

United States Department of the Interior
National Park Service
**National Register of Historic Places
Registration Form**

COPY

This form is for use in nominating or requesting determinations of eligibility for individual properties or districts. See instructions in *Guidelines for Completing National Register Forms* (National Register Bulletin 16). Complete each item by marking "x" in the appropriate box or by entering the requested information. If an item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, styles, materials, and areas of significance, enter only the categories and subcategories listed in the instructions. For additional space use continuation sheets (Form 10-900a). Type all entries.

1. Name of Property

historic name Fairhill Road Village Historic District
other names/site number N/A

2. Location

street & number 12309-12511 Fairhill Road N/A not for publication
city, town Cleveland/Cleveland Heights N/A vicinity
state Ohio code OH county Cuyahoga code 035 zip code 44120

3. Classification

Ownership of Property	Category of Property	Number of Resources within Property	
<input checked="" type="checkbox"/> private	<input type="checkbox"/> building(s)	Contributing	Noncontributing
<input type="checkbox"/> public-local	<input checked="" type="checkbox"/> district	<u>12</u>	<u>1</u> buildings
<input type="checkbox"/> public-State	<input type="checkbox"/> site	_____	_____ sites
<input type="checkbox"/> public-Federal	<input type="checkbox"/> structure	_____	_____ structures
	<input type="checkbox"/> object	_____	_____ objects
		<u>12</u>	<u>1</u> Total

Name of related multiple property listing: N/A Number of contributing resources previously listed in the National Register 0

4. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1966, 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. See continuation sheet.

Signature of certifying official D. Ray Fize Date 7/2/90

State or Federal agency and bureau _____

In my opinion, the property meets does not meet the National Register criteria. See continuation sheet.

Signature of commenting or other official _____ Date _____

State or Federal agency and bureau _____

5. National Park Service Certification

I, hereby, certify that this property is:

entered in the National Register.
 See continuation sheet.

determined eligible for the National Register. See continuation sheet.

determined not eligible for the National Register.

removed from the National Register.

other, (explain:) _____

Signature of the Keeper

Date of Action

6. Function or Use

Historic Functions (enter categories from instructions)

DOMESTIC-Single Family

Current Functions (enter categories from instructions)

DOMESTIC-Single Family**7. Description**Architectural Classification
(enter categories from instructions)Late 19th & 20th Century Revival
Tudor Revival

Materials (enter categories from instructions)

foundation Stuccowalls StuccoSandstoneroof Slate

other _____

Describe present and historic physical appearance.

Fairhill Road Village consists of thirteen buildings that gain significance from setting and architectural uniformity. The residential district straddles the boundary between Cleveland and Cleveland Heights approximately six miles east of downtown Cleveland, and 1-1/2 miles southeast of University Circle. An important feature of the development is its natural setting, with a ravine setting to the rear of the property.

The district includes five semi-detached units and three one-family dwellings. The four structures along Fairhill Road have narrow setbacks of approximately ten feet. The units in the center of the development are grouped around a drive and a greenspace and along the ravine to the rear of the units. The units are oriented so that garages face the street with living rooms to the rear overlooking a ravine. Backyard privacy is maintained by stuccoed walls between each unit.

Fairhill Road is a divided highway that connects Shaker Heights with University Circle.

The Fairhill Road Village development was designed in an English Cotswold style to resemble an English hamlet. Varied details were important in conveying this sense of the English hamlet. The variety of window treatments include box bay windows, diamond shaped pane windows and casement windows. Pointed arch windows are found in gables. Chimneys are placed in the center of the single units. Chimneys are placed at the ends of the double units. There are a variety of gables which vary in size and treatment.

Buildings in the development maintain an integrity of scale, setback and building materials that date to its date of origin. One building, 12501 Fairhill, would be considered an intrusion because its 1971 construction date. This contemporary structure does respect the scale, massing, and setback of the older buildings in the development.

