

**NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY -- NOMINATION FORM**

FOR NPS USE ONLY

RECEIVED OCT 1 1976

DATE ENTERED

DATA SHEET
DEC 12 1976

SEE INSTRUCTIONS IN HOW TO COMPLETE NATIONAL REGISTER FORMS
TYPE ALL ENTRIES -- COMPLETE APPLICABLE SECTIONS

1 NAME

HISTORIC Fairmount Boulevard District
 AND/OR COMMON

2 LOCATION

STREET & NUMBER 2485 to 3121 Fairmount Boulevard *Historic Cleveland Heights*

CITY, TOWN Cleveland Heights VICINITY OF 22 - Charles A. Vanik

STATE Ohio CODE 039 COUNTY Cuyahoga CODE 035

3 CLASSIFICATION

CATEGORY	OWNERSHIP	STATUS	PRESENT USE
<input checked="" type="checkbox"/> DISTRICT	<input type="checkbox"/> PUBLIC	<input checked="" type="checkbox"/> OCCUPIED	<input type="checkbox"/> AGRICULTURE <input type="checkbox"/> MUSEUM
<input type="checkbox"/> BUILDING(S)	<input checked="" type="checkbox"/> PRIVATE	<input type="checkbox"/> UNOCCUPIED	<input type="checkbox"/> COMMERCIAL <input type="checkbox"/> PARK
<input type="checkbox"/> STRUCTURE	<input type="checkbox"/> BOTH	<input type="checkbox"/> WORK IN PROGRESS	<input type="checkbox"/> EDUCATIONAL <input checked="" type="checkbox"/> PRIVATE RESIDEN
<input type="checkbox"/> SITE	PUBLIC ACQUISITION	ACCESSIBLE	<input type="checkbox"/> ENTERTAINMENT <input checked="" type="checkbox"/> RELIGIOUS
<input type="checkbox"/> OBJECT	<input type="checkbox"/> IN PROCESS	<input checked="" type="checkbox"/> YES: RESTRICTED	<input type="checkbox"/> GOVERNMENT <input type="checkbox"/> SCIENTIFIC
	<input type="checkbox"/> BEING CONSIDERED	<input type="checkbox"/> YES: UNRESTRICTED	<input type="checkbox"/> INDUSTRIAL <input type="checkbox"/> TRANSPORTATION
		<input type="checkbox"/> NO	<input type="checkbox"/> MILITARY <input type="checkbox"/> OTHER:

4 OWNER OF PROPERTY

NAME Multiple private ownership

Notify:
City of Cleveland Heights

STREET & NUMBER

2953 Mayfield Road

CITY, TOWN Cleveland Heights VICINITY OF STATE Ohio

5 LOCATION OF LEGAL DESCRIPTION

COURTHOUSE, REGISTRY OF DEEDS, ETC. Cuyahoga County Building

STREET & NUMBER 1219 Ontario

CITY, TOWN Cleveland STATE Ohio

6 REPRESENTATION IN EXISTING SURVEYS

TITLE The Architecture of Cleveland: Twelve Buildings (Tremaine-Gallagher House)

DATE 1965

FEDERAL STATE COUNTY LOCAL

DEPOSITORY FOR SURVEY RECORDS Historic American Buildings Survey

CITY, TOWN Washington STATE D.C.

