

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: Garfield Terrace Apartments

Other names/site number: Euclid Terrace Apartments

Name of related multiple property listing:
Apartment Buildings in Ohio Urban Centers, 1870-1970

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

2. Location

Street & number: 13344 Euclid Avenue

City or town: East Cleveland 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Not For Publication: Vicinity: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 X nomination request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60.

In my opinion, the property X meets does not meet the National Register Criteria. I recommend that this property be considered significant at the following level(s) of significance:

 national statewide X local

Applicable National Register Criteria:

 A B XC D

<i>Barbara Powers</i>	November 2, 2021
DSHPO for Inventory and Registration	
Signature of certifying official/Title:	Date
<u>State Historic Preservation Office/Ohio History Connection</u>	
State or Federal agency/bureau or Tribal Government	

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

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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

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Category of Property

(Check only **one** box.)

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

Number of Resources within Property

(Do not include previously listed resources in the count)

Contributing	Noncontributing	
<u>1</u>	<u>0</u>	buildings
<u> </u>	<u> </u>	sites
<u> </u>	<u> </u>	structures
<u> </u>	<u> </u>	objects
<u>1</u>	<u>0</u>	Total

Number of contributing resources previously listed in the National Register 0

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6. Function or Use

Historic Functions

(Enter categories from instructions.)

DOMESTIC: Multiple Dwelling

Current Functions

(Enter categories from instructions.)

VACANT/NOT IN USE

7. Description

Architectural Classification

(Enter categories from instructions.)

LATE 19TH AND 20TH CENTURY REVIVALS/Tudor Revival

Materials: (enter categories from instructions.)

Principal exterior materials of the property:

BRICK, STONE: Limestone, STUCCO, ASPHALT

Narrative Description

Summary Paragraph

Designed in 1905 by Cleveland architect George H. Steffens, the Garfield Terrace Apartment in the Cleveland suburb of East Cleveland, is a two-story, six-unit, multi-family dwelling of 6,595 total square feet. The building has two rectangular units flanking four L shaped units. Designed in the Tudor Revival architectural style, it displays influence from the English Arts & Crafts movement. It is built of fired red brick laid in common bond with smooth limestone trim, decorative corbelled brick accents, stucco and decorative half-timber on second-floor gables on a fired red brick foundation. It is a significant example of a terrace apartment with a more articulated street façade than most common terrace buildings, built with solid masonry walls and standing prominently at the northwest corner of Euclid Avenue and Garfield Road. This neighborhood was built with a collection of both multi-family units and single-family homes at the turn of the 20th century, which benefitted from the immediate public transportation on Euclid Avenue streetcar (later bus lines) and the Nickel Plate Road East Cleveland Station one block away, which was the early model for the rapid transit system. The building has had no alterations in size or form, and retains nearly all of its original materials and details. The property has historic integrity with regard to location, setting, design, materials, workmanship, feeling and association. It retains the essential physical features as a streetcar apartment building on the exterior and interior.

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Narrative Description

Setting

The Garfield Terrace Apartment is located on the corner of Euclid Avenue and Garfield Road in East Cleveland, the first suburb of Cleveland, Ohio. Euclid Avenue is a major northeast-southwest thoroughfare through East Cleveland and was also a major electric streetcar route until 1952 (Figure 08). It continues to function as a primary bus route, supporting transfers from the Regional Transit Authority RTA light rail line Superior stop. The terrace apartment is built 10 steps above the sidewalk on the Euclid side, built to the sidewalk on the Garfield Roadside and the rear property line on the south. There is a shallow grassy lawn on the north and east sides, with an open space on the south from a lot that originally held a single-family residence. The unit at the corner of Euclid Avenue and Garfield Road is oriented to face Euclid Avenue, giving the appearance of a single-family home facing this major street. All the other units face Garfield Road, a quiet side street where the building is built to the sidewalk with a low concrete wall and iron handrail at the sidewalk edge.

The immediate area is a mixed urban neighborhood with a modern apartment building to the north; Forest Hill Park, Superior Elementary School, multi-family apartments and duplexes to the east; retail business to the west and north; and single-family residences, businesses, and Lake View Cemetery to the west and south. The multi-family homes remaining on Garfield Road include an early 20th century two-unit foursquare type, and a Neo-classical Style block of 5 townhouses, which was constructed by 1912. Two Euclid cross streets of Rosalind and Idlewood Avenues immediately southwest of the Euclid/Garfield intersection hold significant architect-designed single-family homes built between 1900-1915 when the majority of East Cleveland housing was constructed, and the subdivisions built out. The Superior Road RTA station is ½ block west of the apartments and the Garfield bus stop for Euclid Avenue RTA is immediately in front of the apartments.

