Aken lived on the north side of Woodland with his mother, and step-sisters Anna and Helen Hank. Originally, this land was Van Aken family farmland, and later allotted as the Van Aken subdivision which was included in Shaker Heights at the east-west boundary of the City of Cleveland on Larchmere.³³

The transition from open farmland to houses and commercial buildings on subdivided lots fronting Woodland Ave. S.E. was underway with the arrival of the streetcar to the Historic District in 1906 ending at East 121st Street, and extending to East 130th Street in 1915. Between 1906 and 1916, 16 houses were built in the Historic District of wood frame and masonry brick construction on the south side of Woodland Ave. S.E. between East 121st Street and East 126th Street. Early twentieth-century architectural house types and styles include Cleveland Double, American Foursquare, Dutch Colonial Revival, Craftsman, Shingle, Gable Front, Side Gable with Dormer and Duplex. Three (3) were later converted to the House with Commercial Addition Type. Commercial buildings constructed within this time period include five (5) Two-Part Commercial buildings primarily of masonry brick construction and the Tillman Grocery Store, 1911 (#39) of wood frame construction. Between 1917 and 1920, the Historic District continued to grow with the addition of two (2) masonry brick Two-Part Commercial buildings: the Taborsky Building, 1917/1927 (#71); and, the first phase of the Mishler-Hannah Building, 1919/1922 (#64) at East 128th Street. (Historic Images, Figures 2,3)

The Twenties

Streetcar use continued with ridership peaking in Cleveland in 1923 at 417,405,905 passengers³⁴ and nationally at 15.7 billion.³⁵ From 1910 to 1930, no distinct break occurred between streetcar and automobile use. The City of Cleveland continued to grow and the demand for more efficient transportation increased. The *Plain Dealer* newspaper in 1924 reported that Woodland Ave./Larchmere Blvd. is “one of the most important trade centers of Greater Cleveland.”³⁶ The automobile was adopted by increasing numbers of middle to upper income households, while streetcars continued to serve the middle and working class population. The Woodland-Larchmere Commercial Historic District reflects the response to the demand for new services – including the automobile.

³¹ Cuyahoga County Auditor’s Office. Property and Tax Records; Cuyahoga County Land Records, Cuyahoga County Recorder’s Office, Deeds 1900-2014; Cuyahoga County Tax Duplicate and Plat Maps 1918-1929. Cuyahoga County Archives; Cleveland City Directories 1900-1966. Cleveland Public Library.

³² Ibid.

³³ Unnamed. *The Founding of Shaker Heights*, and, *William J. Van Aken; Mayor and Founder*. Available at www.shakersquare.net.

³⁴ Toman, James A. and Hays, 341.

³⁵ Ames and McClelland, 17.

³⁶ *Plain Dealer*, 23 November 1924

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Between 1920 and 1930, the Historic District saw improved streetcar and utility services with construction of the Cleveland Railway Co. Electric Converter Station in 1919 at 13010 ((#75), and the 1924 Cleveland Electric Illuminating Company Substation at 13100 (#77). New automobile related service buildings included the Shaker Heights Garage in 1921 at 13015 (#5), and the Baker – Callahan Co. Ford Dealership in 1922 at 12806-08 (#67). Pocahontas Oil Co. was located at 12914 before it was incorporated into the Shaker View Service Station in 1940 at 12916.³⁷

In 1929 Woodland Ave S.E. was designated as a “Retail Business District” on the first zoning map of the City of Cleveland.³⁸ The City of Cleveland 1929 Directory showed a total of 54 businesses or commercial uses within the Historic District and 28 different types of uses including nine (9) grocers, five (5) meat markets, four (4) confectioners, two (2) filling stations and one (1) auto garage, along with four (4) buildings including storefronts and residential apartments.³⁹ These were located in eleven (11) new commercial buildings built between 1921 and 1927:⁴⁰

The **Mishler-Hannah Building** at 12726-12736 (#64), was first constructed by William Mishler in 1919 at 12734 where he ran his hardware business. He added the Hannah addition in 1922, which was named for his wife, and Fisher Bros. Food Store moved in to occupy the space. The 1921, **Spieth Pharmacy Building** at 12801-12805 (#12), was constructed by pharmacist B.V. Spieth. The 1921, **Luxenberg Building** at 12812 (#68), was occupied by an A & P Food Store. The 1923 **Zaas Building** at 12401-05 (#26), held a meat and grocery stores with apartments in the second floor. The 1922, **Kaufman Building** at 12900-08 (#70), housed Davis Confectionary in 1926, and also had residential apartments in the building.⁴¹

The 1921, **Piriano Building** at 12725-12727 (#14), advertised a barber shop in 1927 and “Madam Melba” readings daily in 1931. The 1922, **J.H. Brett Building** at 13001-05 (#6), advertised a beauty shop operation in 1928. The 1922, **Piriano Building** at 12721 (#15), housed Cleveland Laun-Dry-ette which a operated business selling washing machines in 1924. The 1924, **Shakerlan Building** at 12629-35 (#17), was an apartment building with first floor

³⁷ Cuyahoga County Auditor’s Office. Property and Tax Records; Cuyahoga County Land Records, Cuyahoga County Recorder’s Office, Deeds 1900-2014; Cuyahoga County Tax Duplicate and Plat Maps 1918-1929. Cuyahoga County Archives; Cleveland City Directories 1900-1966. Cleveland Public Library; City of Cleveland Building Permits; City of Shaker Heights Permits; Sanborn Fire Insurance Maps; *Plain Dealer* Historical Archives 1900-1990; Photography Collection. *Cleveland Building Dept. Records, Woodland Ave. S.E.* Cleveland Public Library.

³⁸ Building and Zoning Maps of City of Cleveland, Ordinance No. 77323-A, 1 October 1928, passed by City Council 6 May 1929. Available at Cleveland Landmarks Commission.

³⁹ Cleveland City Directory, 1929.

⁴⁰ Ibid.

⁴¹ Cuyahoga County Auditor’s Office. Property and Tax Records; Cuyahoga County Land Records, Cuyahoga County Recorder’s Office, Deeds 1900-2014; Cuyahoga County Tax Duplicate and Plat Maps 1918-1929. Cuyahoga County Archives; Cleveland City Directories 1900-1966. Cleveland Public Library; City of Cleveland Building Permits; City of Shaker Heights Permits; Sanborn Fire Insurance Maps; *Plain Dealer* Historical Archives 1900-1990; Photography Collection. *Cleveland Building Dept. Records, Woodland Ave. S.E.* Cleveland Public Library.

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retail storefronts. The Shaker Electric business was at this address in 1947. The Sedlak's Furniture Store electric department was later located here in 1956. Sedlak's occupied the building until 1988. The 1925, **Moreland Stores Building** at 12609-12619 (#19) was constructed with five storefronts. In 1935 Majoros & Morten food store occupied a space, Frank Czerny Hardware was here in 1929, a cigar store at 12615 and later Moreland Furniture. Residential apartments were located on the second floor at 12613 and an eleven bay garage was located at the rear and accessed through a drive-thru at the west end of the building, an architectural acknowledgement of the growing presence of the automobile along the corridor.⁴²

The **Hank Building** at 12733 (#13), was constructed in 1927 and was occupied by Anna and Helen Hank as a dry goods business. Anna and Helen Hank were step sisters of Shaker Heights Mayor William Van Aken and lived around the corner at 2584 East 128th Street. Frank Nemeč took advantage of the commercial opportunities by adding a storefront addition to his home in 1928. The 1914, **Frank Nemeč House and Shop** at 12022-24 (#36) was built at the southwest corner of East 121st Street. The two retail space provided a retail outlet for Frank's bakery and additional income from a barber tenant in 1929. By 1957 the space was occupied by a grocery store/ delicatessen. The **Taborsky Building** at 12910-12912 (#71) was altered in 1927 adding a storefront façade to the earlier building constructed in 1917. The last building constructed in the District by 1927 was the **Maher Funeral Home**⁴³ at 12019 (#33) which joined the properties acquired by the Maher family on either side including the Edwin Peters House at 12015 in 1917 (#34) and later the Davida Olson House at 12023 in 1946 (#32).⁴⁴

St. Paul's Evangelical Church at 12624 (#56) was constructed in 1922 at the southwest corner of East 127th Street, changing its name from the Second German Evangelical Protestant Church of St. Paul in the same year.⁴⁵

During the decade of the 1920's, the Historic District experienced a surge in construction of commercial buildings, establishing it as a commercial center. Between 1920 and 1929, nine (9) Two-Part Commercial masonry brick buildings were added to the District with architect designed styles and influences including Colonial Classic and Neo-Classical Revival and Mediterranean. The One-Part Commercial masonry building was introduced to the District for the first time in 1921 with construction of the **Luxenberg Building** at 12812 (#68), and the **Shaker Heights Garage** at 13015 (#5), both Enframed Window Wall types.

Woodland-Larchmere and Shaker Square 1929-1945, Depression and War Years

In 1929 Shaker Square was completed, located to the southwest of the Woodland-Larchmere Commercial Historic District. Shaker Square was not part of the original inception of the Shaker Heights planned community by the Van Sweringens, but instead the successful outcome of earlier failed plans by another developer. In March 1922, a \$30 million model apartment

⁴² Ibid.

⁴³ Ibid.

⁴⁴ Cuyahoga County Deed Edwin Peters to Catherine Maher, 2 June 1917; Cuyahoga County Deed Davida Olson to Frank Wheeler 14 June 1921; Cuyahoga County Deed Frank Wheeler to Lucy Haessly Maher 5 January 1946.

⁴⁵ Cuyahoga County Tax Duplicate and Plat Maps.

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community had been announced for the area of Shaker Boulevard and Moreland Circle to be developed by Josiah Kirby, president of the Cleveland Discount Company. The apartment block on the north side of Shaker Blvd. known as Moreland Courts was commenced, but one year later in 1922, the Cleveland Discount Company went into receivership. The Van Sweringens entered into the project and engaged architect Philip L. Small and Carl Bacon Rowley to complete the redesigned project with a plan for Shaker Square at Moreland Circle. Shaker Square (NR# 76001400, 83004367) was then constructed between 1927-29 as one of the first planned shopping centers in the nation.⁴⁶ Although it was also located at a major street car hub, it was revolutionary for its inclusion of on-street parking in front of commercial businesses and designed in the distinctive American Colonial Revival style established by the Shaker Square development.⁴⁷

Shaker Square catered to the upper class Shaker Heights clientele and others who travelled by automobile. In 1932, stores at Shaker Square included some of the following services: interior decorator, shoe store, dress shop, real estate, landscape architect, photographer, barber, art designer, dentist, physician, antiques, women's and men's furnishings, book shop, beverages, gifts shops, movie theater, children's clothing, musical instruments, and florist.⁴⁸

By the opening of Shaker Square, the Woodland-Larchmere Commercial Historic District was well established, continuing to offer basic needs services as the area faced the Depression years. During the 1930s, many streetcar companies began adding buses and trackless trolleys to their mass transit systems making for more flexible routes. With the gradual displacement of streetcars resulting from increased automobile use, commercial shopping districts began to include automobile repair services, gas stations, and car dealerships. Several buildings introduced the American Colonial Revival style architecture of Shaker Square including most distinctively the SOHIO Filling Station, 1938 at 13165 (#1) located directly north of Shaker Square at the northwest corner of Kemper and Larchmere.⁴⁹ This is in part due to the deed restrictions and covenants imposed by the Van Sweringen development companies. From 1929-1940 and into World War II, the Historic District added five (5) new commercial buildings and one (1) business addition including a bakery, a restaurant, a funeral home addition, and three (3) auto related businesses as follows:⁵⁰

⁴⁶ Johannesen, Eric. *Cleveland Architecture 1876-1976*. Cleveland: The Western Reserve Historical Society, 1979, 173; Shaker Square, National Register Nomination #76001400, #83004367. Shaker Square Boundary Increase, National Register Nomination # 83004367.

⁴⁷ Shaker Square National Register Nomination #76001400, #83004367.

⁴⁸ Cleveland City Directory, 1932.

⁴⁹ Cuyahoga County Deed - Field, Richards and Shepherd, Inc. to The Standard Oil Company, 15 November, 1938.

⁵⁰ Cuyahoga County Auditor's Office. Property and Tax Records; Cuyahoga County Land Records, Cuyahoga County Recorder's Office, Deeds 1900-2014; Cuyahoga County Tax Duplicate and Plat Maps 1918-1929. Cuyahoga County Archives; Cleveland City Directories 1900-1966. Cleveland Public Library; City of Cleveland Building Permits; City of Shaker Heights Building Permits; Sanborn Fire Insurance Maps; *Plain Dealer* Historical Archives 1900-1990; Photography Collection. *Cleveland Building Dept. Records, Woodland Ave. S.E.* Cleveland Public Library.