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

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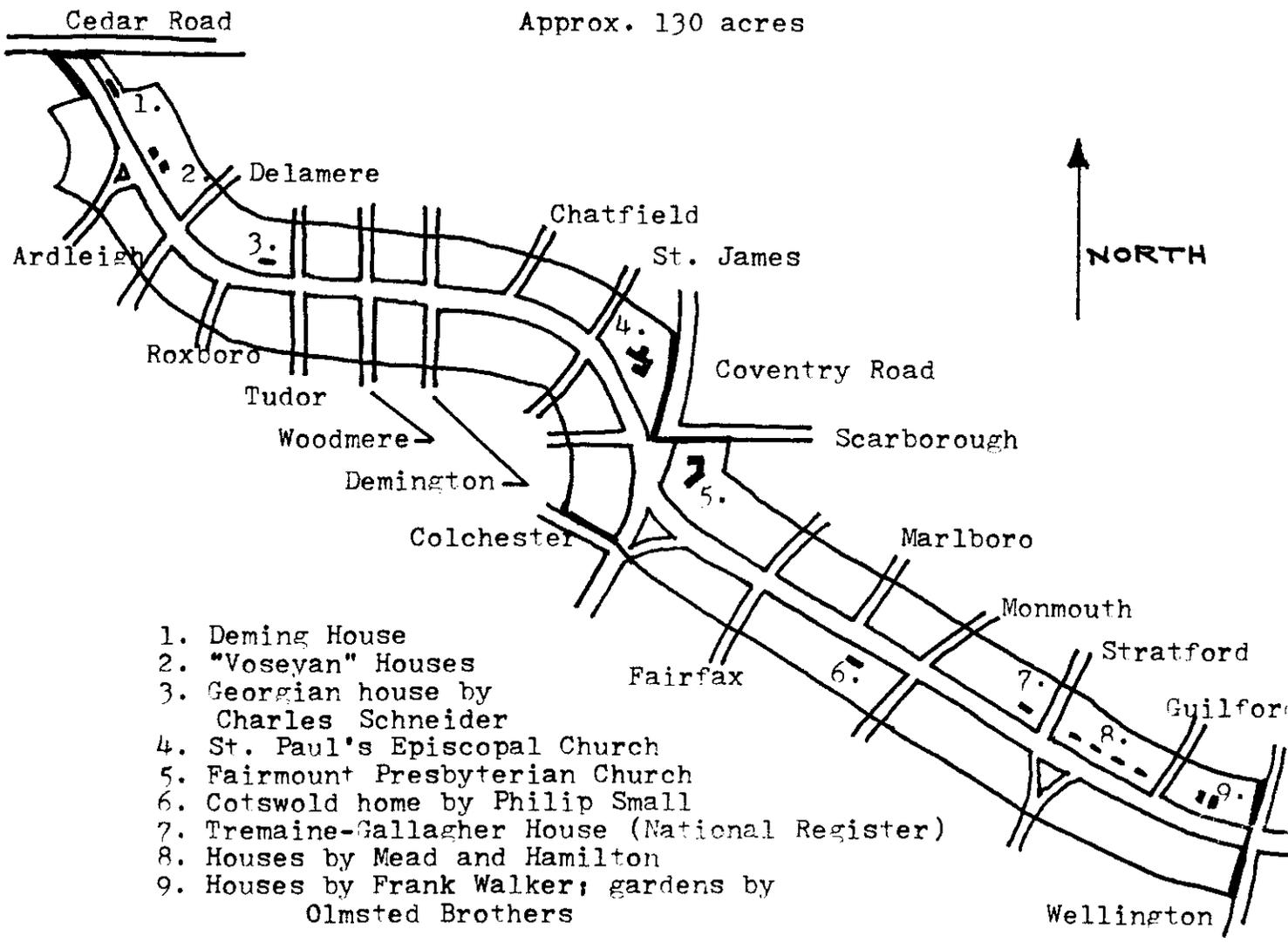
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FAIRMOUNT BOULEVARD DISTRICT

Scale: 1" = 1000'

Approx. 130 acres



1. Deming House
2. "Voseyan" Houses
3. Georgian house by Charles Schneider
4. St. Paul's Episcopal Church
5. Fairmount Presbyterian Church
6. Cotswold home by Philip Small
7. Tremaine-Gallagher House (National Register)
8. Houses by Mead and Hamilton
9. Houses by Frank Walker; gardens by Olmsted Brothers

CONDITION		CHECK ONE	CHECK ONE
<input checked="" type="checkbox"/> EXCELLENT	<input type="checkbox"/> DETERIORATED	<input type="checkbox"/> UNALTERED	<input checked="" type="checkbox"/> ORIGINAL SITE
<input type="checkbox"/> GOOD	<input type="checkbox"/> RUINS	<input checked="" type="checkbox"/> ALTERED	<input type="checkbox"/> MOVED DATE _____
<input type="checkbox"/> FAIR	<input type="checkbox"/> UNEXPOSED		

DESCRIBE THE PRESENT AND ORIGINAL (IF KNOWN) PHYSICAL APPEARANCE

This district consists of a stretch of residential boulevard 1.7 miles long. The boulevard runs in a southeasterly direction from its intersection with Cedar Road at the top of the Portage escarpment, the first foothill of the Allegheny Mountains. The elevation rises 105 feet within the district boundaries. Once the boulevard passes Ardleigh Drive, the first intersecting street, the land levels off and the rise is not so perceptible.