The units are:

12309 Fairhill - one family unit - built c. 1930, Architect unknown

12321-5 Fairhill - two family unit - built 1929, Architect unknown

12329-12403 Fairhill - two family unit - built in 1930, Architect - H.O. Fullerton, cost \$20,000

12407-12411 Fairhill - two family unit - built 1930, Architect - H.O. Fullerton, cost \$35,000

12415-12419 Fairhill - two family unit - built c. 1930, Architect unknown

12425-12427 Fairhill - two family unit - built c. 1930, Architect unknown

12501 Fairhill - one family unit - built 1971, Architect - Harlan E. Sherman, cost \$150,000. This is a non-contributing building because of its recent construction. The stuccoed exterior wall treatment is not consistent with the other buildings in the complex.

 See continuation sheet

12511 Fairhill - built c. 1936 - Architect unknown.

PLEASE NOTE: 1987 photographs still accurately represent the appearance of the exterior of the buildings. No substantial alterations have taken place.

United States Department of the Interior
National Park ServiceNational Register of Historic Places
Continuation Sheet

Fairhill Road Village Historic District, Cuyahoga County, Cleveland/Cleveland Hts, Ohio

Section number 8 Page 2

Similar developments were built in other cities during this period. Developments similar to Fairhill Village include Mayfair Lane in Buffalo (1928), Sessions Village in Columbus (NR: 2-20-79), Lincoln Drive Development (1917-1926) and French Village (1925-1927) in Philadelphia. Common features of these developments included the use of landscaping and historic architecture styles, such as French Norman or Old English Tudor to convey a sense of Romanticism. These developments were generally located close to downtown, cultural centers or parks.

Original plans called for moving people from Cleveland's Hessler Road neighborhood to Fairhill, according to an article in the April 1929 issue of Architectural Exhibitor. The purpose of the development was to keep people with kindred tastes together. This group of people included artists, interior decorators, architects, musicians and writers. City directories indicate that this did not occur, the original Fairhill residents came from several different east side neighborhoods.

The landscaping for Fairhill Road Village was planned by landscape architect A. Donald Gray, who had been associated with Olmsted Brothers Landscape Architects early in his career. At the time Olmsted Brothers were reputed to be the finest landscape architects in the country. Gray is best known for landscaping the Horticultural Gardens at the Great Lakes Exposition (1936-37), some of the Cultural Gardens (1916-1939), and Forest Hills Subdivision (1925). Mr. Gray's clients included Leonard Hanna, H.M. Hanna Jr., Charles Brush, the Sleepy Hollow Country Club, Cleveland Clinic, and the Public Auditorium for the City of Cleveland. Mr. Gray wrote a column for the Cleveland Press on landscaping. Fairhill Village landscaping took advantage of a flat irregular site overlooking Ambler Park Ravine. The densely wooded ravine provides direct access to nature from the back of the units. Patios and living rooms to the rear of the units were planned to take advantage of this natural feature. Landscaping, plantings, trees, and shrubs were kept to a minimum. Landscaping features tree plantings on tree lawns with shrubbery and evergreens abutting the buildings. Plantings are also used to provide a sense of privacy by screening patios.

Architect Antonio DiNardo designed the original concept of Fairhill Village. DiNardo had worked in the office of Paul Cret and later Arnold Brunner, architect of the Old Federal Building in Cleveland. Upon arriving in Cleveland in 1921 he worked in the office of Hubbell and Benes, where he designed the Pearl Street Bank. In business by himself he designed St. Augustine Academy in Lakewood, St. Margaret of Hungary on Buckeye Road in Cleveland, St. Augustine Church in Barberton, and St. Cecilia Church in Detroit. Originally part of the group that planned Fairhill Village, DiNardo resigned in July 1929. He was replaced by architect Harold O. Fullerton.