Exterior

Addresses and Unit numbers have changed several times during the building's history. For clarity, the current address and unit numbers will be used. Numbers in parenthesis note the numbers that appear in historic maps and referenced documents. From north to south, the units are numbered: Unit 1 (13230 Euclid Avenue, 2 or 1802 Garfield), Unit 2 (6 or 1806 Garfield), Unit 3 (8 or 1808 Garfield), Unit 4 (10 or 1810 Garfield), Unit 5 (12 or 1812 Garfield), Unit 6 (14 or 1814 Garfield). The overall form of the building is complex, with a mix of gabled and flat roof forms. The gabled roofs are oriented toward Euclid Avenue and Garfield Street. The effect of varied rooflines presents the appearance of a series of single-family residence scale buildings when viewed from the streets.

The asymmetrical primary façade orientation is on the short wall facing Euclid, west elevation, and measures 25 feet. The Euclid Avenue facing Unit 1 is built back from the sidewalk and raised 10 steps to an Arts and Crafts influenced front porch entrance with timber-clad pediment. The first floor is brick masonry, and the second floor is stucco with half-timber trim. (Photo 001) The west end of the Euclid Avenue façade is a front-facing two-story brick tower with

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battlement parapet, flat roof, and limestone tabs creating a quoin-like effect, decorative limestone lintels, sills, and mullions, with tabs of cut stone on the window surround and a large keystone on the first-floor tower windows (Photo 010).

The facade facing Garfield Road is organized into three hipped roof forms with a mix of gabled and shed dormers. They are connected by hyphens with one story shed-roofed porches and second floor shed dormers. This east elevation measures 144 feet in length. The entire first floor is clad in brick masonry, and the upper floors are stucco with either half-timber details or ornamental brick. The Garfield porch entrances are paired for Units 2 and 3, and again for Units 4 and 5. (Photo 003); each unit has its own entrance. Viewing north to south (right to left), the sections are varied. Units 1 and 2 are combined into a hipped roof form with two large gabled dormers at the third floor. This form is connected by a hyphen of part of Unit 2 and part of Unit 3 to a hipped roof form composed of both Units 3 and 4. This form has smaller, blind dormers. Again this form is connected by a hyphen of part of Unit 4 and part of Unit 5 to the last form, which contains Units 5 and 6. The end form has a hipped roof at the northeast corner, and terminates in a side-gabled end bay. A three-bay shed dormer extends from the roof over a two story bay that includes a separate entrance porch for Unit 6, and a stucco and decorative half-timber second floor projecting bay (Photo 004).

The south façade is divided into two bays. The eastern half has a brick clad first floor, and a stucco and half-timbered second floor and attic gable (Photo 005, 006). The western half is two stories of brick with a flat roof. The west-facing rear wall is solid brick without extensive decoration or identifiable sections (Photo 007, 008). Historically, this face of the building had only about 5' of yard facing an adjacent property with a large commercial greenhouse. Currently, it appears some narrow rear porches are missing or altered on this rear wall, with limited access for observation due to excessive vegetation. Exposed beams, panel doors, decorative brackets, and solid timber porch supports are features in all areas. The roof is composition shingle with roofing membrane over flat portions. Rafter ends are exposed, a common detail of the Arts and Crafts Movement. There are four prominent brick chimneys with ridge and slope placement with decorative limestone trim (Photo 009).

Entry to each unit is through a timber-framed door surround sitting upon a brick porch foundation. Each porch entry varies in design, with the two end units featuring larger porches and more decorative details. The entry for Unit 1 faces Euclid Avenue. It is accessed by 10 stone steps arriving at a deep one-story sitting porch, a common porch design unique to America, supported by square column supports resting on low brick piers (Photo 001). The entries for Units are accessed from Garfield Street through porches that are sheltered by the steep-pitched side-gable roof overhang, supported by square column supports resting on low brick piers which allow side door entry to two units for each porch (Photo 021). The entry porch for Units 2 and 3 has brick piers of uneven heights to accommodate a difference in floor level between the units. The piers for the porch for Units 4 and 5 are of equal height. Each porch has an inner low brick dividing wall. The entry porch for Unit 6 is parallel to Garfield Street and has a side entry with square column supports with Tudor arches over five openings (Photo 004). Along the Garfield Street Elevation, limestone and brick courses divide the floors. Each section has a unique treatment and detail. Units 1 and 2 have a flat limestone course with projecting dentils in line

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with the above half timbering as well as three rows of stretcher brick courses and one row of a rowlock brick course which also project in line with the above half timbering below the limestone course. Units 3 and 4 have flat limestone courses with header and rowlock brick courses below. Units 5 and 6 have a flat limestone course without any brick detailing.