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Joseph **Chaloupka** Home Bakery at 12600-02 (#51) specializing in Bohemian goods, constructed in 1931 at the southeast corner of East 126th Street. The **Wagon Wheel Restaurant** opened at 13112-14 in 1940 (#78). **Paul T. Long Funeral Home** was located at 12610-12 (#52) by 1932, with an addition in 1938 to an earlier 1910 house. Later, in 1947, the funeral home built a garage at 12607 Larchmere (#21). Larchmere Service Station at 12701 Woodland at the northeast corner of East 127th Street was constructed in ca. 1927, and later demolished. The 1938 Colonial Revival **SOHIO Filling Station** (#1) was constructed on the prominent corner of Kemper and Larchmere at 13165. The **Shaker View Service Station** at 12916 (#72) at the southwest corner of East 130th Street, served as a filling station in 1940 with a 1955 repair garage and body shop addition.⁵¹

By 1942, the Woodland-Larchmere Commercial District included: eight (8) apartment buildings; six (6) grocers; six (6) beauty shops; three (3) barbers; five (5) cleaners/laundries; four (4) dentists/physicians/chiropractors; three (3) meat markets; three (3) tailors; three (3) gas stations; two (2) shoe repair shops; two (2) confectioners; two (2) hardware stores; two (2) drug store/pharmacies, two (2) bakeries; two (2) taverns; two (2) convertor/substations; two (2) plumbing/heating companies; two (2) restaurants; and one (1) each: radio repair shop, real estate office, funeral director, church, auto repair shop, dry goods store, delicatessen, fruit store, and embroidery shop.⁵² The Historic District had developed from open farm land into a commercial hub with the earlier farm buildings lost to commercial construction. (Historic Images, Figures 1,2,3)

Post World War II and the 1950s

A distinct drop in streetcar ridership occurred by the 1940s with increased automobile ownership and decentralization of industry to locations outside the central city after World War II, bringing an end to the role of the streetcar.⁵³ The Woodland Ave. streetcar line was converted to a trackless trolley in March 1948, following the same route along Woodland with the end of the line at East 130th Street within the Historic District.⁵⁴

The housing boom of the Post World War II years created a demand for construction and housing related services and offered at the same time improved construction technology. The **Edward Wirsching Co. Building** at 12501 (#24) was constructed in 1947 for a heating contractor and sheet metal business. Between 1952 and 1955, **Cipriani Refrigerated Fixtures, Inc.** built two buildings in the Historic District at 12311 in 1952 (#27) and 12307 in 1955 (#28).

⁵¹ Cuyahoga County Auditor's Office. Property and Tax Records; Cuyahoga County Land Records, Cuyahoga County Recorder's Office, Deeds 1900-2014; Cuyahoga County Tax Duplicate and Plat Maps 1918-1929. Cuyahoga County Archives; Cleveland City Directories 1900-1966. Cleveland Public Library; City of Cleveland Building Permits; City of Shaker Heights Building Permits; Sanborn Fire Insurance Maps; *Plain Dealer* Historical Archives 1900-1990; Photography Collection. *Cleveland Building Dept. Records, Woodland Ave. S.E.* Cleveland Public Library.

⁵² Cleveland City Directory, 1942.

⁵³ Ames and McClelland, 17.

⁵⁴ Toman and Hays, 222, 240.

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Ralph Cipriani lived close by at 2452 East 124th Street. The **I.H. Gunton Showroom Building** for windows and doors was constructed at 12407 in 1952 (#25).⁵⁵

Also constructed during this era was **Top Hat Cleaners** at 12621 in 1946 (#18). In 1947, Victor Carlucci added a one-story storefront to the 1913 Kelley house, for operation of his Rapid Shoe Repair business becoming the **Kelley-Carlucci** building at 12708 (#60). Victor Carlucci came from Italy to Woodland Ave. in 1927 at the age of 17 years. In *75 Years An Informal History of Shaker Heights 1912-1987*, he recalled,

In 1927 the Woodland Avenue area was one of the biggest shopping centers. This was before Shaker Square was built. There were two A&P's, a Kroger's, a Fisher's, two butcher shops and three barber shops. I had learned to make shoes in Europe. We serviced all Shaker residents. People came to shop in their chauffeur driven limousines. The Van Sweringens used to stop by for a shoe shine. ... In the old days, Mayor Van Aken came in the shop. The Van Aken [Hank]sisters had a clothing store... ”⁵⁶

The **Suchy Building** was constructed in 1947 at 12702 (#57) at the southeast corner of East 127th Street, by Dr. T.D. Suchy with two storefronts on the first floor and offices on the second. In 1952, just north between East 126th and East 124th Streets at 12301 Woodland, became the location of the Our Lady of Peace Post 924 Catholic Veterans Building at 12301 (#29), modifying an earlier 1947 house & art studio. This was an extension of Our Lady of Peace Church located nearby the Woodland area at 12601 Shaker Boulevard, at East 126th Street and Buckingham.⁵⁷ The Post was remodeled outside the period of significance and the building is no longer contributing to the district. The Historic District also saw the addition of two hotel buildings for the first time in the 1950s: the 1955 **Shaker Tavern and Hotel** at 13051 (#3); and, the 1958 **Shaker Towne Hotel**, a resident hotel, at 12955 (#7).⁵⁸

The scale and materials of buildings within the Historic District generally stayed the same, with buildings beginning to display more modern, stylized architectural treatments during the Post World War II and 1950's era.

⁵⁵ Cuyahoga County Auditor's Office. Property and Tax Records; Cuyahoga County Land Records, Cuyahoga County Recorder's Office, Deeds 1900-2014; Cuyahoga County Tax Duplicate and Plat Maps 1918-1929. Cuyahoga County Archives; Cleveland City Directories 1900-1966. Cleveland Public Library; City of Cleveland Building Permits; Sanborn Fire Insurance Maps; *Plain Dealer* Historical Archives 1900-1990; Photography Collection. *Cleveland Building Dept. Records, Woodland Ave. S.E.* Cleveland Public Library.

⁵⁶ Molyneaux, David G. and Sackman, Sue eds. *75 Years An Informal History of Shaker Heights 1912-1987*. Shaker Heights: Shaker Heights Public Library, 1987.

⁵⁷ Cuyahoga County Auditor's Office. Property and Tax Records; Cuyahoga County Land Records, Cuyahoga County Recorder's Office, Deeds 1900-2014; Cuyahoga County Tax Duplicate and Plat Maps 1918-1929. Cuyahoga County Archives; Cleveland City Directories 1900-1966. Cleveland Public Library; City of Cleveland Building Permits; Sanborn Fire Insurance Maps; *Plain Dealer* Historical Archives 1900-1990.

⁵⁸ Ibid.

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1960s – Car Dominated Shopping; Arts and Antique District

The predominance of the automobile by the 1960s introduced shopping with the expectation of automobile accommodation. The 1962, **Kroger Grocery Store** at 12201 (#30) on the northeast corner of East 121st Street, offered shoppers a dedicated parking lot for the first time. In 1963, **Park View Federal Savings Bank** (#79) was the first bank within the Historic District at the prominent corner of 2618 North Moreland and Woodland also with a dedicated customer parking lot. The last building constructed in the District during the period of significance was the **DiPietro Building** at 12807 (#11), later Gentlemen's Quarters (both men's wear stores), with a drive through and designated parking lot in the rear.⁵⁹

The Woodland-Larchmere Commercial Historic District has continued to evolve, remaining today as a commercial shopping and entertainment district with an Arts and Antiques focus. New construction after the period of significance includes the following non-contributing buildings: a SOHIO car wash in 1980 at 13165 (#2); a Lawson's Convenience Store at 12114 in 1981 (#38); condominium buildings Larchmere Lofts in 2004 at 12701 (#16), and Larchmere Court in 2006 at 12581-12605 (#22); the Dancing Sheep Building in 1996 at 12712 (#62); and, the 12718 Building in 2002 (#63).

The Woodland-Larchmere Commercial Historic District represents the impact of transportation on commercial shopping, retaining its roots as a major streetcar node with an intermingling of commercial storefront buildings, residential housing, streetcars and people. With the arrival of the streetcar to Woodland Ave. S.E., local real estate business began to flourish and the supporting commercial district along Woodland and Larchmere emerged. Introduction of the automobile introduced the demand for auto related services and later dedicated front door parking lots, which is also apparent within the District. The Woodland-Larchmere Commercial Historic District has remained in continuous use as a commercial business district since the arrival of the Woodland Ave. streetcar in 1906 and has adjusted to remain relevant to the needs of the modern shopper while retaining its live/work neighborhood character.

Criterion C

Architectural Types and Styles

Commercial architecture is a tangible representation of the history of economic growth and development of America, serving to define the character of settlement town building, as the populace moved west to settle open territories. Businesses were intentionally clustered in centralized districts, giving a town identity and providing a focus of activity. Americans shared the dream that one day their town would become a great urban center. The size and extent of a community's commercial development became an index for its achievements and potential, and the individuality of these downtown buildings came to create an important collective image.⁶⁰

The scope and complexity of American commercialism resulted in buildings that were increasingly specialized in function. The mass manufacturing of building products and the

⁵⁹ Ibid.

⁶⁰ Longstreth, 12-13.

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creation of new materials allowed buildings to attain distinctive appearances. Facades served as advertisements of the businesses within and the commercial center became a collage of competing images. The patterns of commercial development that were established by the mid-19th century remained dominant for the next century, despite the more complex infrastructure of retail and service oriented businesses and the introduction of new forms of transportation including the electric streetcar and the automobile.⁶¹

Commercial districts at city centers and those lining the arteries of residential neighborhoods all characteristically used the street as the essential spine of development. With the street as an anchor, buildings tended to abut the sidewalk with other buildings close by, filling as much space as possible. This dense configuration consumed available land with openness to allow for service access for the functions within or to let in air and natural light to interior spaces. Lot configuration was determinant of form, with commercial lots most often rectangular with less frontage and more elongated depth. If open space existed next to a building, it was presumed that a new facility would be erected there. If development failed to occur, it was almost always due to economic stagnation or decline. This pattern existed for hundreds of years. When wide, linear streets were created, commercial functions began to dominate street frontage, rather than share it with extensive residential development. Even when commercial facilities in neighborhoods contained single dwellings or second floor apartments, the character of the shopping street differed markedly from the adjacent ones lined with residences alone. The gap between the image of commercial districts and the rest of the community continued to increase as an important signifier of place well into the 20th century.⁶²

By the mid-19th century these uniform characteristics in commercial districts became apparent, as large cities served as models for smaller districts. Most importantly, regional and local style influences, construction materials and ornamentation resulted in modifications to meet local needs, forming a unique architectural dialect to each commercial district.⁶³ At the turn of the 20th century, masonry construction became predominant to overcome the fire hazard of earlier densely packed wood frame commercial buildings. Masonry buildings also conveyed an impression of permanence and success. Ornamentation became less pronounced in reaction to earlier Victorian style architecture and a simpler, practical appearance emerged.

Distinct commercial types are classified as Two-Part or One-Part Commercial Blocks based on the number of stories and uses. The Two-Part Commercial Block building was most often commercial storefront use on the first floor and residential use on the second floor, allowing the owner to live close to his/her place of business. The District has some examples where the second floor was extended retail space or offices. The One-Part Commercial Block was a simple one-story building with a specific commercial use, with a relatively small investment and the possibility of adding more stories. Narrow street frontage and a façade that is comprised of little more than an enframed plate glass window are characteristic.⁶⁴ Separate

⁶¹ Ibid.

⁶² Longstreth, 13-15.

⁶³ Longstreth, 16.

⁶⁴ Longstreth, 54-55.

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residential dwellings fronting the commercial street allowed for a close live/work relationship for business owners and intermixed with the bustling activity of the commercial district. The House with Commercial Addition type evolved as residential homeowners took advantage of their location and constructed a storefront addition along the commercial street front.

Not until the late 1920s did widespread use of the automobile generate changes in commercial development. Some open parking lots were created, but were generally relegated to the backs of buildings.⁶⁵ Shaker Square in Cleveland was one of the first planned shopping centers in the nation designed to accommodate store front parking, opening in 1929.⁶⁶ Automobile service centers, including gasoline stations, represented a substantial departure from the pervasive tendency to enclose commercial district space with buildings before the 1940s.

By the mid-1950s a profound shift occurred in the design of American commercial architecture. New development was based on the premise that existing patterns were outmoded. Dense building oriented to the street and packed into small blocks arranged on an orthogonal grid was now considered a relic of the past. Enabled by the automobile, the new model divided land into bigger segments defined by major street arteries with limited access routes. Buildings became freestanding or grouped in clusters surrounded by open space. This new pattern was viewed as ideal for not only outlying areas, but also for re-making existing commercial space. The Modern movement rejected the use of historical references and rejected the idea of a façade. The most obvious change in the outside spatial order was the use of a large parking lot at the front, and sometimes around all four sides of the building. This increase in the size of parking lots meant that the space became dominant, the building was no longer oriented to the street and instead functioned visually as a backdrop rather than a sharp definer of boundary.⁶⁷

Two-Part Commercial Block Type

The earliest buildings of the Woodland–Larchmere Historic District include the Two-Part Commercial Block type with commercial storefronts on the first floor and residential/secondary use on the second floor. These buildings are all characteristically adjacent to the sidewalk with smaller frontage and larger depth creating a rectangular building form. Building materials are masonry red, blond and cream brick with stone and terra cotta elements. The only exception is the wood frame Tillman Grocery Store built in 1911 at the southeast corner of East 122nd Street. Building height is consistently two stories by definition. Style influences reflect an overall simplicity and practicality of construction with Queen Anne, Neo-Classical, Classic Revival, and Mediterranean influences.

The **Cink Building** at 12800-04 (#65) was designed by architect Edward Smith in 1915 and projects the simplicity of the era while introducing understated Neo-Classical style ornamentation at the centered first floor front entry, and Chicago style windows at the second floor.⁶⁸ The **Jares Bros. Grocery** at 13002-06 (#73) constructed in 1915, was designed by

⁶⁵ Longstreth, 62, 127.

⁶⁶ Johannesen, 173-174.

⁶⁷ Longstreth, 126-127.

⁶⁸ City of Cleveland Building Permits.

