

City of Cleveland Heights

Planning Commission

STAFF REPORT FOR THE MAY 11, 2022 REGULAR MEETING

TO: Members of the Planning Commission

FROM: BreAnna Kirk, Planner I

DATE: March 31, 2022

SUBJECT: **Project No. 22-10: 3417 Fairmount Boulevard**, A Single-Family, requests Planning Commission recommendation that 3417 Fairmount Boulevard be declared a Cleveland Heights Landmark per Code ch. 143 & 1111.

CONTEXT: The property at 3417 Fairmount Boulevard is located at the northeast corner of Fairmount Boulevard and Shaker Road, one intersection away from Fairmount Boulevard and South Taylor Road, in the southeast portion of Cleveland Heights. The home sits on a 10,300 square foot lot. The property is near the recently Landmarked Bradford Cinder Path and very close to Beaumont and Ruffing Montessori schools and Greater Peace Missionary Baptist Church. The district also includes several residential homes, a school, and places of worship.

Continuing east along Fairmount Boulevard, opposite the church is a small "C2" Commercial District that contains a furniture store, hair salon, bakery, and bistro. While the property is not in any historic districts, it is less than 200 feet away from two different National Register Districts (Shaker Farm and Shaker Village). The Shaker Heights border is less than ¼ mile away from this property.

REQUEST: This request is for the Planning Commission to determine that no adverse effect will be brought by the designation of 3417 Fairmount Boulevard as a Cleveland Heights Landmark.

HISTORY: This home was built in 1913 for Richard G. and Blanche Collier, distant relatives of the Collier Encyclopedia family. It was designed by Alfred F. Janowitz, who is better known for designing places of worship, including B'Nai Jeshurun Temple and Anshe Emeth Synagogue, better known as the Cleveland Jewish Center (and now the Cory Methodist Church), on East 105 Street. The latter was the leading institution during the years when Glenville was a predominately Jewish neighborhood. He also designed Heights Theatre (now owned by City Church) at Coventry Road and Euclid Heights Boulevard. We have not been able to identify any other single-family homes designed by Janowitz in Cleveland Heights, though there are several in Cleveland that are documented in the Cleveland Architects Database.

Mr. Collier was a *Cleveland Leader* political staff writer and later worked in trade organizations and public relations. He helped plan the first American Building Exposition in 1922 and the first Greater Cleveland Home and Flower Show in 1941. Mrs. Collier dedicated much of her time to civic work that benefitted the community as a member of the Literary Guild, Women's Civic Association, and Women's Association for Justice. She hosted several civic events at her home.

After the passing of Mr. and Mrs. Collier, their son rented the home to a young couple that eventually bought it from them. Despite this home being built over a century ago, it has only had three owners.

The current owner bought the home over 20 years ago when its condition had severely deteriorated. She contracted notable architect and preservationist Robert Gaede to aid in the restoration. Gaede started in preservation in the 1950s and 1960s when preservation was still an unusual concept. He served as the Cleveland Landmarks Commission Chair in the early 1970s and

co-founded the Cleveland Restoration Society in 1972. The restoration included re-creating the back porch with mahogany wood, re-creating the front masonry porch, and restoring many original windows.

There were extensive restorations on the interior of the home as well. This property also has beautiful gardens that have won awards and been featured in magazines.

Code Section 143.08(b): Before the [Landmark] Commission shall designate any place, building, structure, work of art or similar object as a landmark, it shall advise the Planning Commission of the proposed designation and secure from such Planning Commission its recommendation as to whether or not, in its opinion, the proposed designation would in any way adversely affect the area surrounding the location of such proposed landmark. The City Planning Commission may also offer its advice to the Landmark Commission as to any other planning consideration which may be relevant to the proposed designation, together with its recommendation as to whether or not the proposed designation should or should not be made.

Declaration of 3417 Fairmount Boulevard as a designated Cleveland Heights Landmark will have no adverse effect on the surrounding neighborhood. Designation will not increase traffic in the vicinity nor will it infringe on the rights of neighboring property owners.

The Landmark Commission first reviewed the nomination application on September 14, 2021. On October 6th, they conducted a site visit. Since then, several Commissioners have conducted further research on the property. At their March 1, 2022 meeting, the Landmark Commission decided the application was strong enough to begin the designation process, resulting in this application to the Planning Commission. The Landmark Commission will review and vote on the property's designation at a future meeting.