Historic wood windows exist throughout the building. Few sash are missing or severely damaged, primarily on the rear façade. Overall, the variety and detail of the windows contributes much to the integrity of the building. The window patterns vary between the unit sections, with limestone sills in brick masonry areas, and wood sills in most stucco areas. The front, Euclid Avenue, façade of Unit 1 has groups of three windows flanking the entry door. These groups are composed of a center one over one double hung window flanked by tall narrow windows of five stacked lites. Second floor has a single casement window over the entry, with a pair of six over one double hung windows to the left and group of three tall five light windows in the tower portion to the right. The tower windows on both floors are distinguished by decorative limestone lintels, sills, and mullions, with tabs of cut stone on the window surrounds and a large keystone over the first-floor windows. Basement windows in the tower have a smooth stone lintel over all three windows, and wide brick mullions between them.

On the Garfield Street elevation, Units 1 and 2 have primarily six over one double hung windows. The first floor has two windows in Unit 1, with stone lintels with keystones. The first floor of Unit 2 has a single one over one double hung windows flanked by a pair of five pane fixed windows, with a single stone lintel over the entire group. Basement windows are centered under the two windows in Unit 1 and the group of windows in Unit 2. The second floor of Units 1 and 2 have two each, six over one double hung windows set within the pattern of the half-timbering. The attic windows in the gables are pairs of six over one double hung windows, also set within the pattern of the half-timber.

The middle section, Units 3 and 4, have a mix of double-hung 3 over 1 and 6 over 1 windows, along with 5 pane fixed windows set into brick on the first floor and stucco-clad brick walls on the second floor surrounded by informal patterned brickwork in X and diamond patterns. This middle section has diamond pattern casement windows on either side of the fixed units in the dining rooms. The end section, Units 5 and 6 have 6 and 8 over 1 double-hung windows set in brick walls on the first floor and set in stucco-clad brick walls on the second floor with half-timber casings. On the south elevation, Unit 6 has double and triple segmental arch brick rowlock courses over double-hung 6 over 1 windows, along with 6 pane and 5 pane fixed windows (Photos 027-028).

The rear façade on the west is without decoration, except for segmental arch brick rowlock courses over rear entry doors with flanking double-hung 6 over 1 windows. As mentioned previously, the porches associated with these entrances have been removed from this side. Basement windows are three-pane fixed and often had decorative security grills.

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Interior

The six units are organized in a linear configuration. The two end units are roughly rectangular in plan and the four interior units are L-shaped in plan. The L-shaped units are mirrored to one another, creating recessed entry courts with porches. Each unit has an entry hall adjacent to the stairs to the second floor. Each unit has a living room, dining room and kitchen on the first floor. Generally, living rooms face Garfield Road, and dining rooms and kitchens are located along the rear wall of the building. Only Unit 1 has a butler's pantry between the kitchen and the dining room. Each unit has a basement, with stairways to the basements accessed through the kitchens. The second floor of each unit has a small hall at the top of the stairs, connecting three bedrooms and a bath. The only exception is Unit 1 which has four bedrooms. The end units 1 and 6 in general are more detailed with finer finishes and features, particularly Unit 1.

Entrance to Unit 1 interior spaces is made through an enclosed inner vestibule with a paneled door with one pane of glazing. Both the interior and exterior doors are one lite, style and rail wood doors. The inner vestibule has plaster walls with a mosaic tile floor and leaded and stained-glass sidelights (Photos 011-013). The small entry foyer opens to the entry hall, with the living room to the left and the dining room to the right. The living room has a red brick fireplace with a wood mantle. The dining room is entered through a pair of extant French doors. It has ornamental wood beams on the ceiling. The small kitchen is located behind the dining room, connected through the butler's pantry. The hall connects directly to the stair and the kitchen entrance, which is behind a door. The Unit 1 stairwell has a square newel post and turned balusters for the upper half flight. Upstairs, an east-west oriented hallway, connects the four bedrooms, two at each end, and the bath in the center opposite the stair. From the hallway and enclosed by a door, the stair leads to the third floor attic. The interior wood trims are flat stock with a backband and tall wood bases with an ogee top detail. The trim is a mix of original stained finish and painted. Interior doors are raised five panel style and rail. Floors, except the kitchen and bath, are wood.

Units 2, 3, 4, and 5 are identical in plan and detail, mirrored in an alternating pattern. The entry is through an Arts and Crafts style, multi-panel wood, outer door with a single lite. The door opens to a small foyer with immediate access to the living room on one side and the dining room on the other. The living rooms have fireplaces, and the dining rooms have ornamental wood beams at the ceiling. The stairway is directly ahead of the entry, and the kitchen is located behind the dining room with an entrance behind a door (Photo 026). All unit stairwells have wooden treads and risers. The center stairwell for all units leads to a small hallway, three bedrooms and a full bathroom on the second floor. The interior wood trims are flat stock with a backband and tall wood bases with an ogee top detail. The trim is a mix of original stained finish and painted. Interior doors are raised five panel style and rail. Floors, except the kitchen and bath, are wood.