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architect Frank Hronek adding a Mediterranean influence to the District for the first time⁶⁹ with distinctive oriel windows with Mediterranean barrel terra cotta roof tiles located at the façade and west side elevation. Located directly across the street from Jares Bros. Grocery is the 1922, **J.H. Brett Building** at 13001-05 (#6) and further west on the north side is the 1921, **Spieth Pharmacy Building** at 12801-05 (#12). These buildings were both designed by Cleveland architect A.N. Ferguson⁷⁰ and continue the Mediterranean theme, again with square oriel bays with Mediterranean barrel terra cotta roof tiles. The **Zaas Building**, 1923, at 12401-05 (#26) designed by architect Meyer Altshuld⁷¹ also demonstrates the Mediterranean influence with decorative wrought iron window balcony rail on the second-story facade.

Architect F. Stillman Fish designed the **Shakerlan Building**, 1924, at 12629-35 (#17) as a Two- Part Commercial-Residential building type, with Classic influences. The Shakerlan Building is the only known Two-Part Commercial Block building designed by Fish.⁷²

Moreland Stores was constructed in 1925 at 12609-19 (#19) and designed by architect F.F. Hodges as a Two-Part Commercial-Residential Block type, for the first time offering residential tenant garages. The building provided a drive through from the street, for ease of access to residential apartment tenant garages at the rear.

Later variations on the Two-Part Commercial Block type within the Historic District include the **Suchy Building** at 12702 (#57) at East 127th Street constructed in 1947, as an excellent example Moderne Streamline, designed by architect George Burrows and Associates.⁷³

The **Shaker Tavern and Hotel** at 13051 (#3) was constructed in 1955 in the Modern style as a Two-Part Commercial Block type designed by prominent Cleveland architects Weinberg & Teare.⁷⁴

The **DiPietro Building** at 12807 (#11) constructed in 1965, in the Modern style was designed by architects Hemlock-Fremont.⁷⁵ The brick two-story Two-Part office-commercial building is horizontally oriented with the building's eastern most bay serving as a vehicular drive-thru to rear parking.

One-Part Commercial Block Type

One-Part Commercial Block type buildings appear in the Historic District for the first time in 1921. Between 1921 and 1927, four (4) One-Part Commercial Block buildings were constructed of masonry brick with patterned detail, several with shaped parapets. Each building reflects a singular commercial function and all are simple in construction designed with

⁶⁹ Ibid.

⁷⁰ City of Cleveland Building Permits. City of Shaker Heights Building Permits.

⁷¹ City of Cleveland Building Permits.

⁷² Cleveland City Planning Commission, Cleveland Landmarks Commission *Cleveland Architects*. Available at www.planning.city.cleveland.oh.us/landmark/arch/architects.php.

⁷³ City of Cleveland Building Permits.

⁷⁴ Ibid.

⁷⁵ Ibid.

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enframed windows walls for better display from the street. These buildings include: the 1921, **Luxenberg Building** at 12812 (#68) used as a food store; the 1921, **Shaker Heights Garage**, at 13015 (#5), used for auto repair service; the 1922, **Baker-Callahan Ford Dealership** at 12806-08 (#67) used for car sales; and the 1927, **Hank Building** at 12733 (#13) designed by architect Frank Peck⁷⁶ and used for dry goods sales.

Architect A.N. Ferguson designed the **Chaloupka Building**, 1931 at 12600-02 (#51) as the only One-Part Commercial Block building built in the Historic District during the Depression years. Having designed earlier buildings in the District with a Mediterranean influence, this masonry brick building was designed with an Art Deco motif.

In 1940 and 1947, three (3) more One-Part Commercial buildings were constructed in the Historic District including the **Wagon Wheel Restaurant**, 1940 at 13112-14 (#78), and the Colonial Revival **Top Hat Cleaners**, 1946, at 12621 (#18). The **Edward Wirshing Co. Building**, 1947 at 12501 (#24) marked a departure from previous uses in the Historic District as a heating contracting and sheet metal fabrication business. The masonry building represents home improvement building services. This trend continued in One-Part Commercial buildings in the District between 1952-1958, with simple construction, little ornamentation and often an enframed window wall indicated the modern functionality of the building: the 1952, **I. H. Gunton Co. Showroom Building**, at 12407 (#25) for window and door sales; the **Cipriani Refrigerated Fixtures Inc. Buildings**, 1952 and 1955 at 12311 (#27) and 12307 (#28) both with enframed window walls.

House with Commercial Addition Type

The Woodland-Larchmere Historic District includes several examples of a distinctive House with Commercial Addition type. Representing the growth and commercial character of the District, early houses set back from the street were converted to commercial use with construction of a one-story simple brick storefront addition abutting the sidewalk.⁷⁷ This type in the District allowed for a close live/work lifestyle and included: the **Frank Nemec House and Shop** at 12024 (#36) built 1914 with a brick storefront addition in 1928. Frank Nemec was a bricklayer by trade and may have constructed the commercial addition. Additional examples of this type are the **Paul T. Long Funeral Home** built in 1910 by John Willing with a brick commercial addition in 1938 at 12610-12 (#52) and the **Kelly-Carlucci Building** built in 1913 by Henry T. Kelly with brick storefront addition by Victor Carlucci in 1947 at 12708 (#60).

House Styles and Types

Single dwelling houses within the District were constructed between 1904 and 1916 during the beginnings of the District, as it was establishing itself as a commercial center. They are predominantly located on the south side of the street, to the west end of the District. Built on small lots fronting Woodland "Road", they represent elements of house types and styles popular in the era including Queen Anne, Dutch Colonial, Side Gable with Dormer, Cleveland Double,

⁷⁶ City of Shaker Heights Building Permits.

⁷⁷ *Special Use Types- Commercial -House with Commercial Addition*, Colorado Office of Archeology and Historic Preservation (OAHP). Available at <http://www.historycolorado.org/oaHP/house-commercial-addition>.

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American Four Square and Front Gable. Primarily the balloon frame houses are clad in wood, with two later brick masonry houses in 1914 and 1915. Three architect designed houses are located in the District, all constructed in 1915-16. Architect John Miller designed the **John Platz House** as a balloon frame American Four Square, constructed in 1915 at 12913 (#8). Architect Fred C. Evans designed the 1916, **A.J. Putka House** as a balloon frame Cleveland Double at 13017 (#4). Architect Frank Hronek designed the **Frank and Julia Prashek House** as a masonry brick Side Gable with Dormer in 1915 at 12410 (#47), as well as the commercial **Jares Bros. Grocery** at 13002-006 (#73).

Other Building Types/Styles

There are several supporting buildings within the District that do not conform to the commercial style buildings identified above, but serve needs within the District and surrounding neighborhoods. These include: the Classical Revival freestanding 1919, **Cleveland Railway Co. Electric Converter Substation** at 13010 Larchmere (#75); **St. Paul's Evangelical Church**, a Craftsman single nave church at 12624 (#56) constructed by Cleveland builder Seymour Parks in 1922; the Neo-Classical Arcaded Block **Cleveland Electric Illuminating Company Substation** at 13100 (#77) constructed by Blav Knox Company in 1924; and, the **Shaker Towne Hotel** at 12955 (#7), a three-story three bay hotel designed by architect N. S. Zajack and constructed by Joseph Rismanin in 1958.⁷⁸ In that same year that he designed the Shaker Towne Hotel, Nicholas S. Zajack was also architect for the Charles Woods Memorial Hospital, Rockland Ave. in Cleveland.⁷⁹ Zajack was born in 1893 in Poland and lived at 12301 Buckingham Ave. in Cleveland's Shaker Square neighborhood, just south of Woodland-Larchmere. His office was located at 720 Euclid Ave. He was the architect of seven (7) post-World War II Shaker Square apartment buildings located along South Moreland constructed in 1951-52, all located within the Cleveland Landmark Shaker Square Historic District.⁸⁰ Also included is the 1947 **Shakerview Service Station** at 12916 (#72) as a Streamline Box type station⁸¹ with a later substantial addition in 1955 by Flekinger Construction Co.⁸²

ARCHITECTS

Architect Designed Orientation

Architect designed buildings in the District reflect an overall simple design type. The corner entry is a predominant and defining characteristic of commercial buildings within the Historic District. This feature is apparent from construction of the first commercial building in 1910, up to contemporary buildings. All corner entry buildings within the District were architect designed with the exception of the **Shulz Building** (#37), and the **Frank Nemecek House & Shop** (#36) - both at East 121st Street.

⁷⁸ City of Cleveland Building Permits.

⁷⁹ *Plain Dealer*, 16 November 1958.

⁸⁰ Cleveland City Planning Commission, Cleveland Landmarks Commission *Cleveland Architects*; City of Cleveland Landmarks, Shaker Square Historic District, Cleveland Landmarks Commission.

⁸¹ Preservation Brief 46. *The Preservation and Reuse of Historic Gas Stations*. National Park Service.

⁸² City of Cleveland Building Permits.

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Corner entry buildings within the District are Two-Part Commercial Block types located on northeast and southeastern street corners, and most often oriented to the west to face oncoming streetcar traffic travelling into the Historic District. This feature also provided ease of access and pedestrian way finding from neighborhood side streets intersecting with the Woodland-Larchmere corridor. These buildings include: the 1910, **Schulz Building** (#37) at East 121st Street; the 1915, **Cink Building** (#65) at East 128th Street; the 1921, **Spieth Pharmacy Building** (#12) at Kendall Street; the 1922, **J. H. Brett Building** (#6) at Cheshire Street; the 1924, **Shakerlan Building** (#17) at East 127th Street designed with a corner entry for the first time facing to the east; the 1914/1928, **Frank Nemec House and Shop** (#36) at East 121st Street also oriented to the east; and, the 1931, **Chaloupka Building** (#51) at East 126th Street oriented to the west. The 1915, **Woodland Pharmacy** at 12206-10 (#40) is designed with a corner entrance on the east façade, most likely to provide easy access to the owner's home located next door.

By 1938, the corner entry within the Historic District came to be designed to predominately face the east, turning away from Woodland to the west and towards Shaker Heights and Shaker Square to the east. The **SOHIO Filling Station** (#1) was constructed by the Standard Oil Company in 1938 with a corner entrance facing east to the North Moreland-Kemper intersection with Larchmere. The 1947, **Suchy Building** (#57) at the corner of 127th Street, has an interesting variation with a chamfered corner entry form as a design element, but with a main entry on Woodland on the east side of the building facade. Later in 1963, the **Park View Federal Savings Bank** at 2618 North Moreland (#79) was constructed as a three-story Temple Front with cupola, with the building orientation and corner entrance angled prominently to face North Moreland to the east. The building was designed by Cleveland architects Andonian and Ruzsa.⁸³ This firm specialized in ecclesiastical architecture including the Modernist Divinity Lutheran Church, designed in 1962 and located in Parma Heights, and also the 1963, Armenian Apostolic Church at 666 Richmond Road in Richmond Heights, as well as apartment complexes.⁸⁴

The Colonial Revival style influence of Shaker Square further disassociated the District from its roots to the west. The "**Moreland Stores**" building (#19) constructed in 1925 was the first outright association by name, associating with North Moreland Blvd., Moreland Circle and the automobile owner/planned apartment construction of Shaker Heights, before Shaker Square in 1927-29. The **SOHIO Filling Station** (#1) and **Park View Federal Savings Bank** (#79) located at the eastern entrance to the Historic District, strongly link architecturally to Shaker Square. Both display the Colonial Revival style of Shaker Square,⁸⁵ along with – 1946, **Top Hat Cleaners** at 12621 (#18) and the **Piraino Building** at 12721 (#15) remodeled in 1933 with a Colonial Revival facade. Stores were advertised as being located one block north of Shaker Square.

⁸³ City of Cleveland Building Permits.

⁸⁴ *Plain Dealer*, 11 March 1962, 16 November 1963, 21 Oct 1971.

⁸⁵ Johannesen, 173.

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In June 1940, the Cleveland City Council voted to rename the south side of Woodland Ave. S.E in Cleveland “Larchmere Ave.,” from North Moreland to the Cleveland City limits on the north side. This created four different names for the same street within the Historic District including Larchmere Blvd. and North Moreland Blvd in Shaker Heights and Larchmere Ave. and Woodland Ave. S.E. in Cleveland.⁸⁶ Not until 1988, was the entire street renamed Larchmere Boulevard in an effort to give it a unified identity with the east and differentiate itself from the struggling Woodland Ave. neighborhoods to the west.⁸⁷

The 1962, **Kroger Grocery Store** at 12201 (#30) marks a complete departure in pattern and plan, away from the street orientation evident throughout the remainder of the Historic District. The Big Box commercial building was designed for the Kroger Grocery Store with a large open parking lot facing West 121st Street. The large one-story building is oriented to the parking lot, in contrast to the main street corridor, with the building as a back drop. It is typical of mid-century grocery store design introduced into a traditional early to mid-twentieth century commercial shopping district, representing the impact of the automobile on the traditional commercial landscape.

The architectural language and identity of the Woodland-Larchmere Historic District relates strongly to the traditional Two-Part and One-Part Commercial Block American architectural types, and demonstrates the live/work practical lifestyle of streetcar neighborhoods during the early to mid-twentieth century. It also displays the impact on architecture of changing transportation technology as America transitioned from the pedestrian accessed streetcar use to the automobile. In 1929, the State of Ohio began issuing architect’s licenses under the Ohio Architects Board and as a result commercial architecture for purposes of permitting, required an architect’s stamp. Many of the Commercial buildings within the District are architect designed and include the work of:

Edward Smith

Edward E. Smith was born in Cleveland in 1869 graduating from Central High School. He trained as an architect under Fenimore Bate from 1889-1894, thereafter opening his own office becoming a noted architect of apartment buildings and terraces. He practiced for nearly 50 years and designed some of Cleveland’s largest apartment buildings. At the end of his career, he worked as a building inspector for the City of Cleveland.⁸⁸ Noted works include the St. Regis Hotel, Pasadena Apartments and Colonial Apartments, all on Euclid Ave.⁸⁹ Of the forty-nine (49) known apartment buildings, residences, terrace and other buildings designed by Smith in Cleveland, only six (6) remain standing including the Cink Building.⁹⁰

⁸⁶ *Plain Dealer*, 16 June 1940.