Staff Recommendation: If the Landmark Commission votes to designate 3417 Fairmount Boulevard as a Cleveland Heights Landmark, on behalf of the Landmark Commission, staff asks that the Planning Commission find that this designation will have no adverse effect on surrounding property and recommend that this property be given the status of a designated Cleveland Heights Landmark.

CITY OF CLEVELAND HEIGHTS
LANDMARK COMMISSION
40 Severance Circle, Cleveland Heights, OH 44118
216-291-4878



Landmark Review No. _____

LANDMARK NOMINATION FORM

DIRECTIONS: Please provide the information requested in this nomination form to the fullest extent possible. Include copies of supporting information, e.g., deeds, drawings, newspaper articles, reprints from magazines or books, photographs, historical documents, etc.

Be sure to submit at least one recent photograph of the building, place, or work of art being nominated for landmark designation with this form.

BACKGROUND INFORMATION

1. Address/Location: 3417 Fairmount Blvd., Cleveland Heights, Ohio

2. This is a (choose one):

☒ House

☐ Other building (please describe): _____
(school, church, synagogue, commercial building, etc.)

☐ Place (please describe): _____

☐ Work of Art (please describe): _____

3. Briefly, state why this house, building, place or work of art should be designated a Cleveland Heights Landmark. (What is the architectural, historical, social or cultural significance of this house, building, place or work of art?):

The architectural integrity of this house is from a bygone era that we will never see again. The symmetry of the architectural elements and the coordination and repetition of those elements in both the interior and exterior of the house is a work of art. Thus it must be Preserved. The entire house is a work of art, with its incredible exterior and interior stained glass windows and doors. It has beveled glass sliding doors separating the living room from the dining room, a theme which is repeated in the exterior windows of the house. The craftsmanship, perfection of style and beauty is not available today. To have people knock on the door and comment on its beauty is why it should be preserved for future generations. The house and gardens tell a story of their past, a way of life unknown to them.

NOMINATOR/OWNER INFORMATION

1. Nominated by (name): B.F. St. Angelo

2. Person making nomination is: ☒ Owner ☐ Commission Member

3. Owner's name (if not nominated by owner): _____

4. Owner's address (if different from above): _____

5. Owner's telephone number: 216-932-8211 (day) 216-932-8211 (evening)

HISTORICAL/ARCHITECTURAL INFORMATION

1. Historic name of property (in the case of homes, the property usually is identified with the full name or last name of the original owner, e.g., The Adella Prentiss Hughes House, The Schroeder House, etc.):

I am not aware of an Historical name of the property. It has always been referred to as the Collier House or Home.

2. Date(s) of construction (creation) or additions/alteration; please include source of information (deed, building permit, title abstract, blueprints, book, etc.):

The house was built in 1913 by a couple named Collier who had one adult son. I have been told by Mrs Collier's nextdoor neighbor and friend who is now deceased, that the house was built for entertainment and the Colliers were part of what is referred to as "High Society." This was confirmed by an architect, R. Gaede, who aided in the restoration of the Sarah Benedict House presently housing The Cleveland Restoration Society.

3. Architect(s)/designer(s) or artist (include source of information):

The house was in shambles when I purchased it. I have had to do a great deal of structural work i.e. rebuilding the front of the house from the front door to the sidewalk. the same had to be with the rear of the house. I used R. Gaede as an advisor as well as two professional men who were on staff of the Cleveland restoration Society who also introduced excellent contractors. into the restoration of the home.

4. Are archival photographs of this property available? ☐ Yes ☒ No

If so, where?

5. Please include additional background information pertinent to this nomination, including, but not limited to, former owners, people, events, organizations, activities and anecdotal material. Try to include sources of information. (Use additional paper, if necessary.)