The entrance to Unit 6 interior spaces are made through an outer door to an enclosed inner vestibule with a paneled door with one pane glazing. The inner vestibule has plaster walls with wood floors. The small entry foyer opens to the living room on the left, and has the stair located directly ahead. The dining room is behind the living room. The living room has a red brick fireplace with a wood mantel, and the dining room has a decorative wood beam ceiling and a tall

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wainscot trim (Photos 027, 028). The kitchen is accessed from the dining room with the entrance behind a door. Unit 6 stairwell has a wooden newel post and square balusters railing at the second-floor landing (Photo 029). The center stairwell for all units leads to a small hallway, three bedrooms and a full bathroom on the second floor. The interior wood trims are flat stock with a backband and tall wood bases with an ogee top detail. The trim is a mix of original stained finish and painted. Interior doors are raised five panel style and rail. Floors, except the kitchen and bath, are wood.

There are 6 apartment units in total, all rooms except kitchens and bathrooms retain original trim and doors and appear unaltered. Most bathroom plumbing fixtures, and kitchen appliances have been removed from the vacant units, and there is remaining evidence of some kitchen alterations. Only Unit 2 and Unit 6 kitchens retain some original kitchen cabinets. Most bedroom and closet doors are original wood-paneled (Photos 017-018). Finishes in the units include lathe/plaster perimeter walls and ceilings, wood floors throughout, vinyl floors in kitchens and bathrooms. Each unit has a full-height basement with forced-air furnaces in each. Security grates or plywood infills most basement windows.

Integrity

The property retains all seven aspects of historic integrity. The location, at the intersection of Euclid Avenue and Garfield Road is important to the understanding of the building's place in the history of development in East Cleveland, and its association with the Euclid Avenue transportation corridor. The setting, remains a mixed commercial and residential area of the city. Although there are minor losses of some commercial and residential buildings in the area, empty lots and newer construction, a number of significant single and multi-family residences remain, and the overall setting is retained. The important feature of the setting is its location on a large corner lot, on a current bus and former electric streetcar line along Euclid Avenue. The building's orientation toward Euclid Ave, remains the same. The property retains its integrity of design, materials, and workmanship. The overall form; a multi-family apartment that seamlessly blends into a single family neighborhood through careful design and architectural execution is intact. Major original features of its design and function such as the basic shape, circulation, window, door, and porch openings as well as exterior materials, such as fired red brick, smooth limestone lug sills and shaped lintels, decorative corbelled brick accents, stucco, and decorative half-timber continue this integrity. Front porches, though deteriorated, have not been enclosed or altered. Only the secondary rear porches are missing. Exterior materials and workmanship are not obscured by newer cladding or lost to replacement materials. Interior features include beamed ceilings (Photo 022), millwork, 5-panel doors, stair banisters, and wood floors. The apartment units retain their original size and floor plan. Feeling and Association are retained through the combined integrity of setting, associated with the relationship to Euclid Avenue, and the high level of design, material and workmanship retention. The building design and quality materials exhibits that this is a luxury-level, desirable property within an important neighborhood. The Garfield Terrace Apartments retain the essential physical features and a sufficient level of integrity to represent its importance as a streetcar apartment building.

As an example of the "Streetcar Suburb Apartment Building" property type identified in the "Apartment Buildings in Ohio Urban Centers 1870-1970" Multiple Property Documentation

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(MPD), the Garfield Terrace exhibits the characteristics identified for the property type: Terrace Apartment Buildings. It has the associated long, shallow form with rectangular footprint; location on a corner lot on a major streetcar route in a neighborhood at the perimeter of the central city. It is two and a half stories tall, composed of six units, the inner four are identical in plan, in reversed pairs. The end units are larger. All units have individual entrances and porches, some porches are paired. Bedrooms are all located on the second floor, and hallways are minimal. There are no common entrances or shared hallways. It has variegated brickwork, particularly distinguishing Units 3 and 4. When constructed, each unit had its own address. With a construction date of 1905, it is an early example of the type which is identified in the MPD as constructed between 1900 and 1915. It exhibits nearly all of the characteristics of the type identified in the MPD. It is however, a unique example of the type in the finesse of the architectural design. The form, has largely flat roofs, but is manipulated by the skillful addition of crenelated parapets, and hipped and gabled roofs along the street facades. This, along with the reversing of the unit plans and grouping of porches, gives the illusion of three grand homes, as opposed to a block of flats or rowhouses. This design, by noted architect George H. Steffens, achieves the goal of integrating the design with a neighborhood of single-family homes in the developing first ring suburb of East Cleveland.

The Garfield Apartment also meets the registration requirements provided by the MPD. It exhibits all of the diagnostic features and aspects to make it identifiable as the Terrace type, specifically within the context of the development of Cleveland and its first ring suburbs. Under Criterion C, it exhibits the characteristics of Terrace apartments with a total of 6 apartments with two rooms and a kitchen on the first floor, and three bedrooms and a bath on the second floor, and the distinctive-type terrace found in Cleveland and Columbus and a lesser degree Youngstown. However, it is a rare example of high-style design, the work of a master architect, George H. Steffens who is specifically noted in the MPD. It has a unique, higher-style design with a more articulated street façade than most common terrace apartment buildings. It retains stylistic integrity, exhibiting features of the Tudor Revival and English Arts and Crafts Movement through its mix of brickwork and half-timbering, along with Tudor arches featured on the south porch. It sufficiently retains the physical features and level of integrity to serve as an example of this type.