⁸⁷ City of Cleveland Ordinances No. 103-88, effective date 30 April 1988.

⁸⁸ Cleveland City Planning Commission, Cleveland Landmarks Commission. *Cleveland Architects*; Cleveland City Directory, 1928.

⁸⁹ *Plain Dealer*, 14 August 1938.

⁹⁰ Cleveland City Planning Commission, Cleveland Landmarks Commission *Cleveland Architects*; Johannesen, 91.

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Frank Hronek

Frank Hronek was a Czech-American architect born in Ohio in 1892. Little is known of the architectural work of Hronek. He designed the Kresja Building in 1928, located at 5939 Broadway Avenue which housed a Packard Car Dealership. Hronek is listed in the 1915 Cleveland City Directory as a draftsman residing at 4240 East 124th Street and was still practicing when he passed away in 1951.⁹¹

Archibald N. Ferguson

Archibald N. Ferguson was a Cleveland architect for 44 years⁹² and president of Ferguson Bros. Co., a noted Cleveland construction firm.⁹³ He was born in Ohio in 1881 and first worked as a carpenter before entering the business in 1904, designing and building many homes on the east side and in the suburbs.⁹⁴ He lived in East Cleveland, where he passed away in 1948.⁹⁵

Meyer Altshuld

Meyer Altshuld⁹⁶ was born in Poland in 1879, immigrating to the United States in 1904.⁹⁷ The 1929 Cleveland City Directory lists his architecture office at 241 Euclid Ave. Little is known of his architectural work.

F. Stillman Fish

After attending St. Ignatius College, F. Stillman Fish went to work as a draftsman for Searles and Hirsh in 1902 and a few years later for Steffens and Steffens. His apprenticeship was followed by enrollment at Columbia University to study architecture, followed by four years in the New York branch of the Beaux Arts Society. After returning to Cleveland he was associated with Charles Schneider and William Lougee. He designed numerous residences, an apartment house and churches including the St. Ignatius Parish Church at West Blvd. and Lorain in Cleveland.

Frederick F. Hodges

Architect Frederick F. Hodges, is listed in the Cleveland City Directory beginning in 1899, and as a member of the short lived Cleveland firm of Hodges & Hodges (1900-1902) with his brother W.W. Hodges. He was born in Ohio in 1866, to parents from New England Connecticut descent. After a break as a farmer he returned to architecture by 1925 with his

⁹¹ U.S. Federal Population Census 1900-1940; Cleveland City Directory, 1915; Cuyahoga County Death Certificates. Available at *Ancestry.com*.

⁹² City Directories 1920-1935. Cleveland Biography Files, Architects, Cleveland Public Library

⁹³ City of Cleveland Directories; *Plain Dealer* 27 November 1948.

⁹⁴ *Plain Dealer* 27 November 1948.

⁹⁵ U.S. Federal Population Census 1900-1940; Find a Grave Index, 1600's to Current. Available at *Ancestry.com*.

⁹⁶ City of Cleveland Building Permits. Available at City of Cleveland Building Department, Cleveland Landmarks Commission, Cleveland City Hall.

⁹⁷ U.S. Federal Population Census, 1930; Find A Grave Index.

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own office at 426 Hickox Building in Cleveland.⁹⁸ He was noted for his design of commercial buildings, apartment houses and private residences.⁹⁹

George H. Burrows

George H. Burrows was born in Cleveland in 1893 and graduated from the University of Michigan School of Architecture in 1920. He became active as an architect beginning in 1922 and worked for: Asa Hudson; Griebel & Eberling; Clark, McMullen and Riley; and Alfred Harris; and, was a partner in the firm of Brooke and Burrows 1925-26. From 1950 to 1958 he was senior partner and principal designer in the firm Burrows, Hinman and Gabriel, which later became Burrows & Charles Hinman Associates. He designed nearly one thousand homes in Shaker Heights, Cleveland Heights and other eastern suburbs.¹⁰⁰ He also designed a number of apartment buildings in Shaker Square and along Van Aken obtaining a patent on a split level apartment design, as well as numerous commercial buildings.¹⁰¹

Weinberg & Teare

Weinberg & Teare is known for their apartment buildings including Lakeview Terrace as a landmark public housing project constructed in 1935-37 in Cleveland and designed by Joseph Wienberg in association with Conrad & Teare (1934-37). Joseph Weinberg began practicing architecture in 1919 in Cleveland and by 1949 had formed Weinberg & Teare. The company partnered later with Fischer & Herman specializing in multifamily housing in the late 1960s, also designing hotels, shopping centers and schools. Buildings for which the firm is known include the Community Chest Headquarters (1957), the Jewish Day Nursery (1961), and the Jewish Federation Building (1965). The firm remains in existence today as Herman Gibans Fodor, Inc.¹⁰²

Hemlock-Fremont & Associates

Hemlock-Fremont & Associates were a Cleveland architecture-engineering firm specializing in luxury and moderately priced high rise apartments and office buildings.¹⁰³ Little is known of their specific architectural work.

Since 1929, the Woodland-Larchmere area has been designated as a retail business commercial district. The Woodland-Larchmere Commercial Historic District is a compilation of commercial building types which reflect the influence of the pedestrian, the streetcar and the automobile on architecture. The District has retained its live/work character and remains a vibrant commercial district, rebranded with an arts and antiques focus.¹⁰⁴ Many of the single

⁹⁸ Cleveland City Directory, 1925, U.S. Federal Population Census, 1930.

⁹⁹ Cleveland City Planning Commission, Cleveland Landmarks Commission *Cleveland Architects*.

¹⁰⁰ Cleveland City Planning Commission, Cleveland Landmarks Commission *Cleveland Architects*.

¹⁰¹ Cleveland City Planning Commission, Cleveland Landmarks Commission *Cleveland Architects*; Van Tassel, David R. and Grabowski, John J. eds. *The Encyclopedia of Cleveland History*. Bloomington: Indiana University Press, 1996. Also available at www.ech.case.edu.

¹⁰² Van Tassel, David R. and Grabowski, John J. eds. *The Encyclopedia of Cleveland History*.

¹⁰³ *Plain Dealer*, 28 November 1964, 17 July 1966, 1 April 1966, 6 November 1966.

¹⁰⁴ Building and Zoning Maps of City of Cleveland, Ordinance No. 77323-A, 1 October 1928, passed

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dwelling homes have been converted to commercial use while maintaining house features. The predominately one and two-story commercial buildings with subtle local style and design influences combined with housing types and styles continue to blend together to create a unique identity and signifier of place that is representative of American streetcar commercial shopping districts of the early twentieth century and the transition to the automobile focused commercial district of the mid-twentieth century.

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Jewish Federation Building, National Register Nomination (Euclid Ave. HD) #02000702

Shaker Square, National Register Nomination # 76001400.

Shaker Square Boundary Increase, National Register Nomination # 83004367.

Shaker Village Historic District, National Register Nomination # 84003650.

Shaker Village Historic District (Boundary Increase), National Register Nomination # 00001557.

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Previous documentation on file (NPS):

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

Primary location of additional data:

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

Name of repository: Cuyahoga County Archives, Western Reserve Historical Society

Historic Resources Survey Number (if assigned): _____

10. Geographical Data

Acreage of Property: 19.08 acres

Use either the UTM system or latitude/longitude coordinates

Latitude/Longitude Coordinates

Datum if other than WGS84: _____

(enter coordinates to 6 decimal places)

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

Or

UTM References

Datum (indicated on USGS map):

NAD 1927 or NAD 1983

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1. Zone: 17N	Easting: 450047	Northing: 4592957
2. Zone: 17N	Easting: 450762	Northing: 4592884
3. Zone: 17N	Easting: 450749	Northing: 4592720
4. Zone: 17N	Easting: 450030	Northing: 4592828

Verbal Boundary Description

The nominated property is situated in the Cities of Cleveland and Shaker Heights, County of Cuyahoga in the State of Ohio. The commercial historic district boundary is defined by the properties located along Larchmere Boulevard beginning at the intersection of North Moreland, Kemper and Larchmere with property 13165 Larchmere Boulevard (parcel # 731-02-003) on the north and running along the rear property lines continuously to the property at 12015-17 Larchmere Boulevard (parcel # 129-05-043) crossing Streets 127th and 121st Street. The boundary then crosses Larchmere Boulevard to property 12024 Larchmere Boulevard (parcel # 129-09-039) on the south and extending along the rear of the properties fronting Larchmere continuously to 2618 North Moreland Road (parcel # 144-13-029/144-13-030) crossing over 121st, 122nd, 124th, 126th, 128th, and 130th Streets. The boundary then meets back at the intersection of North Moreland, Kemper and Larchmere Boulevard. The District encompasses 19.08 acres following Larchmere Boulevard for approximately 0.4 miles.

Boundary Justification

The nominated boundary includes the property historically associated with the commercial development and buildings along Woodland Avenue/Larchmere Boulevard representing a commercial shopping district which formed along an important Woodland Ave. streetcar node in the early twentieth century. The boundary includes historic resources fronting Larchmere Boulevard which date from 1904-1965, and excludes residential streets which do not coincide with commercial development or reflect commercial architecture.

11. Form Prepared By

name/title: Wendy Naylor and Diana Wellman
organization: Naylor Wellman, LLC, Prepared for SHAD (Shaker Square Area Development Corporation: 11811 Shaker Blvd., Suite 106 • Cleveland, Ohio 44120-1927
street & number: 92 East Washington Street
city or town: Chagrin Falls state: OH zip code: 44022
e-mail: naylor@naylorwellman.com; wellman@naylorwellman.com
telephone: 440-247-8319
date: February 17, 2015

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Additional Documentation

Submit the following items with the completed form:

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

See attached Continuation Sheet Additional Documentation - Location & Boundary Map

Name of Property: Woodland-Larchmere Commercial Historic District

City or Vicinity: Cleveland and Shaker Heights

County: Cuyahoga **State:** OH

Photographer: Diana Wellman

Date Photographed: November 2014

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1. (OH_Cleveland_Woodland_Larchmere Commercial Historic District_0001): East End, North Side, SOHIO Filling Station, camera direction NW.
2. (OH_Cleveland_Woodland_Larchmere Commercial Historic District_0002): East End, North Side, Shaker Tavern & Hotel (Larchmere Tavern), camera direction NW.
3. (OH_Cleveland_Woodland_Larchmere Commercial Historic District_0003): East End, North Side, A. J. Putka House, camera direction NW.
4. (OH_Cleveland_Woodland_Larchmere Commercial Historic District_0004): North Side, Shaker Heights Garage, camera direction NW.
5. (OH_Cleveland_Woodland_Larchmere Commercial Historic District_0005): North Side, J. H. Brett Building, camera direction NE.
6. (OH_Cleveland_Woodland_Larchmere Commercial Historic District_0006): North Side, Shaker Towne Hotel, camera direction NE.

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7. (OH_Cleveland_Woodland_Larchmere Commercial Historic District_0007): North Side, Platz & Donahue Houses, camera direction NE.
8. (OH_Cleveland_Woodland_Larchmere Commercial Historic District_0008): North Side, DiPietro & Spieth Pharmacy Buildings, camera direction NW.
9. (OH_Cleveland_Woodland_Larchmere Commercial Historic District_0009): North Side, Spieth Pharmacy Building, camera direction NE.
10. (OH_Cleveland_Woodland_Larchmere Commercial Historic District_0010): North Side, Hank & Piraino Buildings, camera direction NW.
11. (OH_Cleveland_Woodland_Larchmere Commercial Historic District_0011): North Side, Hank & Piraino Buildings, camera direction NE.
12. (OH_Cleveland_Woodland_Larchmere Commercial Historic District_0012): North Side, Piraino Buildings, camera direction NE.
13. (OH_Cleveland_Woodland_Larchmere Commercial Historic District_0013): North Side, Shakerlan Building, camera direction NW.
14. (OH_Cleveland_Woodland_Larchmere Commercial Historic District_0014): North Side, Shakerlan Building & garages, camera direction NE.
15. (OH_Cleveland_Woodland_Larchmere Commercial Historic District_0015): North Side, Moreland Stores, camera direction NE.
16. (OH_Cleveland_Woodland_Larchmere Commercial Historic District_0016): West End, North Side, Moreland Stores garages, camera direction NE.
17. (OH_Cleveland_Woodland_Larchmere Commercial Historic District_0017): West End, North Side, Zaas Building, camera direction NE.
18. (OH_Cleveland_Woodland_Larchmere Commercial Historic District_0018): West End, North Side, Cipriani Refrigerated Fixtures buildings, camera direction NW.
19. (OH_Cleveland_Woodland_Larchmere Commercial Historic District_0019): West End, North Side, Kroger Grocery Store, camera direction NE.
20. (OH_Cleveland_Woodland_Larchmere Commercial Historic District_0020): West End, North Side, Peters, Cummings & Olson Houses, & Maher Funeral Home, camera direction NW.