I am not aware of any archival photos. I do have pictures of the outside as we were beginning construction. The original beauty of the house was evident when I purchased the home with the intent of a complete restoration back to what it was originally. As we dug out from all the mess the house had been buried under, we found the original beauty and construction and were able to reconstruct the house back to what it was originally. The Cleveland Restoration Society's professional observations and advice as well the contractors they recommended as well as Mr Gaede's (the architect) input helped attain that goal. The house had three owners. The Collier's lived here until their deaths. The Collier family, it was explained to me were relatives of the Collier encyclopedia family. Their son inherited the home upon his parent's death and then rented it to newly weds. The husband of that couple loved to tell me the story of how he carried his wife over the threshold. That couple eventually bought the house from the Collier son, and they lived here for 50 years. The husband of this couple had a rare eye disease and became blind early in the marriage and was totally blind by the birth of his second child. The house was handicapped propped for a blind person. The maids quarters still exist and the bell to reach them is intact. I am the third owner. Here for 20 years

◆ ◆ ◆ CONSENT OF OWNER(S) FOR LANDMARK DESIGNATION

Pursuant to Chapter 143 of the Codified Ordinances of the City of Cleveland Heights, the undersigned owner(s) of the property, place or work of art identified in this nomination form consent to the designation of the property, place or work of art – upon approval of the Landmark Commission and recommendation by the Planning Commission – as a Cleveland Heights Landmark.

BFS Angelo
Owner

8/18/21
Date

Owner

Date

City of Cleveland Heights Landmark Commission continued Question 5 page 2 of the document

I should also note that I have been approached by several national magazines over the years with request to highlight the house in their magazine issue. *This Old House, Country Living Victorian Homes* as well as an architectural magazine . The gardens have been restored and the Botanical gardens were used as consultants. The gardens have been described as "exquisite."



Village of Cleveland Heights
Department of Buildings

Permit No. 2184

File No. 703

Plan No. 20

APPLICATION FOR PERMIT
NEW STRUCTURE

Village of Cleveland Heights, O., APRIL 3 1916

To the INSPECTOR OF BUILDINGS:

Application is hereby made for the approval of this detailed statement, together with the Plans therewith submitted, and for a PERMIT to erect a structure as herein described.

The acceptance of the Permit herein applied for shall constitute an agreement on my part to abide by all the conditions therein contained; and to comply with all Ordinances of the Village of Cleveland Heights and the laws of the State of Ohio relating to the work to be done thereunder, and said agreement is a condition of said Permit.

Chas Neuberger Owner.

H. Janowitz by [Signature]
(To be signed by Owner or Attorney in fact)

LOCATION AND DESCRIPTION OF BUILDING AND PROPERTY.

Street and No. 3417 Shaker Rd cor Fairmount Road Cor Shaker
NE side of Street. Sublot No. 5-7 Allotment

Commencing Cor ft. from the side of

Being 64 ft. front 174 ft. deep on the north side

64 ft. rear 174 ft. deep on the South side

PRECINCT

Class VI Grade III Div. Material Brick

Purpose Garage Number of Stories one

No. of Elevators Kind

Heating System Gas

Character of Ground Sand & Clay

Estimated Cost \$ 300.00 Distance from nearest portion of building to lot line 3'-0"
XX

(1) Have you submitted the required Situation Plan, showing the correct position of all buildings and the size of the same on the lot with this building located on the same in its correct position? yes

(2) Is building to be on the front or rear of premises? Rear

(3) How is building to be occupied? 2 Machines

Basement 1st floor 2 Machines

2nd floor 3rd "

4th " 5th "

Stories above 5th floor

(4) Give total number of families or persons to occupy building 2 Machines

(5) Has a Permit been issued for any work on this property for six months? No

If so, what was Permit issued for?

(20) This building will safely sustain, per superficial ft. of floor space,
on the 1st floor.....lbs. on the 2nd floor.....lbs. on the 3rd floor.....lbs.
on the 4th floor.....lbs. on the 5th floor.....lbs. on the 6th floor.....lbs.

(21) Are there any columns or supporting girders of iron or steel to be used in this building?

(This question only applies to buildings of the I, II, III and IV classes)

(22) Are any of the columns, girders, beams or floors of any type of re-enforced concrete construction?

Owner Chas Neuberger Address E 79th Street
Architect H. F. Janowitz Address #746 Euclid Avenue
Superintendent.....Address.....
Steel Inspector.....Address.....
Concrete Inspector.....Address.....
Mason Contr. Owner Address.....
Carpenter Contr. Address.....

Village of Cleveland Heights, O.,.....191.....

This is to certify that the within detailed statement of specifications and a copy of the plans relating hereto, have been submitted to the Inspector of Buildings and are hereby.....