Landscape architect A. Donald Gray and architect Harold O. Fullerton were early residents of the village. Rowena and Russell Jelliffe, founders of Karamu House (a settlement house nationally known for its dedication to inter-racial theatre) were also residents of the village. Other prominent residents of Fairhill were: Newton D. Baker III, son of the Mayor of Cleveland; Avery Sterner, Secretary-Treasurer of Speed King Cordless Iron; John T. Stever, President of S.K. Wellman Company; Arthur Alexander, President of Alexander and

8. Statement of Significance

Certifying official has considered the significance of this property in relation to other properties:

nationally statewide locally

Applicable National Register Criteria A B C D

Criteria Considerations (Exceptions) A B C D E F G

Areas of Significance (enter categories from instructions)

Architecture-20th Century 11

Community Planning & Development

Landscape Architecture

Period of Significance

1929 - 1933

Cultural Affiliation

N/A

Significant Dates

1929

Significant Person

N/A

Architect/Builder

Fullerton, H.O.

Gray, A. Donald

State significance of property, and justify criteria, criteria considerations, and areas and periods of significance noted above.

Fairhill Road Village is an example of a planned community dating from the late 1920's. The concept of the Village was developed by landscape architect A. Donald Gray in conjunction with architect Antonio DiNardo and later H.O. Fullerton. Fairhill Road Village was part of the Donald Gray Subdivision. The individual homes in the district were designed by architects H.O. Fullerton, C.W. Stedman and Harlan Sherman. Homes were built between 1929 and 1933; one home was built in 1971.

Fairhill Development was built on a rock dump in Ambler Park which was created in 1915 as a result of the excavation for Fairmount Reservoir. The contractor was to clean up the dump but went bankrupt. The original idea for the Fairhill development was created by A. Donald Gray. Among the A. Donald Gray Papers, which are maintained at the Western Reserve Historical Society, is a handwritten paper which states that the purpose of the Fairhill development was to have semi-detached homes in the same style of architecture built by "a group of interesting people." The development was to be built on a small area of land close to the street and drive with living quarters facing Ambler Park. There would be a limited area of ground to maintain but there would be enough area for a terrace and a small garden. A commission was established to review people who were interested in purchasing lots. Architect Antonio DiNardo originally part of the group, resigned in July 1929. He was replaced by Harold O. Fullerton. Fairhill Road Village was similar to Shaker Heights (Shaker Square NR: 7-1-76 and Shaker Village Historic Districts NR: 5-31-84) and Forest Hills (NR: 8-14-86), in East Cleveland and Cleveland Heights, planned communities in that the use of architectural style and landscaping presented a sense of unity. The Elizabeth B. Blossom Subdivision in Beachwood (NR: 9-22-87) is another local example of smaller scale development that included the involvement of a Landscape Architect.

The Fairhill Road Village development differed from the other developments in size and in plan, with attached houses and buildings with little or no setback from the street. Landscaping differed from Shaker Heights, Forest Hills (Cleveland Heights and East Cleveland), and the Elizabeth B. Blossom Subdivision (Beachwood) which had created landscapes, from Fairhill Road Village that took advantage of natural existing landscaping.

See continuation sheet

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Fairhill Road Village Historic District, Cuyahoga County, Cleveland/Cleveland Hts., Ohio

Section number 9 Page 2

Bibliography

Johannesen, Eric; Cleveland Architecture 1876-1976; Cleveland; Western Reserve Historical Society, 1979, p. 170-171.

Cleveland City Directories 1929, 1931, 1941

City of Cleveland Building Permits

The Architectural Exhibitor; April 1929, p. 3, 10

Who's Who in Ohio; Cleveland; Biographical Publishing Co. 1930

Buffalo Architecture: A Guide. Cambridge, Ma. and London; MIT Press, 1981, p. 120-121

Philadelphia Architecture: A Guide to the City. Cambridge, Ma. and London; MIT Press, 1984, p. 100, 102

The Van Sweringen Influence: Shaker Heights. Claudia Boatright, Editor, City of Shaker Heights Landmarks Commission, 1976, 1981, 1983, p. 12

The Encyclopedia of Cleveland. Van Tassel, David and Grabowski, John J. Editors; Bloomington and Indianapolis; Indiana University Press, 1987; p. 344-5

A. Donald Gray Papers. Fairmount Road Development; Western Reserve Historical Society, pp, 1929-1938.

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

**National Register of Historic Places
Continuation Sheet**

Fairhill Road Village Historic District, Cuyahoga County, Cleveland/Cleveland Hts., Ohio

Section number 8 Page 3

Strong, landscape architects; Galt Stockly, President-Secretary Akers Coal Company; Carl Osborne, Vice President-Treasurer of M.A. Hanna Company; Alf Williams, President of Valley Pumps Company; and Hayden Kline, Vice President of Industrial Rayon Company.