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21. (OH_Cleveland_Woodland_Larchmere Commercial Historic District_0021): West End, South Side, Frank Nemec House & Shop, camera direction SW.
22. (OH_Cleveland_Woodland_Larchmere Commercial Historic District_0022): West End, South Side, Shulz Building, camera direction SE.
23. (OH_Cleveland_Woodland_Larchmere Commercial Historic District_0023): West End, South Side, Tillman Grocery & Woodland Pharmacy, camera direction SE.
24. (OH_Cleveland_Woodland_Larchmere Commercial Historic District_0023): West End, South Side, Jilek & Tillman Houses, camera direction SE.
25. (OH_Cleveland_Woodland_Larchmere Commercial Historic District_0025): South Side, Monihan, Cihak, Prashek & Soika Houses, camera direction SW.
26. (OH_Cleveland_Woodland_Larchmere Commercial Historic District_0026): South Side, Chaloupka Building, camera direction SE.
27. (OH_Cleveland_Woodland_Larchmere Commercial Historic District_0027): South Side, Long Funeral Home & Willing House, camera direction SW.
28. (OH_Cleveland_Woodland_Larchmere Commercial Historic District_0028): South Side, St. Paul's, Schweller & Willing Houses, camera direction SW.
29. (OH_Cleveland_Woodland_Larchmere Commercial Historic District_0029): South Side, Suchy Building, camera direction SE.
30. (OH_Cleveland_Woodland_Larchmere Commercial Historic District_0030): South Side, Stastney House & Kelley-Carlucci Building, camera direction SW.
31. (OH_Cleveland_Woodland_Larchmere Commercial Historic District_0031): South Side, Mishler-Hannah Building, camera direction SW.
32. (OH_Cleveland_Woodland_Larchmere Commercial Historic District_0032): South Side, Baker-Callahan Co. Ford Dealership & Cink Building, camera direction SW
33. (OH_Cleveland_Woodland_Larchmere Commercial Historic District_0033): South Side, Luxenberg & Kaufman Buildings, camera direction SE.
34. (OH_Cleveland_Woodland_Larchmere Commercial Historic District_0034): South Side, Taborosky & Kaufman Buildings, camera direction SW.
35. (OH_Cleveland_Woodland_Larchmere Commercial Historic District_0035): South Side, Shaker View Service Station, camera direction SW.

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36. (OH_Cleveland_Woodland_Larchmere Commercial Historic District_0036): South Side, Jares Bros. Grocers Building, camera direction SW.
37. (OH_Cleveland_Woodland_Larchmere Commercial Historic District_0037): East End, South Side, Cleveland Railway Co. Electric Converter Substation, camera direction SE.
38. (OH_Cleveland_Woodland_Larchmere Commercial Historic District_0038): East End, South Side, Cleveland Electric Illuminating Co. Substation, camera direction SW.
39. (OH_Cleveland_Woodland_Larchmere Commercial Historic District_0039): East End, South Side, Wagon Wheel Restaurant, camera direction SE.
40. (OH_Cleveland_Woodland_Larchmere Commercial Historic District_0040): East End, South Side, Park View Federal Savings Bank, camera direction SW.
41. (OH_Cleveland_Woodland_Larchmere Commercial Historic District_0041): East End, South Side, 13002-06 Larchmere garage, camera direction NE.
42. (OH_Cleveland_Woodland_Larchmere Commercial Historic District_0042): South Side, South Side, Dancing Sheep & 12718 Larchmere garage, camera direction SE.
43. (OH_Cleveland_Woodland_Larchmere Commercial Historic District_0043): North Side, Top Hat Cleaners Building, camera direction NW.
44. (OH_Cleveland_Woodland_Larchmere Commercial Historic District_0044): South Side, Peter Oneyans Barn, camera direction SW.
45. (OH_Cleveland_Woodland_Larchmere Commercial Historic District_0045): South Side, Monihan House & 12402-04 Larchmere garage & Cihak House, camera direction SE.

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

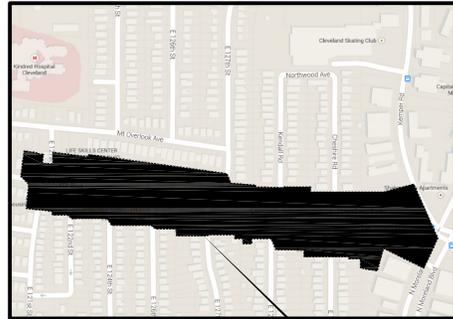
Estimated Burden Statement: Public reporting burden for this form is estimated to average 100 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form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

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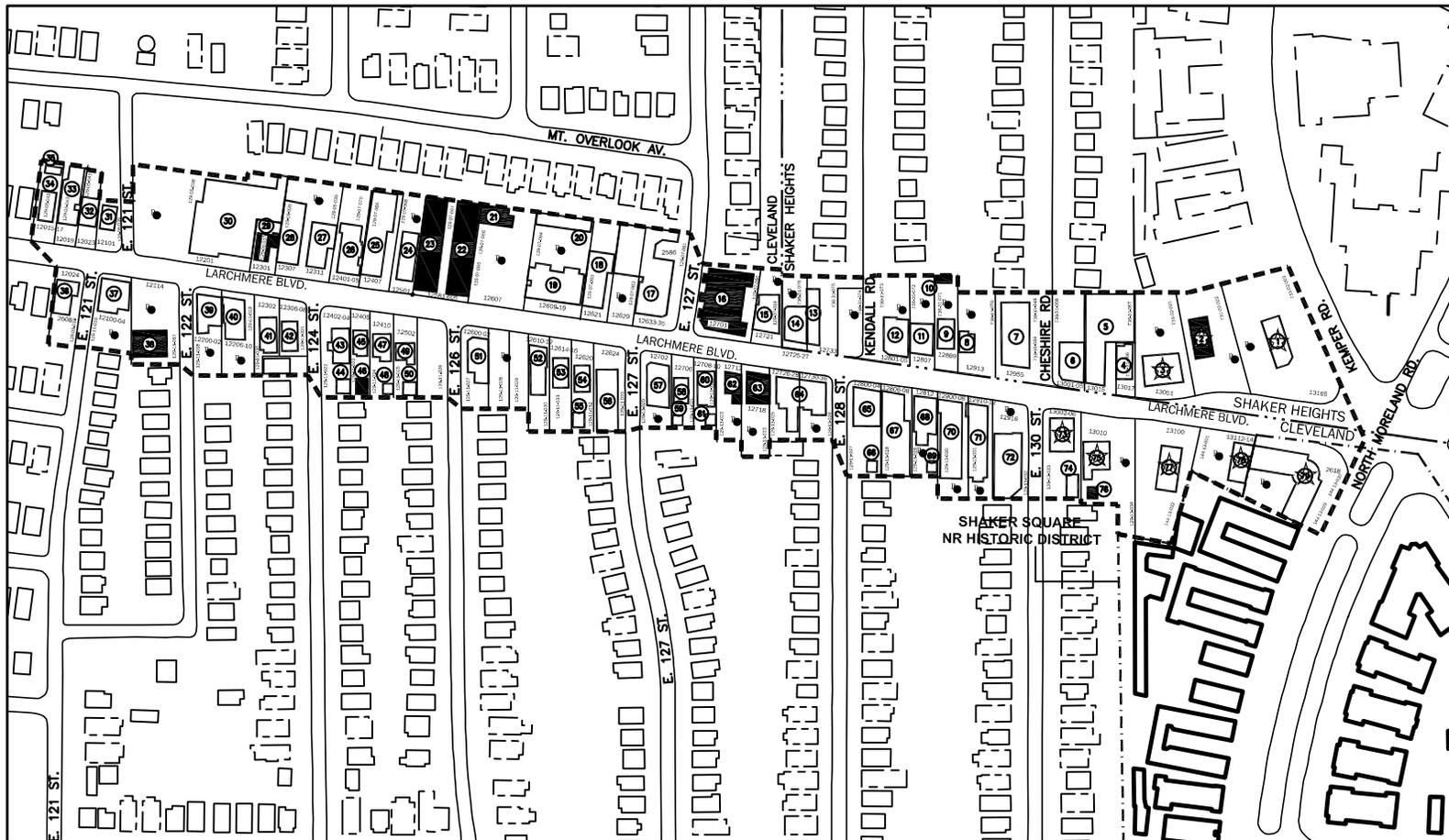


LEGEND

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-  NON-CONTRIBUTING BUILDINGS TO THE HISTORIC DISTRICT
-  PARCEL BOUNDARY
- XXXXXXX PARCEL NUMBER
-  RESOURCE NUMBER
-  LOCAL CITY LANDMARK CLEVELAND & SHAKER HEIGHTS

NOVEMBER 2014

-  CLEVELAND & SHAKER HEIGHTS CITY BOUNDARY
-  WOODLAND-LARCHMERE COMMERCIAL HISTORIC DISTRICT
-  SHAKER SQUARE NATIONAL REGISTER HISTORIC DISTRICT



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- WOODLAND-LARCHMERE COMMERCIAL HISTORIC DISTRICT
- - - - - SHAKER SQUARE NATIONAL REGISTER HISTORIC DISTRICT