Work on the within described building was commenced April 3 1914 Inspector of Buildings

STATEMENT OF INSPECTOR

TO THE INSPECTOR OF BUILDINGS: Village of Cleveland Heights, O.,.....191.....

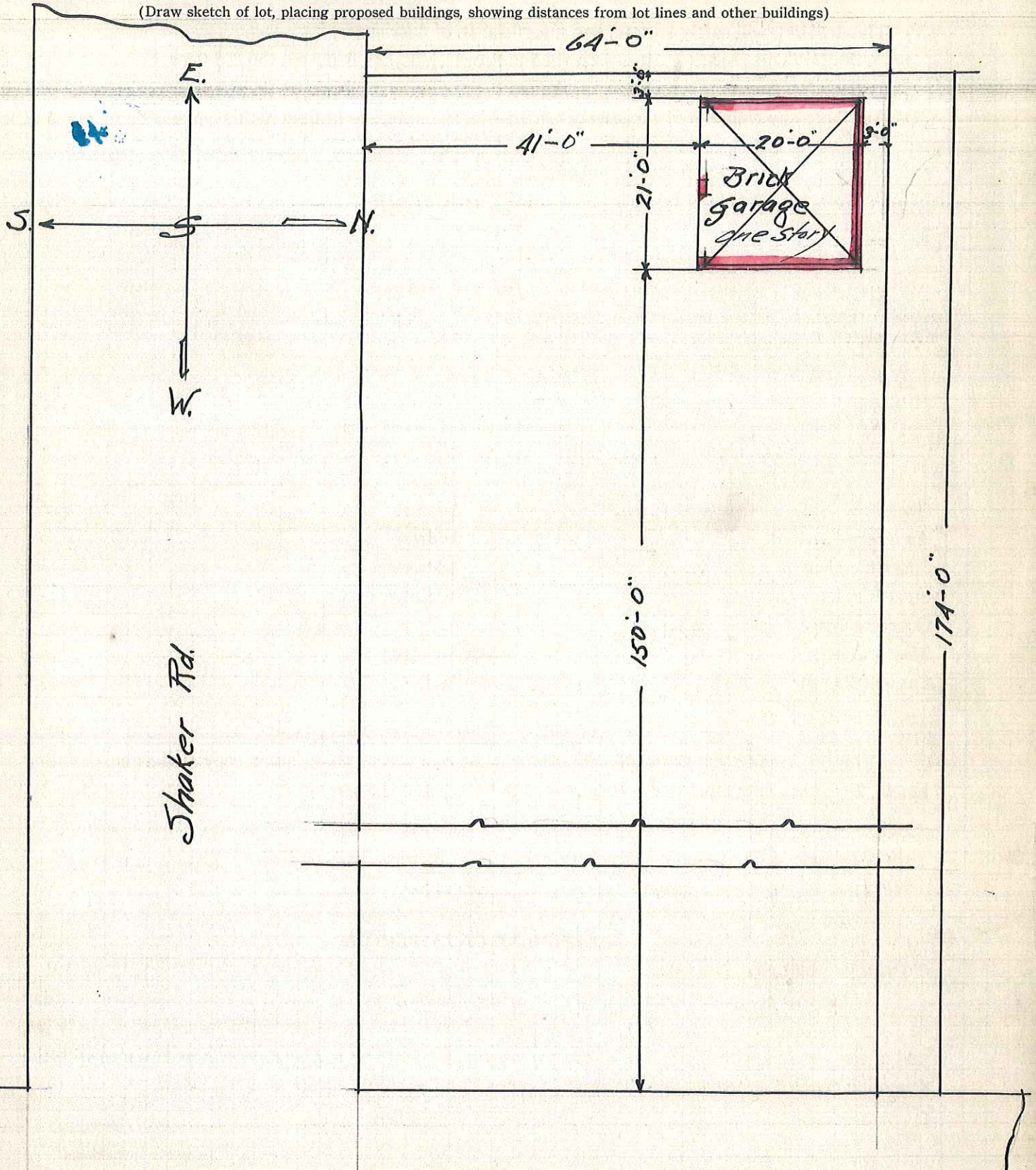
Work was completed on the within described building on the.....day
of.....191..... All iron and steel girders, beams and columns are properly set,
and of size as per application; and all the work upon said building has been done in accordance with the
foregoing detailed statement and the plans in connection therewith, except as noted below.