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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

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Areas of Significance
(Enter categories from instructions.)

ARCHITECTURE

Period of Significance
1905

Significant Dates
1905

Significant Person
(Complete only if Criterion B is marked above.)

Cultural Affiliation

Architect/Builder
Steffens, George H.

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Statement of Significance Summary Paragraph (Provide a summary paragraph that includes level of significance, applicable criteria, justification for the period of significance, and any applicable criteria considerations.)

Built in 1905, the Garfield Terrace apartment qualifies for individual listing in the National Register of Historic Places under Criterion C in the area of architecture as a significant example of the Terrace Apartment property type, executed in the Tudor Revival architectural style and for the work of George H. Steffens related to multi-family housing. The Garfield Apartments clearly reflect significance within the historic context of “Streetcar Suburb Apartments in Ohio Urban Centers 1890-1930” and specifically “Terrace Apartments” as presented in the MPD, “Apartment Buildings in Ohio Urban Centers, 1870-1970.” As an example of the “Streetcar Suburb Apartment Building” property type identified in the MPD, the Garfield Terrace apartments meet the registration requirements for individual eligibility established in the MPD. The Garfield Terrace apartment reflects the broad pattern of suburban development when it was built on Cleveland’s East Side in East Cleveland, an area which experienced growth as the expanding middle-class residents migrated out from the dense city centers using streetcars and cable cars and found the terrace apartment “the most privacy and convenience at the most affordable rental,” as stated in the MPD. The Garfield Terrace design featured more light and open spaces afforded by the generous porches and its design blended well with the surrounding single-family neighborhoods. The Garfield Terrace apartment period of significance is the 1905 construction date.

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

The Garfield Terrace apartment is significant as a streetcar suburb apartment, located on one of the most important transportation lines for the Cleveland metropolitan area. It is at a corner location on a rather flat section of ground, and was on the Euclid Avenue streetcar line and the urban rail line historically called the Nickel Plate Road (The New York, Chicago & St. Louis Railroad) which introduced rapid transit to the suburb of East Cleveland. It is a distinctive type of terrace apartment with full-width or entry porches and a more articulated street façade than most common terrace apartment buildings and was built by George H. Steffens, a local architect whose body of work for multi-unit buildings is notable within Cleveland. Cleveland was Ohio’s largest and most rapidly growing city at the time, building many multi-unit residences and becoming defined for a wide distribution of terrace apartments located on major east-west corridors which became desirable for providing urban living coexisting within the single-family residential neighborhoods. The Garfield Terrace apartment is one of the few remaining terrace apartments built for middle class and more affluent residents on Cleveland’s east side. It is unique for its primary façade and one unit facing the major street, in contrast to most east side terraces which had rectangular perimeter blocks of all units facing the major thoroughfare.

Historic Development of East Cleveland

Cleveland’s population growth was influenced by industrial and commercial expansion fueled by successful transportation connections with the Ohio and Erie Canal which opened in 1827 and by

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railroad lines established in 1853 connecting Cleveland to New York and Chicago. In 1836, Cleveland's population was 6,000 and it was granted a city charter. By the end of the 19th century, Cleveland had become the 7th largest city in the nation with a population of 381,768 in 1900. As a major center of iron and steel manufacturing and a major Lake Erie port city, Cleveland lured substantial number of immigrant workers with one-third of the city's population foreign born.

Modern transit options in Cleveland enabled growth outside the sphere of Cleveland's city center, which had become congested with industrial pollution, mixed land uses, and crowding of the downtown. It is stated in the MPD that "As streetcars and cable cars facilitated outward migration from the dense city center, developers sought to satisfy the needs of an expanding middle class."

East Cleveland is tied to the history of Cleveland, as it was a the first Cleveland suburb born out of several forces in Cleveland's core encouraging suburbanization, "including the influence of the rural ideal, urban flight, transportation technology, overcrowded and environmentally unpleasant urban conditions, and private and public policy at local, state , and federal levels."¹ East Cleveland was incorporated as a village in 1895 and as a city in 1911; it originally was part of East Cleveland Township which had been organized in 1845 from parts of Cleveland, Newburgh, Euclid, and Warrensville Townships. Before the automobile, as East Cleveland developed, middle-class and upper-class residents settled in "streetcar apartments" or single-family homes nearby key transportation lines to make work, shopping, and school commutes convenient. The site of the Garfield Terrace Apartment benefitted from its location on Euclid Avenue, a major artery and former streetcar line, and is an example of Cleveland's distinct multi-family architecture which was able to be built within single family dwelling communities due to its low scale and compatible construction. The majority of terrace apartments in Cleveland were sited along the city's former streetcar lines, but some have been lost to demolition and neglect.