Much of the character of the district comes from the roadbed itself. Averaging 120 feet in width and framed by massive curbstones, the boulevard has a majestic, manicured appearance. This is further heightened by the separation of the east and west bound lanes of traffic by a sixty foot median strip, which once served as the roadbed for streetcar tracks, but which has since been planted and landscaped. Triangular traffic islands at three of the intersections of the boulevard with side streets echo the formal nature of the median strip.

Although the district was developed by different realty companies, all the homes follow the same strict deed restrictions in that they have the same set-back lines, which enable the fronts of the homes to reflect the engineer's fluctuations in the line of the road. The landscaping of the boulevard is in keeping with the large, sweeping lines of the roadbed. Although the Dutch elm disease has decimated the number of trees along the road, a sufficient number remain so that a "cathedral" effect is achieved by their arches.

Many of the homes along the boulevard may be categorized as facade architecture, meaning that the most impressive side of the home is the public facade which faces the main avenue, and that the concentration of architectural detailing is found on the street side in most of the homes.

At the westernmost end of the boulevard stands the Burton Deming mansion, home of the pioneer developer of the lower half of the street. The home rests on a lot that averages only 25 feet by 500 feet and is only one room wide, except for hallways. This impressive Elizabethan structure, three-and-a-half stories high, towers over the opening stretch of the Boulevard at Cedar Road. Also near the western end is a cluster of large stucco and half-timber residences, some a vague copy of the simple stucco homes executed at the turn of the century by the noted British architect Charles F. Voysey. Others, more complicated in their detail and more "archeologically" correct in their execution, cling closer to the Elizabethan tradition, giving the western end of the boulevard a distinct English village feeling.

The mid-point of the district at the intersection of Fairmount and Coventry Roads is dominated by two churches. The larger of the two structures, St. Paul's Episcopal, was designed by the important Cleveland firm of Walker and Weeks and begun in 1923. Although additions to this large, stone Late Gothic Revival church continued into the 1950s, the parish hall was first used in 1926. On the east side of the large intersection is the older of the two churches, Fairmount Presbyterian, begun in 1916. Due to a fire in 1917 and the demolition of another structure in the early 1920s, the earliest part of the present church dates from 1924. The entranceway surmounted by a carved stone fleche is particularly interesting for its squat shape. The stained glass windows were executed by J. Nicholas, a Hollander.

Continued

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Fairmount Boulevard District, Cuyahoga Co., Ohio

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The eastern half of the boulevard beyond the Coventry intersection contains a more heterogeneous group of mansions. An entire block of homes between Stratford and Guilford was designed by the Cleveland firm of Mead and Hamilton. Two of these homes have undulating roofs executed in asphalt shingle in imitation of thatched straw roofs. One of the most notable homes is a very large Cotswold manor of stucco and stone designed by Philip Small, the official architect of the Van Sweringen developers. A number of rather architecturally free examples of the Georgian style are found along the length of the boulevard. However, an extremely correct example of this style was built at 2603 Fairmount in 1923. Designed by Charles Schneider, architect of Stan Hywet, this long and highly symmetrical house has a wealth of detailing used with great restraint. Near the eastern end of the district, the two homes at 3085 and 3097 Fairmount are of particular interest. Adjacent to one another, they were owned by the Prescott brothers, both were designed by Frank Walker of Walker and Weeks, and their connecting gardens were originally laid out by the nationally renowned firm of Olmsted Brothers.

The Tremaine-Gallagher House at 3001 Fairmount is listed in the National Register. Designed by Frederick Striebinger in 1912, its special distinction lies in its architectural style, as it is the only home in the district in the fully developed Renaissance Revival. Many large brick and stone Jacobean residences were built in the early 1920s. Other eclectic examples of French Normandy, German and Dutch architecture are found throughout the district.

There is a total of 101 residences and two churches in the district. Of these, nine structures were built since 1925.

8.

The western (lower) half of the boulevard, between Cedar and Coventry Roads, lay within the boundaries of property owned by John D. Rockefeller, Sr., a large landowner on the east side. Rockefeller leased the property to the Euclid Golf Association, rent free with the stipulation that there be no golf played on the Sabbath. In 1900 the Euclid Golf Club opened with the upper nine holes located on the Rockefeller property. When a dispute developed within the Club, the membership dwindled and in 1912, the Club closed. The land on the western half of the boulevard was bought from Rockefeller by Burton and Grant Deming. This area totalling 141 acres was developed by the Deming Realty as the Euclid Golf development.