LEGEND

 Not to Scale

 CONTRIBUTING BUILDINGS TO THE HISTORIC DISTRICT

 NON-CONTRIBUTING BUILDINGS TO THE HISTORIC DISTRICT

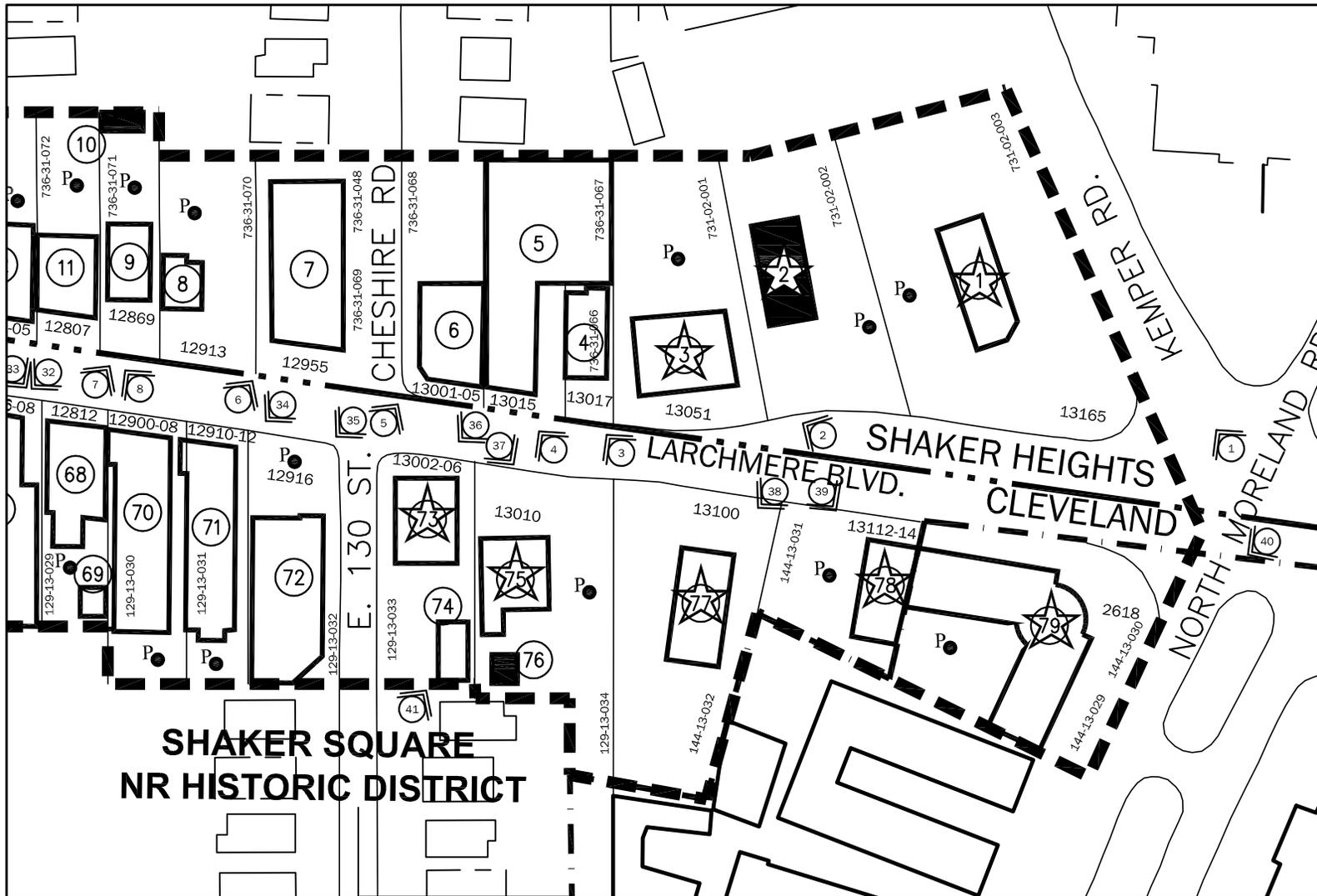
 PARCEL BOUNDARY

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 RESOURCE NUMBER

 LOCAL CITY LANDMARK CLEVELAND & SHAKER HEIGHTS

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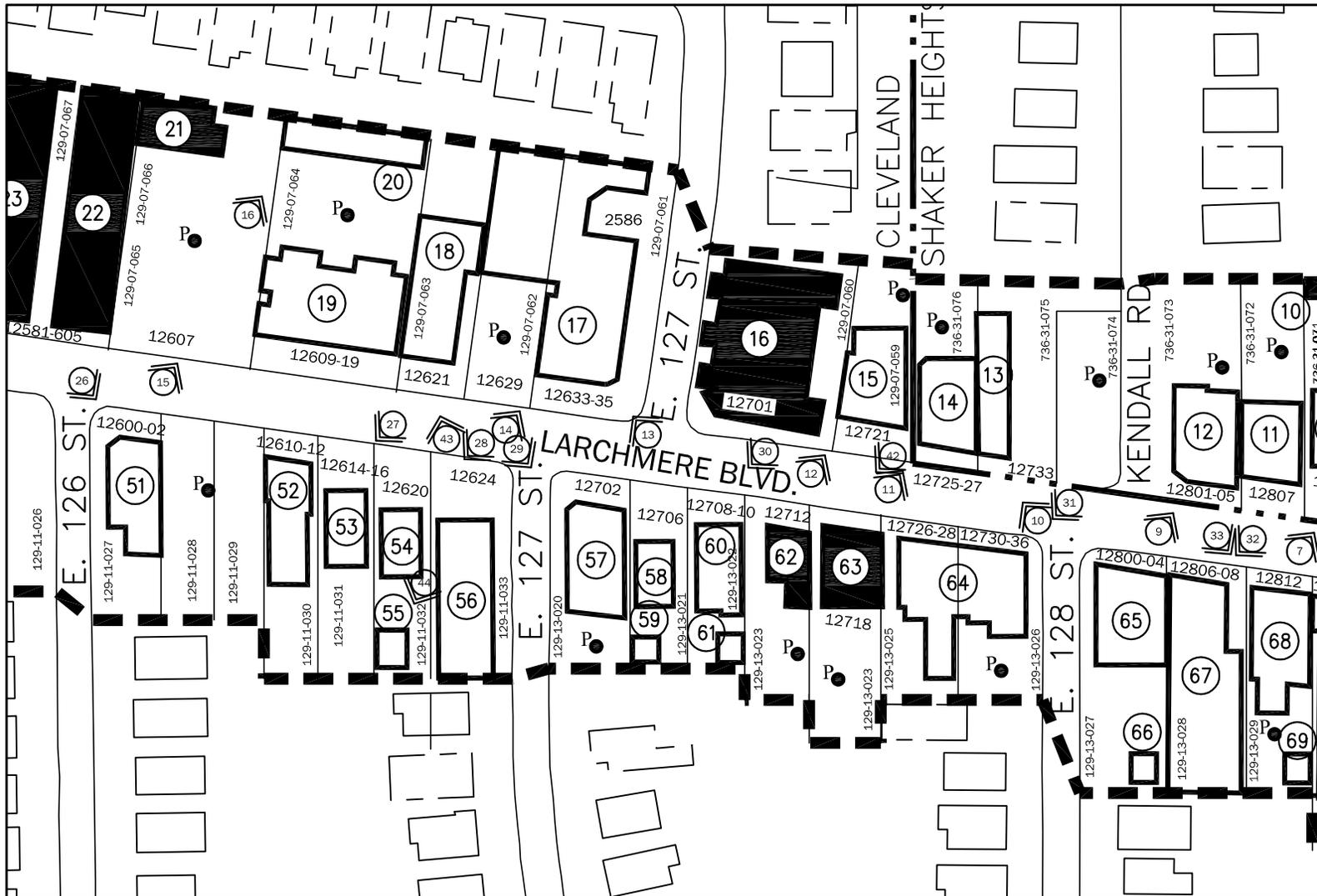
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-  CLEVELAND & SHAKER HEIGHTS CITY BOUNDARY
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 **LEGEND**

Not to Scale

-  CONTRIBUTING BUILDINGS TO THE HISTORIC DISTRICT
-  NON-CONTRIBUTING BUILDINGS TO THE HISTORIC DISTRICT
-  PARCEL BOUNDARY
-  PARCEL NUMBER
-  RESOURCE NUMBER
-  LOCAL CITY LANDMARK CLEVELAND & SHAKER HEIGHTS
-  PHOTO ARROW



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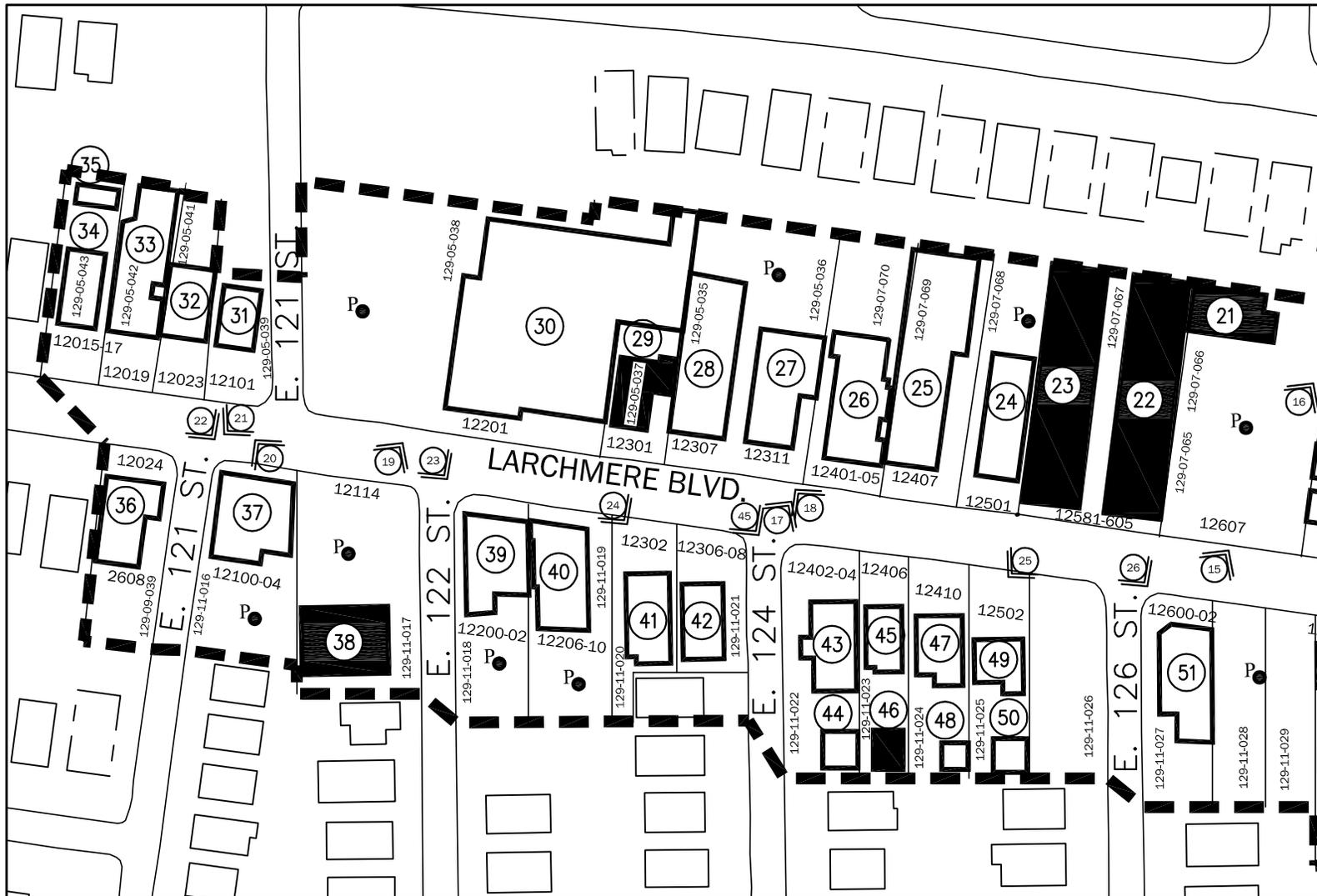
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 **LEGEND**

Not to Scale

-  CONTRIBUTING BUILDINGS TO THE HISTORIC DISTRICT
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-  PARCEL BOUNDARY
-  PARCEL NUMBER
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Page 1**NORTH****KEMPER ROAD**

Map No.	C/NC	Photo No.	Larchmere Address	Historic Name	Year Built	Architect (A)/ Builder (B)	Style/Type
1	C	1	13165	SOHIO Filling Station	1938	Standard Oil Company	Colonial Revival/corner entry
2	NC	1	13165	SOHIO Car Wash	1980	(A) Visnapuu & Gaede	Colonial Revival
3	C	2	13051	Shaker Tavern and Hotel	1955	(A) Weinberg & Teare	Modern/Two-Part Comm
4	C	3	13017	A.J. Putka House	1916	(A) Fred C. Evans (B) James Fence	Cleveland Double
5	C	4	13015	Shaker Heights Garage	1921	not identified	One-Part Comm/ Enframed Window Wall
6	C	4,5	13001-05	J.H. Brett Building	1922	(A) A. N. Ferguson	Mediterranean/Two-Part Comm-Resd/corner entry

CHESHIRE ROAD

7	C	6	12955	Shaker Towne Hotel	1958	(A) N.S. Zajack (B) Joseph Risman	Modern/One-Part Commercial
8	C	7	12913	John Platz House	1915	(A)(B) John Miller	American Foursquare
9	C	7	12869	Lorinda Donahue House	1916	not identified	Front Gable Duplex
10	NC	N/A	12869	12869 Larchmere garage	1944	(A) Dan D. Illes	No Style/Type
11	C	8	12807	DiPietro Building	1965	(A) Hemlock-Fremont	Two-Part Comm with drive-thru
12	C	8,9	12801-05	Spieth Pharmacy Building	1921	(A) A. N. Ferguson	Mediterranean/Two-Part Comm-Resd/corner entry

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KENDALL ROAD							
Map No.	C/NC	Photo No.	Larchmere Address	Historic Name	Year Built	Architect (A)/ Builder (B)	Style/Type
13	C	10,11	12733	Hank Building	1927	(A)(B) Frank Peck	Classic/One-part Comm/ Enframed Window Wall
14	C	10,11	12725-27	Piraino Building	1921	not identified	Two-Part Comm- Resd
SHAKER HTS ENDS / CLE BEGINS							
15	C	10,12	12721	Piraino Building	1922/ 33	not identified	Colonial Revival/Two-Part Comm-Resd
16	NC	10,15	12701	Larchmere Lofts	2004	(A) Mark Fremont	Contemporary/cor ner entry
EAST 127th STREET							
17	C	13,14	12629-35	Shakerlan Building	1924	(A) F. Stillman Fish	Classic/Two-Part Comm-Resd/corner entry
18	C	43	12621	Top Hat Cleaners Building	1946	not identified	Colonial Revival/One-Part Comm
19	C	15	12609-19	Moreland Stores	1925	(A) F.F. Hodges	Two-Part Comm- Resd/ drive-thru
20	C	16	12609-19	Moreland Stores garage	1925	(A) F.F. Hodges	No Style/Type
21	NC	N/A	12607	Paul T. Long Funeral Home garage	1947	not identified	No Style/Type
22	NC	N/A	12581-605	Larchmere Court	2006	(A) Mark Fremont	Contemporary
23	NC	N/A	12581-605	Larchmere Court	2006	(A) Mark Fremont	Contemporary
24	C	N/A	12501	Edward Wirsching Co. Building	1947	not identified	One-Part Comm

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Map No.	C/NC	Photo No.	Larchmere Address	Historic Name	Year Built	Architect (A)/ Builder (B)	Style/Type
25	C	17	12407	I.H. Gunton Co. Showroom Building	1952	(B) H.L Packer Co.	One-Part Comm
26	C	17	12401-05	Zaas Building	1923	(A) M. Altshuld	Mediterranean Two-Part Comm- Resd
27	C	18	12311	Cipriani Refrigerated Fixtures, Inc. Building	1952	not identified	One-Part Comm/ Enframed Window Wall
28	C	18	12307	Cipriani Refrigerated Fixtures, Inc. Building	1955	not identified	One-Part Comm/ Enframed Window Wall
29	NC	18	12301	Our Lady of Peace Post 924 Catholic War Veterans Building	1947/ 52	not identified	One-Part Comm
30	C	19	12201	Kroger Grocery Store	1962	not identified	One-Part Comm
EAST 121st STREET							
31	C	20	12101	William F. & Mabel Cummings House	1911	not identified	Dutch Colonial
32	C	20	12023	Dauida Olson House	1913	not identified	Cleveland Double
33	C	20	12019	Maher Funeral Home	1927	not identified	Classic/Two-Part Comm
34	C	20	12015-17	Edwin Peters House	1916	not identified	Dutch Colonial/ Duplex
35	C	N/A	12015-17	12015-17 garage	1936	not identified	No Style/Type

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Map No.	C/NC	Photo No.	Larchmere Address	Historic Name	Year Built	Architect (A)/ Builder (B)	Style/Type
36	C	21	12024	Frank Nemece House & Shop	1914/28	not identified	House w/Comm Addition/corner entry

EAST 121st STREET

37	C	22	12100-04	Schultz Building	1910/14	not identified	Two-Part Comm-Resd/ corner entry
38	NC	N/A	12114	Lawson's Convenience Store	1981	not identified	No Style/Type

EAST 122nd STREET

39	C	23	12200-04	Tillman Grocery Store	1911	not identified	Queen Anne/ Two-Part Comm-Resd
40	C	23	12206-10	Woodland Pharmacy	1915	(B)August J. Schlund	Craftsman/Two-Part Comm-Resd/corner entry
41	C	24	12302	Alois & Julia Jilek House	1915	not identified	Front Gable
42	C	24	12306-08	Clara & Fannie Tillman House	1916	not identified	Queen Anne/Front Gable

EAST 124th STREET

43	C	24,45	12402-04	James D. & Amelia Monihan House	1914	(B) James Sladky	Bungalow
44	C	45	12402-04	12402-04 garage	1914	(B) James Sladky	No Style/Type
45	C	25	12406	Joseph & Mary Cihak House	1911	not identified	No Style/Type
46	NC	N/A	12406	12406 Larchmere garage	2004	not identified	No Style/Type