The architecture of Fairhill Road Village displays early 20th century period revival styles characteristic of residential developments and planned communities of this period. The development displays distinct characteristics of Tudor Revival style architecture in its varied use of stone and stucco, slate roofs, multiple groupings of diamond paned windows, massive chimneys, and tudor arched stone entrances. The multiple gables, recesses and projections along the facades add to the multiple units resemblance to clusters of row houses in an English hamlet.

9. Major Bibliographical References

See continuation sheet

Previous documentation on file (NPS): N/A

- 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 # _____

Primary location of additional data:

- State historic preservation office
- Other State agency
- Federal agency
- Local government
- University
- Other

Specify repository:

Cleveland Landmarks Commission

10. Geographical Data

Acreage of property Two

UTM References

A

1	7
---	---

4	5	0	1	2	0
---	---	---	---	---	---

4	5	9	3	4	6	0
---	---	---	---	---	---	---

 Zone Easting Northing

C

1	7
---	---

4	5	0	2	8	0
---	---	---	---	---	---

4	5	9	3	4	5	0
---	---	---	---	---	---	---

B

1	7
---	---

4	5	0	2	2	0
---	---	---	---	---	---

4	5	9	3	5	2	0
---	---	---	---	---	---	---

 Zone Easting Northing

D

--	--

--	--	--	--	--	--

--	--	--	--	--	--	--

See continuation sheet

Verbal Boundary Description

The Fairhill Road Village Historic is outlined by the dotted line on the enclosed map.