Respectfully submitted,

Inspector of Buildings

SITUATION PLAN

(Draw sketch of lot, placing proposed buildings, showing distances from lot lines and other buildings)



^ Fairmount Rd. ^

Scale 1/16" = 1'-0"

Garage
for
Chas. Neuberger Esq.

✓
Village of Cleveland Heights
Department of Buildings

Permit No. 2183

File No. 702

Plan No. 202 640

APPLICATION FOR PERMIT
NEW STRUCTURE

Village of Cleveland Heights, O., APR 12 3 1916

To the INSPECTOR OF BUILDINGS:

Application is hereby made for the approval of this detailed statement, together with the Plans herewith submitted, and for a PERMIT to erect a structure as herein described.

The acceptance of the Permit herein applied for shall constitute an agreement on my part to abide by all the conditions therein contained; and to comply with all Ordinances of the Village of Cleveland Heights and the laws of the State of Ohio relating to the work to be done thereunder, and said agreement is a condition of said Permit.

Chas. Neuberger Owner.

By Janowitz by [Signature]
(To be signed by Owner or Attorney in fact)

LOCATION AND DESCRIPTION OF BUILDING AND PROPERTY.

Street and No. 3417 Shaker Rd Cor Fairmount Road Cor Shaker
N.E. side of Street. Sublot No. 57 Allotment

Commencing Cor ft. from the side of

Being 64 ft. front 174 ft. deep on the north side

64 ft. rear 174 ft. deep on the South side

PRECINCT

Class VI Grade III Div. Material Brick

Purpose Dwelling Number of Stories Two

No. of Elevators none Kind

Heating System Hot Water

Character of Ground Sand & Clay

Estimated Cost \$ 7500⁰⁰/_{xx} Distance from nearest portion of building to lot line 11'-0"

(1) Have you submitted the required Situation Plan, showing the correct position of all buildings and the size of the same on the lot with this building located on the same in its correct position? yes

(2) Is building to be on the front or rear of premises? Front

(3) How is building to be occupied? Dwelling

Basement lockers etc 1st floor Living Rooms

2nd floor Bed Rooms 3rd „

4th „ 5th „

Stories above 5th floor

(4) Give total number of families or persons to occupy building one

(5) Has a Permit been issued for any work on this property for six months? no

If so, what was Permit issued for? _____

(20) This building will safely sustain, per superficial ft. of floor space,
on the 1st floor.....lbs. on the 2nd floor.....lbs. on the 3rd floor.....lbs.
on the 4th floor.....lbs. on the 5th floor.....lbs. on the 6th floor.....lbs.

(21) Are there any columns or supporting girders of iron or steel to be used in this building?

(This question only applies to buildings of the I, II, III and IV classes)

(22) Are any of the columns, girders, beams or floors of any type of re-enforced concrete construction?

Owner Chas Neuberger Address E. 79th Street
Architect A.F. Janowitz Address #746 Euclid Avenue
Superintendent " " " " " "
Steel Inspector Address _____
Concrete Inspector Address _____
Mason Contr. Owner Address _____
Carpenter Contr. Address _____

Village of Cleveland Heights, O.,.....191.....

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Work on the within described building was commenced

April 3rd Inspector of Buildings
1916

STATEMENT OF INSPECTOR

TO THE INSPECTOR OF BUILDINGS:

Village of Cleveland Heights, O.,.....191.....