The majority of the building along the boulevard occurred immediately following the end of World War I. Some homes were built before the war east of Coventry, and the records of building permits show that the largest number of homes were completed before 1924.

6. SIGNIFICANCE

PERIOD		AREAS OF SIGNIFICANCE -- CHECK AND JUSTIFY BELOW				
<input type="checkbox"/> PREHISTORIC	<input type="checkbox"/> ARCHEOLOGY-PREHISTORIC	<input checked="" type="checkbox"/> COMMUNITY PLANNING	<input checked="" type="checkbox"/> LANDSCAPE ARCHITECTURE	<input type="checkbox"/> RELIGION		
<input type="checkbox"/> 1400-1499	<input type="checkbox"/> ARCHEOLOGY-HISTORIC	<input type="checkbox"/> CONSERVATION	<input type="checkbox"/> LAW	<input type="checkbox"/> SCIENCE		
<input type="checkbox"/> 1500-1599	<input type="checkbox"/> AGRICULTURE	<input type="checkbox"/> ECONOMICS	<input type="checkbox"/> LITERATURE	<input type="checkbox"/> SCULPTURE		
<input type="checkbox"/> 1600-1699	<input checked="" type="checkbox"/> ARCHITECTURE	<input type="checkbox"/> EDUCATION	<input type="checkbox"/> MILITARY	<input type="checkbox"/> SOCIAL/HUMANITARIAN		
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> ART	<input type="checkbox"/> ENGINEERING	<input type="checkbox"/> MUSIC	<input type="checkbox"/> THEATER		
<input type="checkbox"/> 1800-1899	<input type="checkbox"/> COMMERCE	<input type="checkbox"/> EXPLORATION/SETTLEMENT	<input type="checkbox"/> PHILOSOPHY	<input type="checkbox"/> TRANSPORTATION		
<input checked="" type="checkbox"/> 1900-	<input type="checkbox"/> COMMUNICATIONS	<input type="checkbox"/> INDUSTRY	<input type="checkbox"/> POLITICS/GOVERNMENT	<input type="checkbox"/> OTHER (SPECIFY)		
		<input type="checkbox"/> INVENTION				

SPECIFIC DATES 1904-1925

BUILDER/ARCHITECT

STATEMENT OF SIGNIFICANCE

The significance of the Fairmount Boulevard District lies in its cohesiveness as an upper-income suburban community of the World War I era. The district constitutes one of the best existing examples of controlled suburban residential planning in the early twentieth century, which may now be seen as the classic period of such planning in America. This is partly due to the architectural and landscaping restrictions which were imposed with a firm discipline.

Of additional interest are the original inhabitants of the homes that line the boulevard. They constituted the "cream" of the city's social, business and civic leaders who were, at the outbreak of the First World War, beginning to desert the inner city residential areas for the developing east side. The success of the Fairmount venture generated increased support and investment in real estate circles in the extensive Shaker development further to the east, which succeeded Fairmount Boulevard as the next "right" address on the east side.

In addition, nearly all of Cleveland's major architects of the era are represented on Fairmount Boulevard. Walker and Weeks, Small and Rowley, Mead and Hamilton, Frederick Striebinger and Charles Schneider executed commissions along the boulevard ranging in style from Jacobean to Tudor, Georgian to French, and Renaissance to Cotswold. Landscape architects such as the Olmsted Brothers, Pitkin and Moss, and Warren Manning worked in conjunction with the architects.

The area of Cleveland Heights within the district was, until the turn of the century, pasture and farmland with small farms scattered throughout the area. The eastern (upper) half of the boulevard, between Coventry and Wellington Roads, was owned by the North Union community of the Shaker religious sect from 1822 until 1889, when the colony disbanded. The Buffalo Syndicate, a group of investors primarily from Cleveland, bought the property from the Shakers in the hope of developing the area residentially. Their firm, the Shaker Heights Land Company, laid out and graded the boulevard around 1904 along an existing Shaker road which had been there before 1858. However, due to the distance from downtown Cleveland, the venture failed, and shortly thereafter the land was sold to M. P. and O. J. Van Sweringen, subsequent developers of Shaker Heights. In 1909, in order to strengthen confidence in the area and to spur land sales, the Van Sweringens persuaded J. J. Stanley, president of the Cleveland Railway Company, to extend a branch line, the Shaker Lakes and Boulevard Electric Railway Company, from the Cleveland terminus at University Circle, up Cedar Glen and out along the boulevard. Once completed, land sales boomed along the eastern part of Fairmount Boulevard.