See continuation sheet

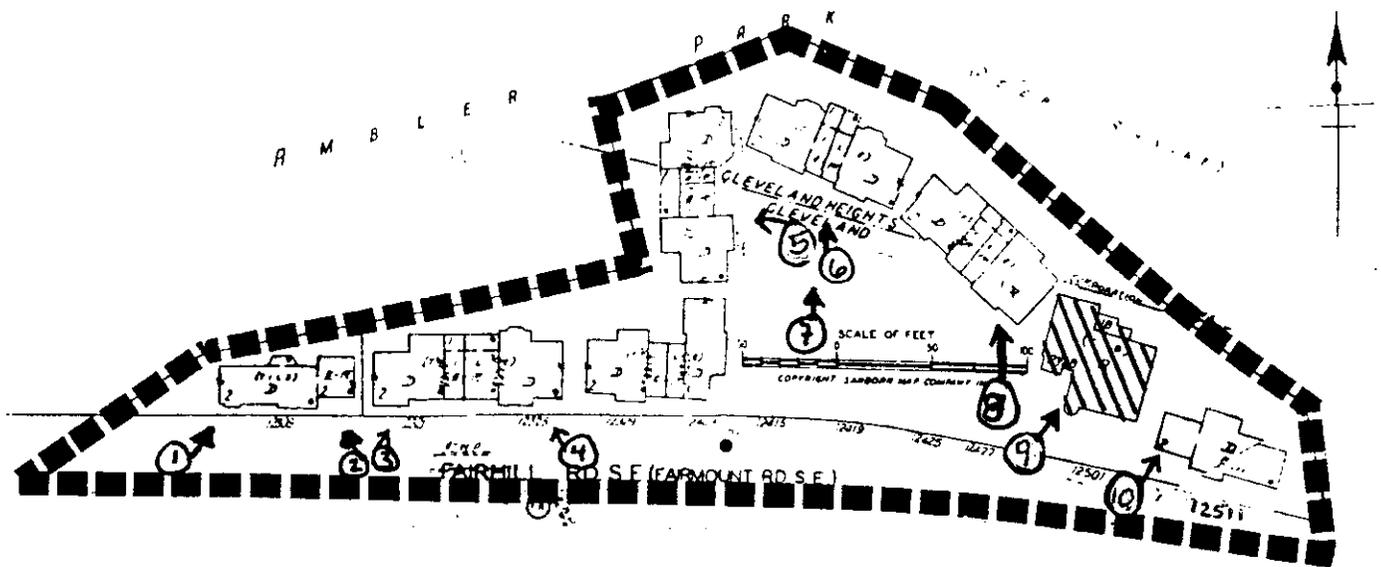
Boundary Justification

The Fairhill Road Village Historic District includes all property located in the A. Donald Gray Subdivision. This includes all of the land that was originally part of the planned community.

See continuation sheet

11. Form Prepared By

name/title <u>John Cimperman, Director</u>	Robert Keiser, Preservation Planner
organization <u>Cleveland Landmarks Commission</u>	date <u>January 30, 1989</u>
street & number <u>601 Lakeside Avenue, Room 519</u>	telephone <u>(216) 664-2531</u>
city or town <u>Cleveland</u>	state <u>Ohio</u> zip code <u>44114</u>



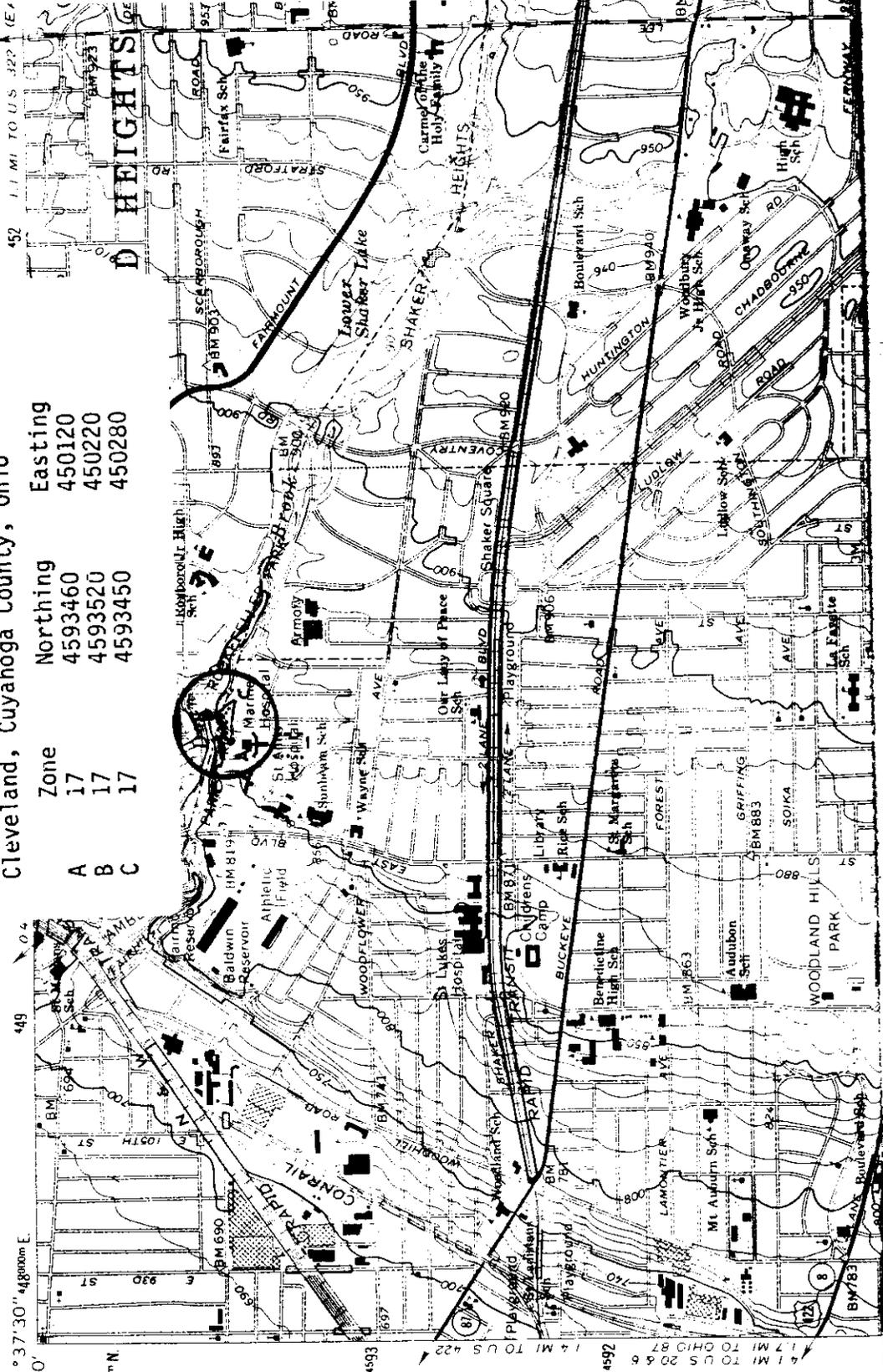
Fairhill Village Historic District
 Cleveland, Cuyahoga County, Ohio