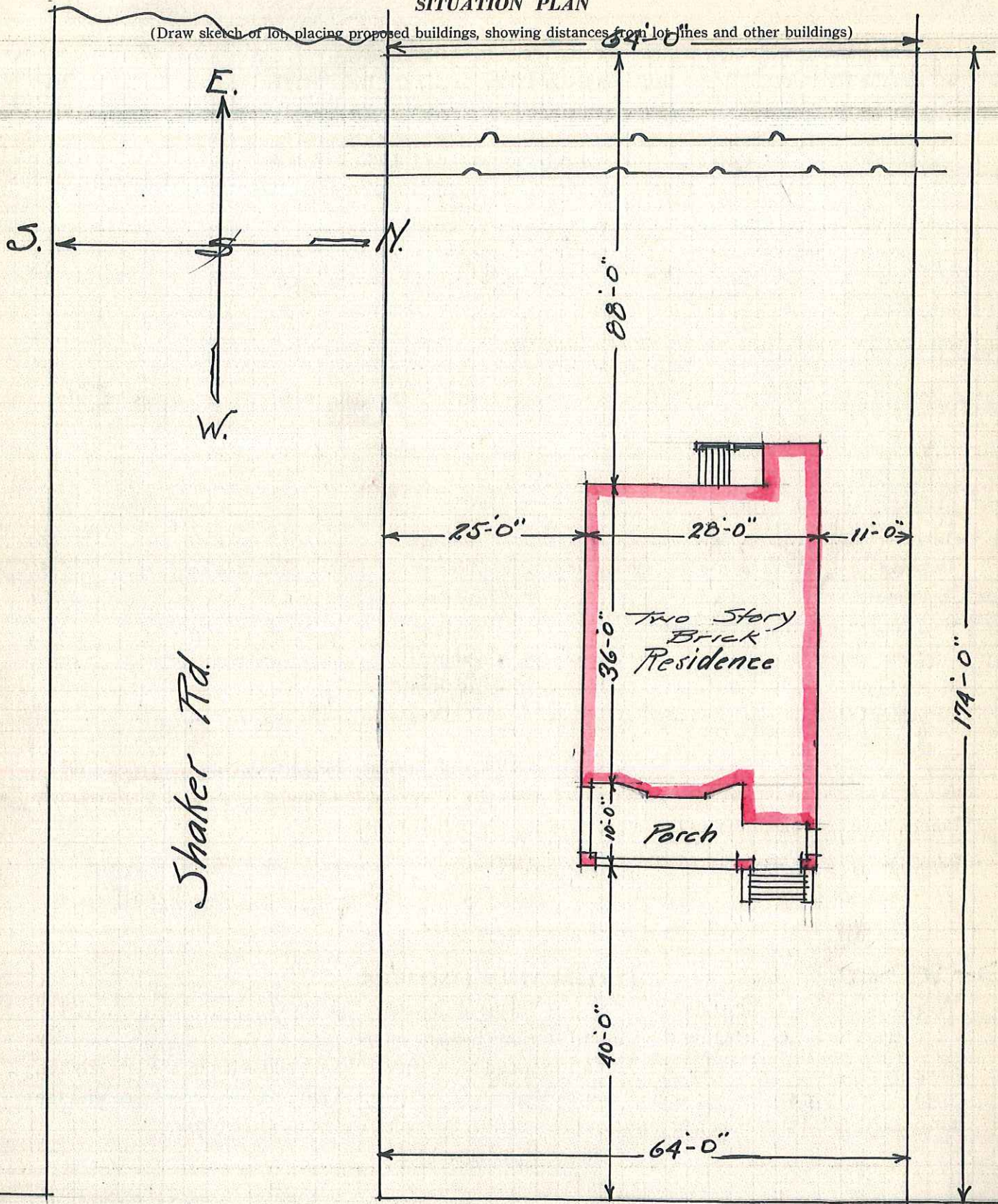
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and of size as per application; and all the work upon said building has been done in accordance with the
foregoing detailed statement and the plans in connection therewith, except as noted below.

Respectfully submitted,

Inspector of Buildings

SITUATION PLAN

(Draw sketch of lot, placing proposed buildings, showing distances from lot lines and other buildings)



Scale $\frac{1}{16}'' = 1'-0''$

Fairmount Rd.

Residence
for
Chas. Neuberger



Bob Perkosi

Robert C. Gaede, champion for Ohio architectural preservation

TOM MATOWITZ | THURSDAY, MARCH 3, 2022





The home on Frazier Drive in Rocky River

Courtesy of Realtor.com



Born in Cleveland Heights in November 1920, Robert C. Gaede was the son of Cleveland civil engineer Oscar L. Gaede. The senior Gaede was educated at Western Reserve University and the Case School of Applied Science.

While Oscar Gaede's work is not widely recognized today, the fact that he inspired his son to become an architect secures his place in the history of Cleveland architecture.



Robert. C Gaede (second from left) with City Club Candidates Richard Murway, Robert. D Rudolph Henderson and Howard B. Cain in November 1962.