Continued

- MAJOR BIBLIOGRAPHICAL REFERENCES**
- M. E. Harris and R. M. Robinson, The Proud Heritage of Cleveland Heights (1966).
 - J. G. Blake, The Van Sweringen Developments in Cleveland (unpub. thesis, Notre Dame, 1972).
 - Grace Goulder, John D. Rockefeller: The Cleveland Years (Cleveland, 1972).
 - O. Miller, The Van Sweringen Railway System (unpub. thesis, Harvard, 1924).
 - Cleveland Heights Women's Club archives.
 - Beautiful Homes of Cleveland (Cleveland, 1917).
 - Cleveland Directories, Plat Books and Atlases.

10 GEOGRAPHICAL DATA

ACREAGE OF NOMINATED PROPERTY approx. 130
 UTM REFERENCES

BX	17	452750	4992910	CB	17	452510	4992560
	ZONE	EASTING	NORTHING		ZONE	EASTING	NORTHING
DX	17	450350	4594080	AD	17	450590	4594450
	ZONE	EASTING	NORTHING		ZONE	EASTING	NORTHING

VERBAL BOUNDARY DESCRIPTION
 See Form 10-300a

LIST ALL STATES AND COUNTIES FOR PROPERTIES OVERLAPPING STATE OR COUNTY BOUNDARIES

STATE	CODE	COUNTY	CODE
STATE	CODE	COUNTY	CODE

11 FORM PREPARED BY

NAME / TITLE Derek Ostergard and Eric Johannesen, Preservationists

ORGANIZATION Western Reserve Historical Society DATE November 1975

STREET & NUMBER 10825 East Boulevard TELEPHONE 216-721-5722

CITY OR TOWN Cleveland STATE Ohio

12 STATE HISTORIC PRESERVATION OFFICER CERTIFICATION

THE EVALUATED SIGNIFICANCE OF THIS PROPERTY WITHIN THE STATE IS:
 NATIONAL STATE X LOCAL

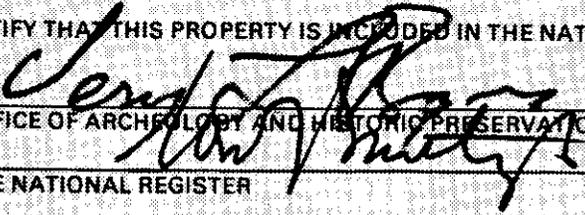
As the designated State Historic Preservation Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the National Park Service.

STATE HISTORIC PRESERVATION OFFICER SIGNATURE 

TITLE State Historic Preservation Officer DATE Sept. 21, 1976

FOR NPS USE ONLY

I HEREBY CERTIFY THAT THIS PROPERTY IS INCLUDED IN THE NATIONAL REGISTER



DIRECTOR, OFFICE OF ARCHEOLOGY AND HISTORIC PRESERVATION DATE 12/12/76

ATTEST DATE 12/6/76

KEEPER OF THE NATIONAL REGISTER

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

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Verbal Boundary Description

The district boundary begins at the northeast corner of the property at 2485 Fairmount Boulevard, and continues west along the property line to the West side of Fairmount Boulevard.

Continue south along Fairmount to the north property line at 2504 Fairmount;

West along the property line, and south along the west boundaries of the properties on Fairmount to the south property line at 2530 Fairmount;

East along the property line to Ardleigh Drive, then continue generally southeast along the south boundaries of the properties on Fairmount to Colchester Road;

East along Colchester, across Coventry Road, and continue southeast along the south boundaries of the properties on Fairmount to Wellington Road;

North along Wellington to the north boundary line of the property at 3121 Fairmount;

West along the boundary line of the properties on the north side of Fairmount, and along the property lines of the Fairmount Presbyterian Church to Scarborough Road;

West on Scarborough to Coventry Road;