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Map No.	C/NC	Photo No.	Larchmere Address	Historic Name	Year Built	Architect (A)/ Builder (B)	Style/Type
47	C	25	12410	Frank & Julia Prashek House	1914	(A) Frank J. Hronek	Side Gable with Dormer
48	C	N/A	12410	12410 Larchmere garage	1914	(A) Frank J. Hronek	No Style/Type
49	C	25	12502	Edward F. & Mary Soika House	1913	not identified	Queen Anne with Comm Addition
50	C	N/A	12502	12502 Larchmere garage	1913	not identified	No Style/Type

EAST 126th STREET

51	C	26	12600-02	Chaloupka Building	1931	(A) A. N. Ferguson	Art Deco/One-Part Comm/corner entry
52	C	27	12610-12	Paul T. Long Funeral Home	1910/ 38	not identified	House w/Comm Addition
53	C	27	12614-16	Rudolph Willing House	1916	(A) Ferguson Stamping Co.	Cleveland Double
54	C	28	12620	Joseph Schweller House	1910	not identified	Shingle/ Front Gable
55	C	44	12620	Peter Ondeyans Barn	ca. 1895	not identified	No Style/Type
56	C	28	12624	St. Paul's Evangelical Church	1922/ 1955	(B) Seymour Parks	Craftsman/Single Nave

EAST 127th STREET

57	C	29	12702	Suchy Building	1947	(A) George Burrows & Assoc.	Moderne Streamline/Two-Part Comm/corner entry
58	C	30	12706	Frank & Barbara Stastney House	1904	not identified	Queen Anne

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Map No.	C/NC	Photo No.	Larchmere Address	Historic Name	Year Built	Architect (A)/ Builder (B)	Style/Type
59	C	N/A	12706	12706 Larchmere garage	1914	not identified	No Style/Type
60	C	30	12708	Kelley - Carlucci Building	1913/47	not identified	Queen Anne/ House w/ Comm Addition
61	C	N/A	12708	12708 Larchmere garage	ca. 1960	not identified	No Style/Type
62	NC	42	12712	Dancing Sheep Building	1996	(A) Michael Benjamin	Contemporary
63	NC	42	12718	12718 Larchmere Building	2002	(A) Michael Benjamin	Contemporary
64	C	31	12726-36	Mishler-Hannah Building	1919/22	not identified	Two-Part Comm-Resd
EAST 128th STREET							
65	C	32	12800-04	Cink Building	1915	(A) Edward E. Smith	Two-Part Comm-Resd
66	C	N/A	12800-04	12800 Larchmere garage	ca. 1915	not identified	no style/type
67	C	32	12806-08	Baker - Callahan Co. Ford Dealership	1922	not identified	One-Part Comm/ Enframed Window Wall
68	C	33	12812	Luxenberg Building	1921	not identified	One-Part Comm/ Enframed Window Wall
69	C	N/A	12812	12812 Larchmere garage	1921	not identified	No Style/Type
70	C	33, 34	12900-08	Kaufman Building	1924	not identified	Neo-Classical/ Two-Part Comm-Resd

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Map No.	C/NC	Photo No.	Larchmere Address	Historic Name	Year Built	Architect (A)/ Builder (B)	Style/Type
71	C	34	12910-12	Taborsky Building	1917/ 27	(B)Satkovic Bros.-1927	Classical Revival/Two-Part Comm-Resd
72	C	35	12916	Shaker View Service Station	1940/ 55	(B) Flekinger Construction Co.	Streamline/Box Type
EAST 130th STREET							
73	C	36	13002-06	Jares Bros. Grocers Building	1915	(A) Frank J. Hronek	Quenn Anne/ Two- Part Comm-Resd
74	C	41	13002-06	13002-006 Larchmere garage	1915	(A) Frank J. Hronek	No Style/Type
75	C	37	13010	Cleveland Railway Co. Electric Converter Station	1919	not identified	Classic Revival
76	NC	N/A	13010	13010 Larchmere garage	ca. 1970	not identified	No Style/Type
77	C	38	13100	Cleveland Electric Illuminating Company Substation	1924	(B) Blaw-Knox Co.	Neo-Classical/ Arcaded Block
78	C	39	13112-14	Wagon Wheel Restarant	1940	not identified	One-Part Comm
79	C	39,40	2618 N. Moreland	Park View Federal Savings Bank	1963	(A)Andonian & Ruzsa	Colonial Revival/Temple Front

Dark shaded boxes identify Local Landmarks.

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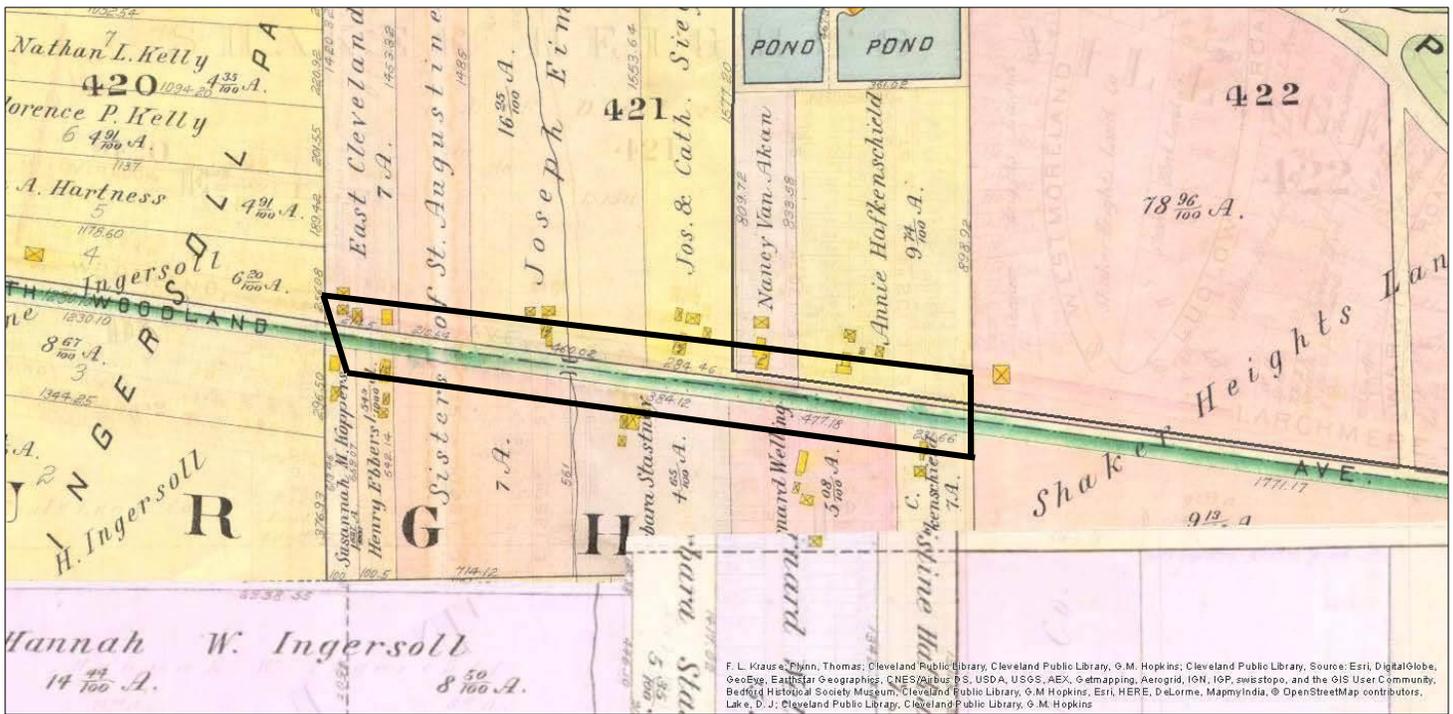


Figure 1

G. M Hopkins Map, 1898

Woodland Ave, S.E. showing approximate location of Woodland-Larchmere Commercial Historic District.

Source: Map Collection, Cleveland Public Library

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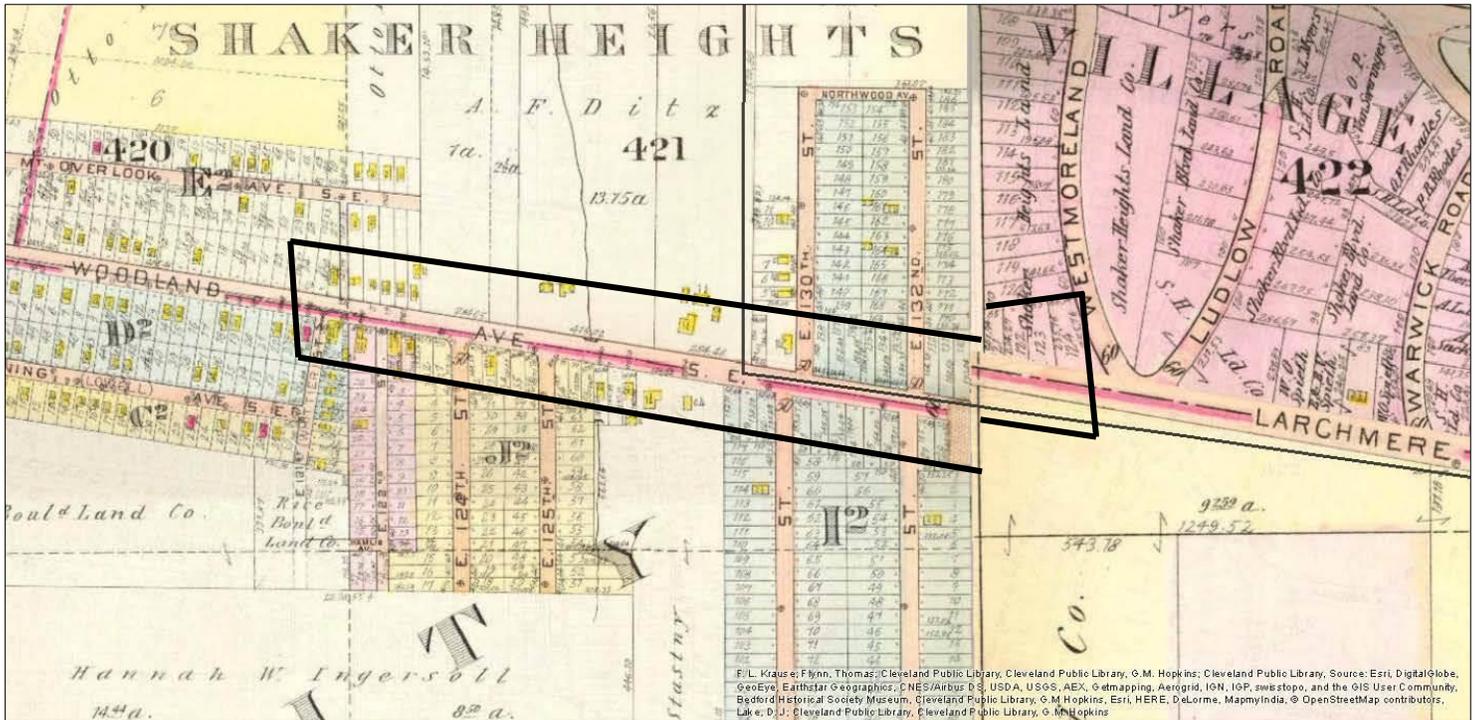


Figure 2

G. M. Hopkins Map, 1912

Woodland Ave, S.E. and Larchmere showing approximate location of Woodland-Larchmere Commercial Historic District.

Source: Map Collection, Cleveland Public Library

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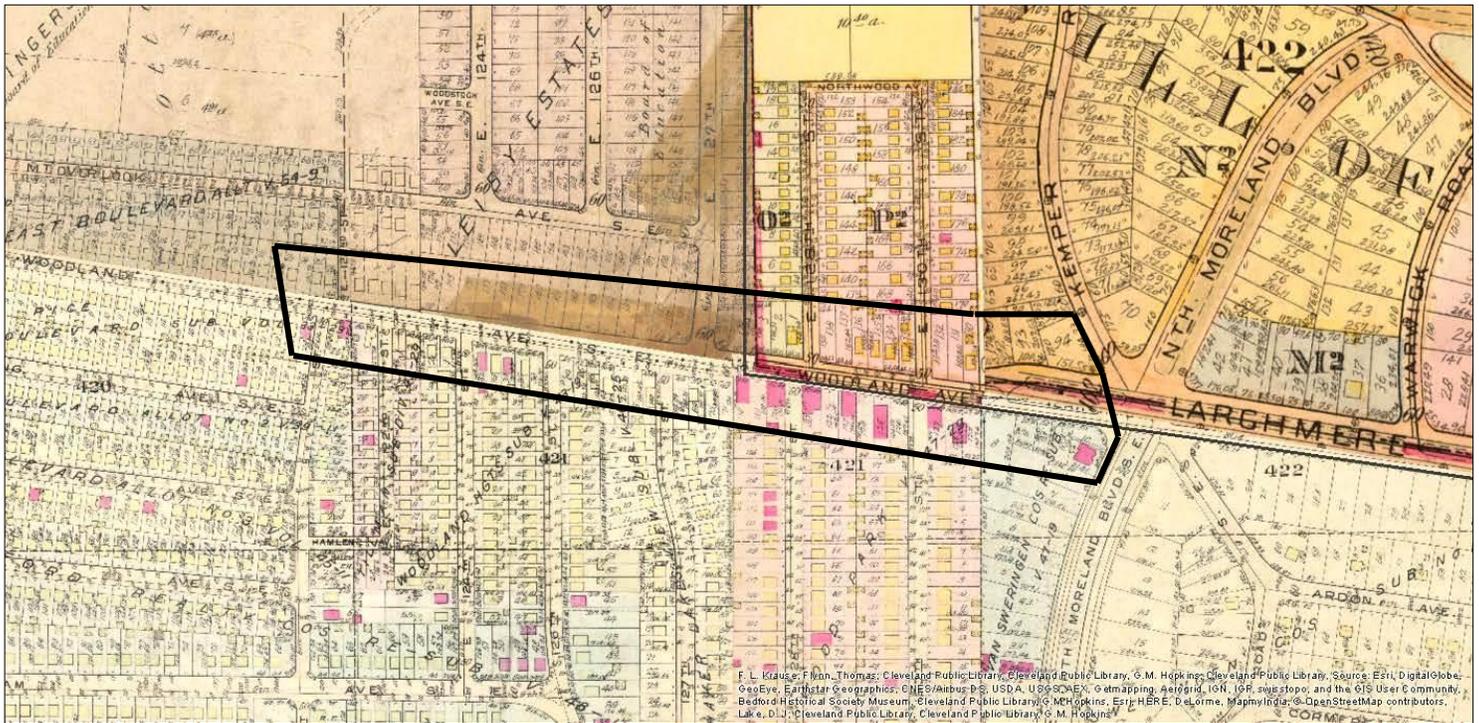


Figure 3

G.M. Hopkins Map, 1920-22

Woodland Ave, S.E. and Larchmere showing approximate location of Woodland-Larchmere Commercial Historic District.