The Garfield Terrace apartments were constructed on the major transportation intersection of Euclid Avenue and Superior Avenue during the first decade of 1900 when Cleveland had a 47% increase in population and when over 750 apartments and 200 terrace apartments were built and housing for the increased population was critical. Most of East Cleveland housing was built during the 1910s and 1920s, with commercial centers located on Superior, Taylor and Lee Roads on the Euclid Avenue artery. It experienced rapid population growth with 10,000 residents by 1910, 27,000 by 1920 and 40,047 in 1950.² It was the most densely populated Cleveland suburb for the next decade, despite experiencing a 5% decline in population for the next decade.

The need for housing in this growing community and the overall growth in Cleveland population created a building construction boom, as noted in the MPD with building construction tripling between 1903 to 1912 in Cleveland, during the time the nominated property was constructed

¹ James Borchert, *Suburbs*,(Cleveland, OH: Encyclopedia of Cleveland History, Case Western Reserve University, 2021) accessed July 15, 2021, <https://case.edu/ech/articles/s/suburbs>.

² Mark Southern, *East Cleveland*, (Cleveland, OH: Encyclopedia of Cleveland History, Case Western Reserve University, 2021) accessed July 15, 2021, Cleveland, OH: Encyclopedia of Cleveland History, Case Western Reserve University, 2021) accessed July 15, 2021.

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(Figures 004, 005). It appears the Garfield Terrace Apartment was a speculative venture for Oscar Jaeger, as early newspaper advertisements were searching for tenants in multiple units. The MPD states that large numbers of terraces were built by speculative builders to serve residents of modest means, however some in the outer ring neighborhoods were built for middle class residents, such as the Garfield Terrace Apartments. Jaeger may have specifically requested a grander high-style design since he resided in the terrace apartments for multiple years until moving to a single family home next door. These terraces were concentrated on the city's major east-west corridors, which specifically included Superior and Euclid Avenues on the east side, these two streets intersected one block northeast of the nominated Garfield Terrace apartment. East Cleveland was populated by white, upper-class and middle-class residents through the 1950's who settled in large mansions on large lots on Euclid Avenue, with single-family neighborhood developments off the major streets and in multi-family apartments, terraces, and duplexes located nearby streetcar lines and rail stations for walkable commuting.

The site for the Garfield Terrace apartments reflects the strong reputation of East Cleveland as a preferred city, with the added benefit of key transportation options located nearby. It had a reputation as a stable, well-run city due to a strong housing inspection program run by Charles A. Carran who served as city-manager from 1922-62. East Cleveland contains the first industrial park in the world, General Electric's Nela Park, which was developed in 1910 on Noble Road just northeast of Euclid Avenue and the Garfield Terrace apartment. East Cleveland grew very quickly, with most housing stock built by early 1920's. This could have continued as John D. Rockefeller had bought the Forest Hill land abutting the Euclid/Superior intersection from his father in 1929, intending to build 600 homes, but the Great Depression derailed these plans and only 80 homes were built (Figure 7). Economic growth in East Cleveland sharply declined with the U.S. entering World War II, and population slowly dropped off more in the 1950s and 1960s due to "white flight". "The late 1960s and 1970s were a time of difficult cultural transitions for East Clevelanders... black residents had become the majority. Creating their own sense of community while interacting with remaining white residents often proved challenging for the new black residents during this nationwide period of racial tension, and the city's growing fiscal difficulties made it even harder."³ By 1984 East Cleveland had the largest black population and the lowest tax base, but these fiscal problems lead to urban renewal beginning in 2004. The area is seeing new housing, office spaces, new start-up companies, restaurants, shopping, and community spaces on Euclid Avenue.

Euclid Avenue at the Superior intersection one-half block north of the nominated property was a vital transportation point which has been the site of electric railway, streetcar, bus lines and the RTA subway routes since late 1800s (Figure 008). The development of this neighborhood surrounding Garfield Terrace shows three multi-unit apartments, eight duplexes, and over 100 single family homes, and an elementary school across the street from the Garfield Terrace apartments. The majority of development was done by 1910 in this neighborhood (Figure 006). Also nearby were the Euclid Avenue/East 105th St. retail shops, which were sometimes called

³ Leah Santosuosso. *Images of America East Cleveland*. (Charleston, South Carolina: Arcadia Publishing, 2013), 10.

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Cleveland's second downtown and was less than two miles from the Garfield Terrace apartments.

Cleveland's use of public transit was successful from its inception in the late 1880's until the late 1960's. As transportation costs became fast and inexpensive, it allowed less affluent residents to settle in newer, less expensive housing. East Cleveland's initial real estate growth was oriented around major street arteries like Euclid Avenue. Development patterns reflect the need for public transit, as most residential properties, both multi-family and single family, nearest to the streetcars did not have automobile garages, while farther away dwellings indicate the existence of garages to the rear (Figure 006). Public transit provided ridership increased rapidly during World War II as automobile manufacturing ceased, gasoline was rationed, and employees, including more women, worked more days per week.