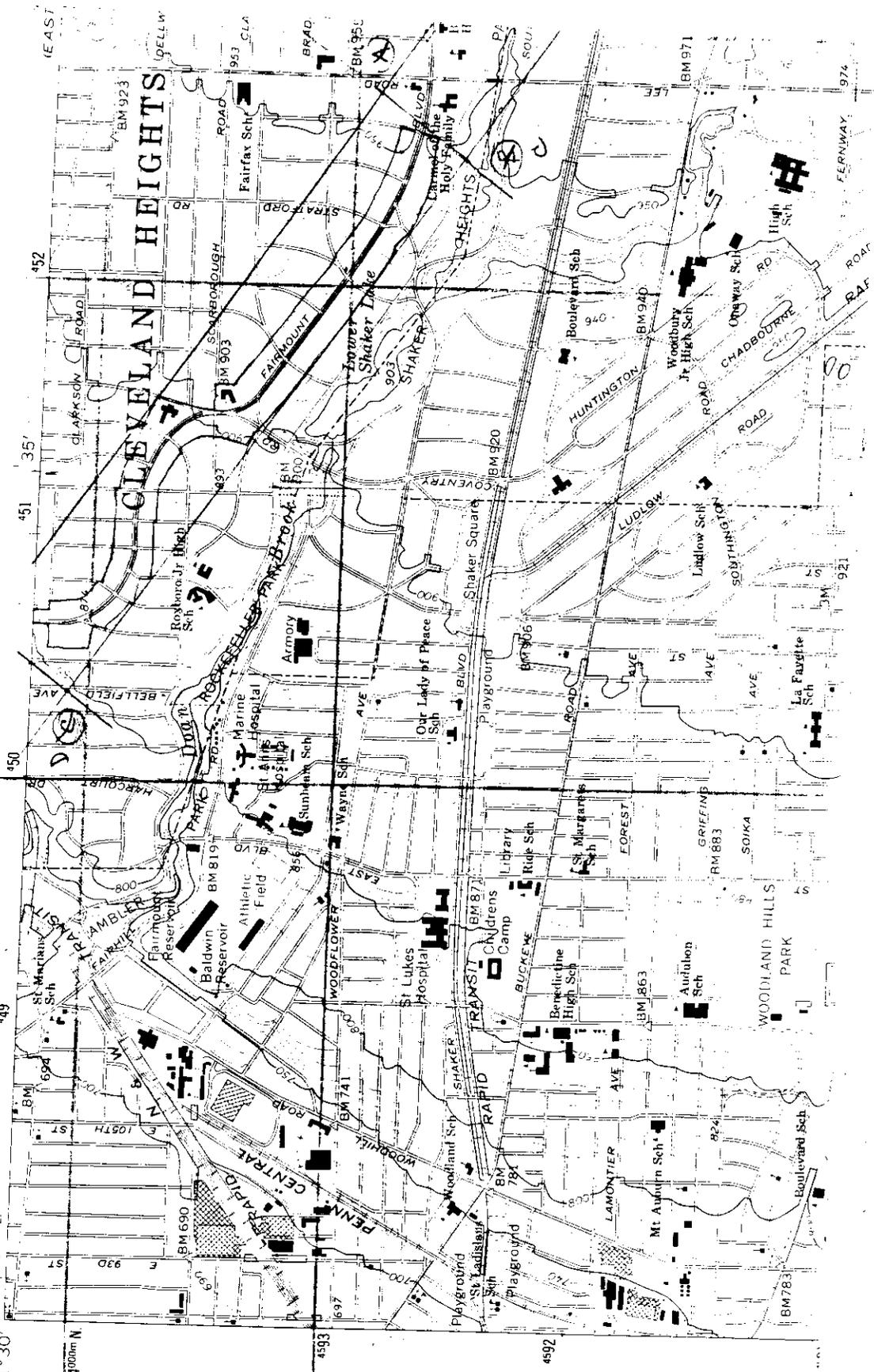
North on Coventry to the north property line of St. Paul's Episcopal Church;

West along the church property line, and continue along the north boundary lines of the properties on Fairmount to the point of origin.

UNITED STATES
DEPARTMENT OF THE INTERIOR
GEOLOGICAL SURVEY

4667 11 SW
(CLEVELAND NORTH)

81° 37' 30" 44800m E
41° 30' 459400m N



- Mount Boulevard District
- 17 452/750 East
- 4592/910 North
- 17 452/510 East
- 4592/560 North
- 17 450/350 East
- 4594/080 North

reference on
East Cleveland
Quadrangle