Fresh
Water

Just 12 years old when his father died, Robert Gaede graduated from Cleveland Heights High School in 1938 and began his studies at the University of Michigan.

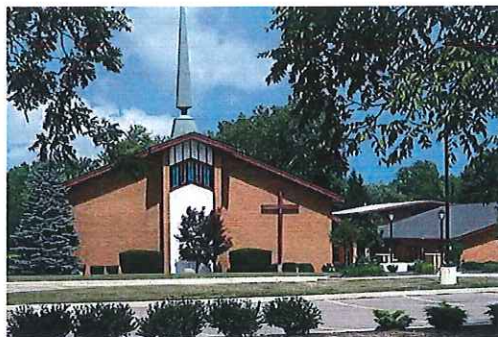
Like so many others in his generation, his personal plans were derailed by the December 7, 1941, attack on Pearl Harbor, which subsequently brought the United States into World War II.

The attack and war led Bob Gaede to almost four years in the military—ending his tour as a meteorologist in the AAF's 9th Air Force Troop Carrier Command in Europe with the rank of Captain. His war service delayed his college graduation until 1947.

Those who knew Gaede in later life were quick to recognize him as a mentor and a teacher. This was manifested early with an appointment as a faculty member at Kent State University several years before he turned 30.

He played an important role in launching the Kent State University Architecture program which went on to great influence across the region. His tenure as an assistant professor of architecture was interrupted when in 1952, he was recalled to active duty by the Air Force for the Korean War.

Gaede's work covered a very wide range. Some of his best-known projects include designing the circular reception building at Nela Park in East Cleveland and the Shaker Heights Service Center.



John Knox Presbyterian Church in North Olmsted

He was also well known for his work in church design—some of the finest examples are Grace Episcopal Church in Willoughby, John Knox Presbyterian Church in North Olmsted, and Church of the Western Reserve in Pepper Pike.

He produced numerous town and city studies across the area. Communities involved included Willoughby, Hudson, Huron, Lakeside, Zoar, and Mantua, among others.

He also designed Century Village in Burton, the Ohio Historical Village in Columbus, and Historic Roscoe Village in Coshocton.

Gaede's work as an architect included a profound interest in historic preservation and was known for his successful promotion of the field of historic preservation during the course of a career in architecture lasting six decades.

He was instrumental in saving dozens of historic structures. Notable structures impacted by this preservation studies and work include Westervelt Hall at Oberlin College as well as Wellington Town Hall and the Athenaeum Hotel in Chautauqua New York.

In 1956 Gaede established his own firm, partnering with Herk Visapunuu. They were considered early advocates for historic preservation, which at the time was an unusual concept that they quickly mastered and promoted with notable success.



Guide to Cleveland Architecture

On a residential level, Gaede oversaw the restoration of a 1906 Rocky River home built for James Van Dorn, founder of Van Dorn Iron Works. The five-bedroom, five-and-a-half-bathroom 3,343-square-foot home on Frazier Drive in Rocky River overlooking the Cleveland Yachting Club was destroyed by a fire in 1991.

The house was originally designed by the firm Scaries, Hirsch & Gavin. Using drawings prepared by Cleveland architect Jim Larsen, Gaede reverse engineered this to recreate details of the original house—details like wood archways, hardwood floors, and built-ins. It sold last year for \$2.1 million.

Gaede was involved early on with the Cleveland Landmarks Commission, serving as its chair in the early 1970s.

He was also a co-founder in 1972 of the Cleveland Restoration Society and for more than a quarter of century served as editor of the organizations magazine "Façade."



Gaede also edited the "Guide To Cleveland Architecture." Published in the early 1990s, the highly regarded book details most significant architecture in Greater Cleveland—describing commercial avenues, buildings, neighborhood streets, and 30 historic districts. The guide quickly entered a second edition and remains a frequently consulted source on the subject to this day.

Gaede's excellent work was recognized by his peers in several significant ways. He received a gold medal from the Architects Society of Ohio in 1989. In 1984 he was made a Fellow of the Society of the American Institute of Architects (AIA). In 1994 the Cleveland chapter of the AIA conferred upon Gaede its Garfield Award (named for Abram Garfield), recognizing outstanding achievement in the field of architecture.