When transportation connections enhanced residential and commercial development to spread away from the city center, this required reliable public transportation in Cleveland and surrounding neighborhoods. Since these early developments, Euclid Avenue has been a major artery for Cleveland transportation and directly influenced the siting of the Garfield Terrace Apartments facing Euclid Avenue. Early transportation consisted of horse-drawn carriages on street railways. Two companies applied for franchises to operate the street railways. The East Cleveland Street Railway operated a Euclid-Prospect-Superior route, and The Kinsman Street Railway operated via Woodland Avenue, beginning service in 1860. Eventually, nine different horsecar companies operated in Cleveland.

This mode of transportation was brief, when at the end of 1888, Cleveland saw its first horsecar line converted to electric and many of the companies merged so that by 1903 almost all the lines were under the Cleveland Electric Railway umbrella; the Municipal Traction Company was the lone exception. The two companies had a cut-throat competition for control of the city's transit, were forced into receivership, and had a solution worked out in the courts and approved by voters. The Cleveland Electric Railway became the Cleveland Railway Company (CRC) and was granted a 25-year franchise to operate the system in 1910. In 1910, the population was 560,663 and Cleveland was the sixth largest city in the United States. Streetcars were essential for travel, and by 1920 there were 1,517 motor and trailer cars on 34 lines, 302 miles of track with 450 million riders annually.⁴

Interurban rail was another option for transportation in Cleveland and could allow fast connections with less stops than streetcars. The East Cleveland station was located near the intersection of Euclid and Superior Avenues, which was ½ block north of the Euclid and Garfield intersection where the Garfield Terrace apartments were sited. In 1913, the Van Sweringen brothers (real estate developers Oris Paxton Van Sweringen and Mantis James Van Sweringen) built the Cleveland Interurban Railroad. This served as the early model for Cleveland's rapid transit system. The New York, Chicago & St. Louis Railroad (aka Nickel Plate Road) was purchased by the brothers in 1916. The Shaker Heights Rapid Transit line of the

⁴ James R. Spangler and James A. Toman, *Cleveland and Its Streetcars*, (Charleston, SC: Arcadia Publishing, 2006), 8.

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interurban was later connected to the Nickel Plate Road and the East Cleveland train depot was a major stop for both the Nickel Plate Road and the New York Central Railroad lines – this train depot was located one block west of the Garfield Terrace apartments.

In 1920, The New York, Chicago & St. Louis Railroad introduced rapid transit between the city of Rocky River (west side of Cleveland) and the suburb of East Cleveland. The siting of the Garfield Terrace apartment predates Interurban rail development specifically but benefitted from passenger rail travel on the Nickel Plant Road which began August 30, 1883 and had an East Cleveland station noted on 1892 plats (Figure 04).

The first bus was added to Cleveland transit in 1925, and in 1929, the first streetcar line was converted to bus due to major construction on the right-of-way. The 25-year term for the franchise expired in 1935 and the City of Cleveland would only renew it on a yearly basis. Public sentiment was favoring municipal ownership and operation, so in 1942 Cleveland Transit System (CTS) purchased the assets of Cleveland Railway Company, operating 23 major lines. World War II delayed a plan to modernize the operation with modern streetcars in 1946. Before implementation, consultants convinced the transit board to scrap all streetcar lines and instead build a single east-west rapid transit line with a downtown loop subway (Figure 09). This new plan was approved May 1946 and it signaled the end of streetcars in Cleveland. Buses and trackless trolleys converted the former streetcar lines, with the last streetcar line closed on January 24, 1954 in Cleveland.

The Euclid Avenue line, which was the busiest streetcar line and one of the two longest (10 miles in length) had cars which could seat 100 passengers, and was discontinued on April 27, 1952, in a ride called “Parade of Progress.” Even though streetcars were stopped, Euclid Avenue continues to have a bus line which runs directly in front of the Garfield Terrace apartments with a bus stop outside Unit 1 of the building and an RTA station one-half block west on Superior. This location near transit connections continues to benefit present day residents. Euclid Avenue today is one of the longest continuous streets in Cleveland, beginning at Public Square and running east to 105th Street, where it makes a northeasterly turn to travel through the inner-ring suburbs of East Cleveland, Collinwood, and Euclid. The location of Euclid Avenue follows the “Lakeshore Trail” which is actually the trail of indigenous tribes of the Great Lakes region during 1500s and 1600s. “Tribes from modern-day northwestern New York and Pennsylvania followed this footpath... along the land’s ridges and bluffs into modern day Ohio.”⁵

Criterion C: Architecture

The Garfield Terrace Apartment is eligible under Criterion C in the area of Architecture as it individually meets the MPD registration requirements for significance and specifically is one of the few remaining streetcar terrace apartments on Cleveland’s east side built for middle class and high means residents which provided urban living coexisting within single family residential neighborhoods.⁶ It is a landmark example executed in the Tudor Revival architectural style by noted Cleveland architect George H. Steffens related to multi-family housing of the “Terrace

⁵ Ibid, 7.