Source: Map Collection, Cleveland Public Library

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Figure 4

Soil Conservation Service, U.S. Dept. of Agriculture Aerial Map, 1951

Woodland Ave, S.E. and Larchmere showing approximate location of Woodland-Larchmere Commercial Historic District.

Source: Map Collection, Cleveland Public Library

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Figure 5
Zoning Map of the City of Cleveland, 2015.

**The Woodland-Larchmere Commercial Historic District is indicated with bold lines.
The City of Cleveland Larchmere Commercial Business District is indicated by shaded area.
The City of Shaker Heights Commercial area is in the non-shaded area.**

Source: City of Cleveland Planning Department

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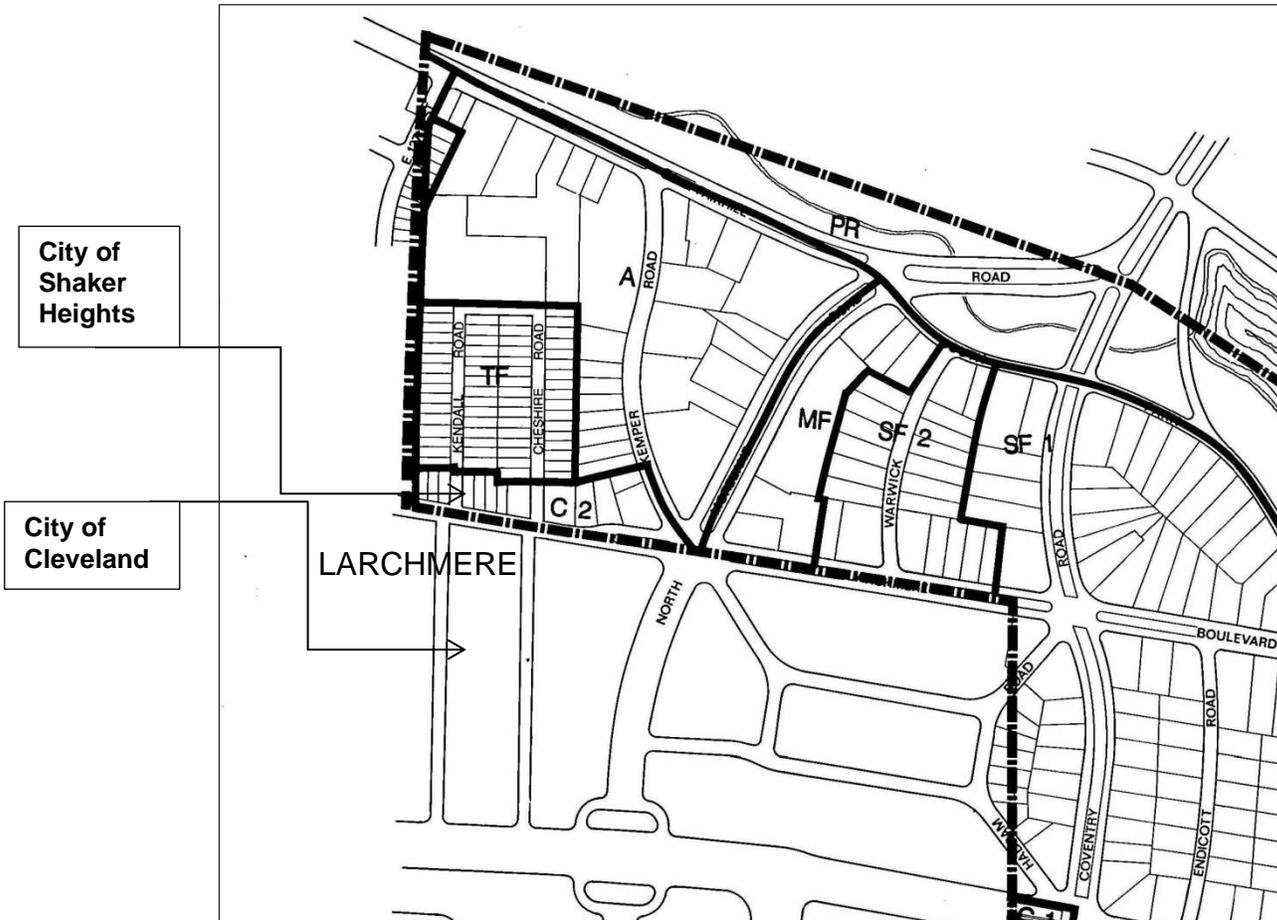


Figure 6
Zoning Map of the City of Shaker Heights, 2015.

The Woodland-Larchmere Commercial Historic District within the City of Shaker Heights is indicated as “C 2” (General Commercial).

Source: City of Shaker Heights Planning Department

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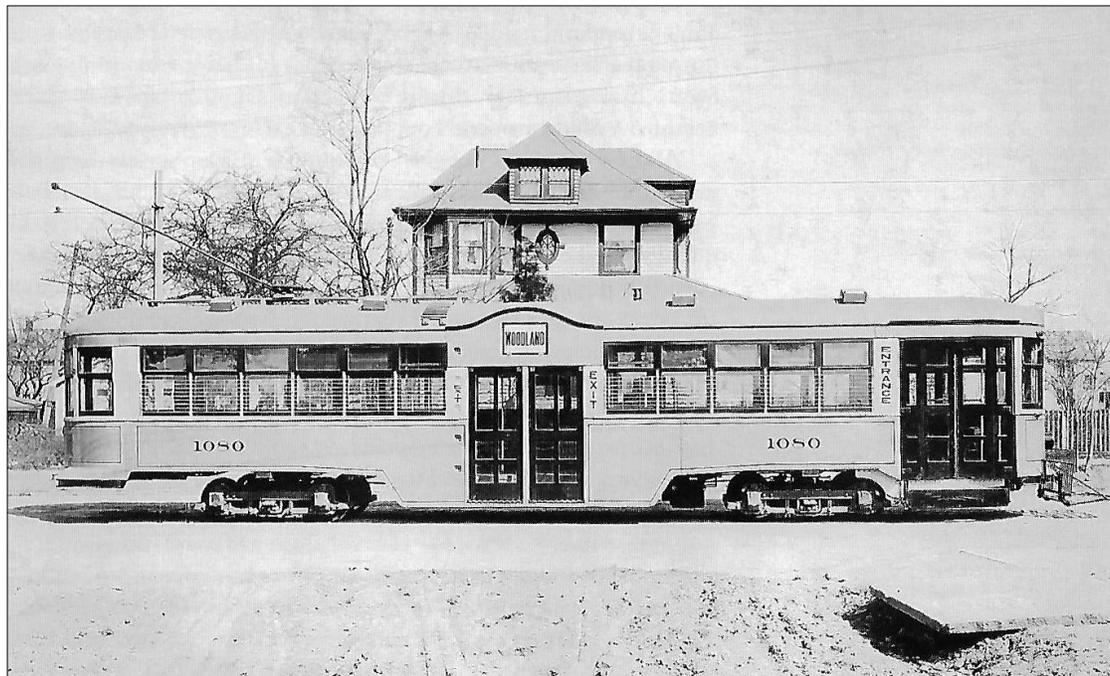


Figure 7

Woodland Ave. Electric Streetcar No. 1080, Photo 1918.
Peter Witt Submarine Car built by Cincinnati Car Co.

Source: Toman, James A. and Hays, Blaine S. *Cleveland's Equipment and Transit Technology Vehicles*. Kent: The Kent State University Press, 1996.

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Figure 8

Tillman Grocery Store, 1911, at far side of 122nd Street (with car in front), (#39) Photo 1934.

Source: Photography Collection. *Cleveland Building Dept. Records, Woodland Ave. S.E.*
Cleveland Public Library.

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Figure 9

Moreland Stores, 1925, 12609-19 Larchmere, (#19) Photo 1939.

Source: The Cleveland Memory Project. Michael Schwartz Library, Cleveland State University.
Available at www.clevelandmemory.org.

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Figure 10.a



Figure 10.b

Piraino Building, 1921, 12725-27 Larchmere, (#14) Photos 1946.

Source: The Cleveland Memory Project. Michael Schwartz Library, Cleveland State University. Available at www.clevelandmemory.org.

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Figure 11

Frank Nemecek House & Shop, 1914, 1928, 12024 Larchmere, (#36) Photo 1957.
House with Commercial Addition

Source: Photography Collection. *Cleveland Building Dept. Records, Woodland Ave. S.E.*
Cleveland Public Library.

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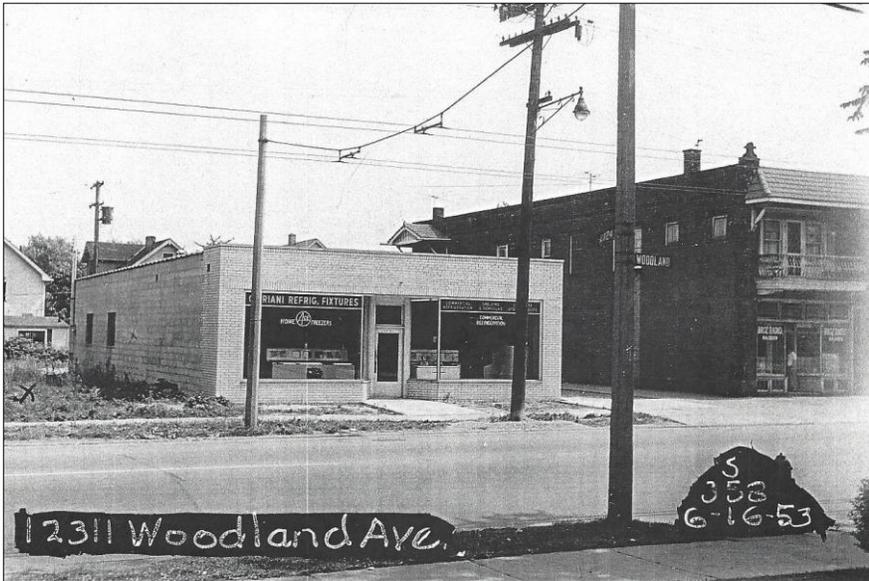


Figure 12.a
Cipriani Refrigerated Fixtures, Inc. Building, 1952 at 12311 Larchmere, (#27) Photo 1953

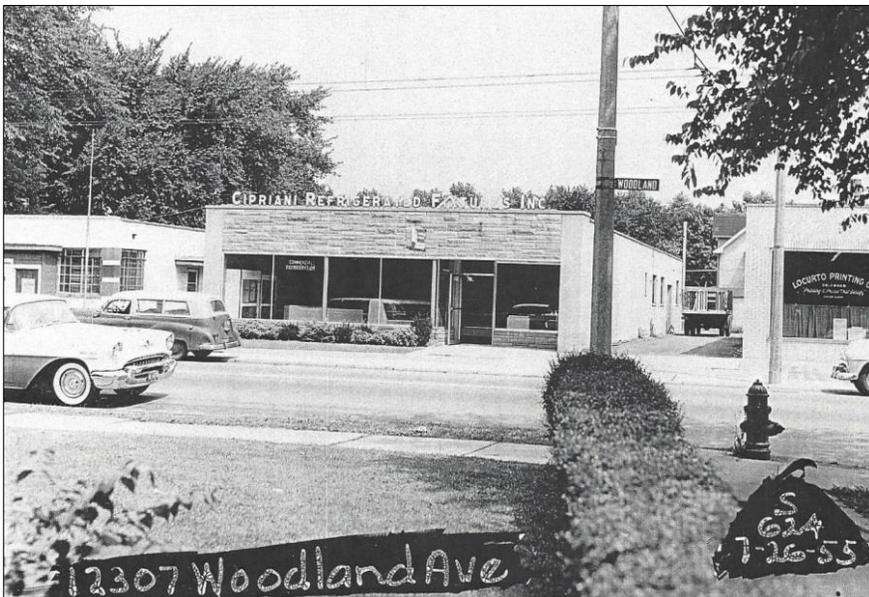


Figure 12.b
Cipriani Refrigerated Fixtures, Inc. Building, 1955 at 12307 Larchmere, (#28) Photo 1955

Source: Photography Collection. *Cleveland Building Dept. Records, Woodland Ave. S.E.*
Cleveland Public Library.

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Figure 13

Park View Federal Bank Building, 1963 at 2618 N. Moreland Road, (#79) Photo ca. 1970

Source: The Cleveland Memory Project. Michael Schwartz Library, Cleveland State University.
Available at www.clevelandmemory.org.