820 Building

Gaede's work was showcased in his own offices in the Romanesque Revival style Brotherhood of Railroad Trainmen Building, 820 W. 9th St. in the Warehouse District. Now known as the 820 Building, it was designed in 1922 by Charles Schneider, who is perhaps best remembered for his design of Stan Hywet Hall in Akron a decade earlier.

Ten stories tall and faced with limestone, the 820 Building was restored and remodeled under Gaede's supervision in 1985 and he identified the result as a point of personal pride. Maintained in excellent condition, the building remains a desirable business address. It was listed on the National Register of Historic Places in 1982.

His work extended beyond Cleveland's borders. His projects included courthouses in both Miami and Henry Counties, as well as buildings on the Kenyon College campus in Gambier, Ohio.

Gaede was able to successfully promote historical preservation through his excellent writing, speaking, and negotiating skills. He was persuasive rather than strident and

made preservation credible. Gaede died in April 2008.

Editor's note from Tom Matowitz: This writer gratefully acknowledges Bob Gaede's warmth and approachability, as well as the hand of friendship he was quick to extend to those who shared his interests. I met Bob in the early 1990s when he was the architect consulted for a restoration project in which I was involved. We became friends through this association.

Read more articles by Tom Matowitz.

Recently retired after a 37-year career teaching public speaking, Tom Matowitz has had a lifelong interest in local and regional history. Working as a freelance author for the past 20 years he has written a number of books and articles about Cleveland's past. He has a particular interest in the area's rich architectural history.

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FOCUS AREAS

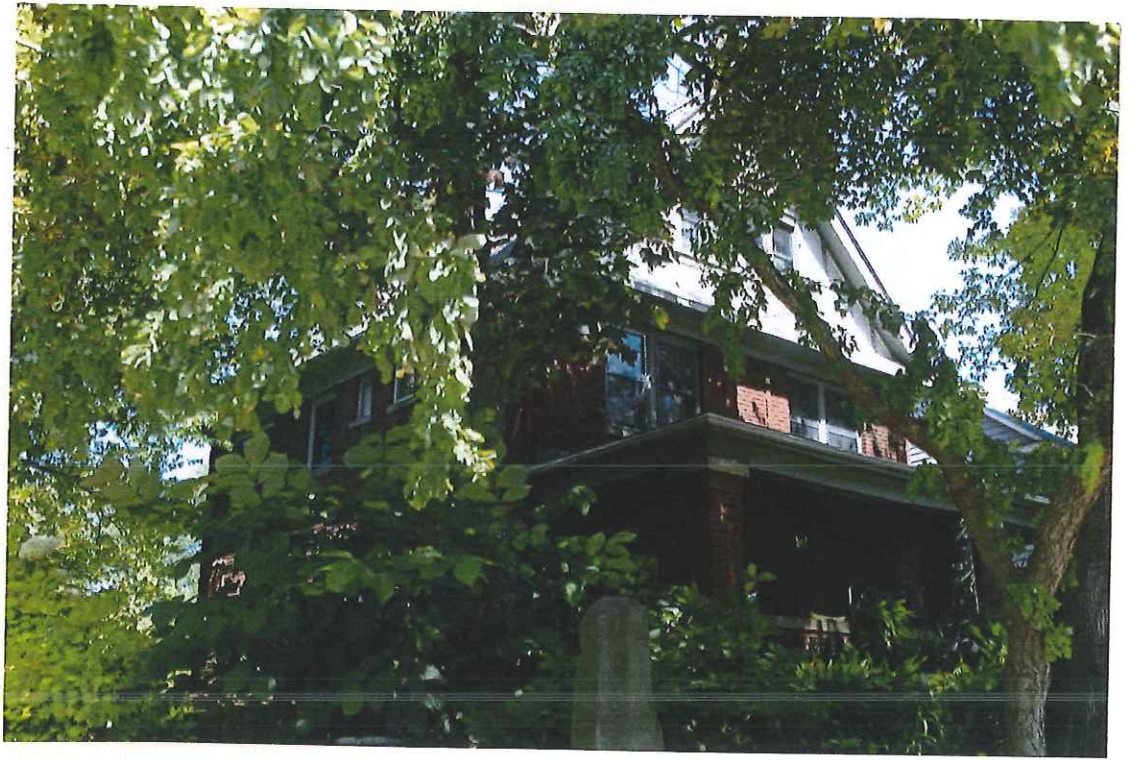
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