Noncontributing Building (less than 50 years old) 

UNITED STATES
DEPARTMENT OF THE INTERIOR
GEOLOGICAL SURVEY

Fairhill Village Historic District
Cleveland, Cuyahoga County, Ohio

Zone	Northing	Easting
A	4593460	450120
B	4593520	450220
C	4593450	450280



4667 II SW
(CLEVELAND NORTH)

81° 37' 30" 4800m E
41° 30' 459400m N

1.7 MI TO U.S. 20 & 6
1.4 MI TO U.S. 422

4592

4593

4594

4595

4596

4597

4598

4599

4600

4601

4602

4603

4604

4605

4606

4607

4608

4609

4610

4611

4612

4613

4614

4615

4616

4617

4618

4619

4620

4621

4622

4623

4624

4625

4626

4627

4628

4629

4630

4631

4632

4633

4634

4635

4636

4637

4638

4639

4640

4641

4642

4643

4644

4645

4646

4647

4648

4649

4650

4651

4652

4653

4654

4655

4656

4657

4658

4659

4660

4661

4662

4663

4664

4665

4666

4667

4668

4669

4670

4671

4672

4673

4674

4675

4676

4677

4678

4679

4680

4681

4682

4683

4684

4685

4686

4687

4688

4689

4690

4691

4692

4693

4694

4695

4696

4697

4698

4699

4700

4701

4702

4703

4704

4705

4706

4707

4708

4709

4710

4711

4712

4713

4714

4715

4716

4717

4718

4719

4720

4721

4722

4723

4724

4725

4726

4727

4728

4729

4730

4731

4732

4733

4734

4735

4736

4737

4738

4739

4740

4741

4742

4743

4744

4745

4746

4747

4748

4749

4750

4751

4752

4753

4754

4755

4756

4757

4758

4759

4760

4761

4762

4763

4764

4765

4766

4767

4768

4769

4770

4771

4772

4773

4774

4775

4776

4777

4778

4779

4780

4781

4782

4783

4784

4785

4786

4787

4788

4789

4790

4791

4792

4793

4794

4795

4796

4797

4798

4799

4800

4801

4802

4803

4804

4805

4806

4807

4808

4809

4810

4811

4812

4813

4814

4815

4816

4817

4818

4819

4820

4821

4822

4823

4824

4825

4826

4827

4828

4829

4830

4831

4832

4833

4834

4835

4836

4837

4838

4839

4840

4841

4842

4843

4844

4845

4846

4847

4848

4849

4850

4851

4852

4853

4854

4855

4856

4857

4858

4859

4860

4861

4862

4863

4864

4865

4866

4867

4868

4869

4870

4871

4872

4873

4874

4875

4876

4877

4878