⁶ Please see the MPD for a more in-depth discussion of Terrace Apartments

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Apartment” property type and meets the integrity threshold for individual eligibility established in the MPD. The Garfield Terrace exhibits all of the characteristics identified in the MPD; it retains its low horizontal massing and elongated footprint facing Garfield Court, paired porches, original variegated brickwork, upper bedrooms, and individual addressed units which contribute to its importance as an identifiable Terrace apartment. It contains the hallmarks of Terrace apartments with units identical in plan or reverse plan, larger end units, and individual stairs and porch entries of all units providing much privacy. It was built on Euclid Avenue, which was a major streetcar line in East Cleveland, an inner ring suburb, on a wide and shallow lot facing Garfield Court with other two-story multi-family buildings, and a few single family dwellings on the same street. Its low scale and compatible construction allowed it to penetrate single family dwelling neighborhoods surrounding the location. In comparison to other Terrace apartments, the Garfield Terrace houses more apartments than the general three or more.

As required by the MPD for individual listing in Criterion C, the Garfield Terrace retains original façade wall surfaces of smooth limestone, variegated brick details and decorative corbelled brick accents, stucco, and decorative half-timbering on second-floor gables. The Garfield Terrace rear entrances have been boarded up or amended, but retains a majority of the historic porch fabric of the main entrances.

The Garfield Terrace exhibits integrity of design through stylistic references to the single family residential architecture that dominated the side streets with its robust front porch entries and Euclid Avenue facade giving the appearance of a single-family home facing this major street. The effect of varied rooflines presents the appearance of a series of single-family residence scale buildings when viewed from the streets which helped integrate it within the residential neighborhood populated by architect-designed single-family homes and a few duplexes. Only five multi-family apartments were built in the immediate vicinity of the nominated property.

The Garfield Terrace apartment’s Tudor Revival design with influence from English Arts & Crafts movement was introduced in the United States beginning around 1850 and lasted until 1930. Less pretentious Tudor houses with superimposed half-timbering and other typical detailing on symmetrical facades began in 1900, but stone and brick walls had to be built of expensive solid masonry and were used for landmark examples like the Garfield Terrace Apartment. This solid masonry construction was used prior to 1920, when brick veneering was perfected.⁷ The Tudor style was still relatively uncommon before World War I, making the Garfield Terrace apartment an important example of style, design, construction, and unique appearance of individual housing units from both the Euclid and Garfield facing facades. This high style and landmark construction details allowed it to visually fit into the neighborhood of single family homes which reflect the influence of the Eclectic movement with historic styles of Italian Renaissance, Chateausque, Beaux Arts, Tudor or Colonial Revival, at times incorporating aspects of Craftsman and Prairie Style. There are examples of all these styles on nearby East Cleveland streets and in the residential homes on Idlewood Avenue immediately one block south of the nominated property. Cleveland Heights founded in 1903, and Shaker Heights which seceded from Cleveland Heights in 1911, border East Cleveland and also exhibit many

⁷ Virginia Savage McAlester, *A Field Guide to American Houses* (New York: Alfred A. Knopf, 2017), 452.

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architect designed homes influenced by the Eclectic movement. Tudor Revival is a popular style in these inner-ring suburbs but not the dominant style due to the Eclectic movement influence in the early twentieth century.

Cleveland, per the MDP, was defined by its wide distribution of terrace apartments comprising a significant parts of the city's multi-housing stock and adaptable to the level topography. Multi-family buildings were pushed to the perimeter of Cleveland and inner ring neighborhoods when the early 20th century Cleveland Mall project, one of the nation's most ambitious urban beautifications, shifted from residential to office/commercial in the downtown. According to research conducted by Cleveland Landmarks Commission as noted in the MDP, large numbers of terraces were constructed by speculative builders between 1900-1910 for residents of modest means, however some terraces in the outer ring neighborhoods were built for middle class tenants. The largest concentrations of terraces were concentrated on the city's major east-west corridors, which specifically included Euclid Avenue where the nominated property sits and also included Superior Avenue, located four parcels north of the Garfield Terrace apartments. The terrace apartment's low scale and compatible construction with single family dwelling communities allowed the growing population of working and immigrant classes to have their own dwelling when setting up residence in Cleveland.

Research of the renters residing in the Garfield Terrace apartments confirms these units were targeted to middle and higher classes. City directories from 1908 to 1910 reflect the apartment dwellers and neighboring multi-unit buildings to have residents of middle and upper-class work titles of President/Treasurer, Secretary/Treasurer, Inspector, Manager of a Laundry, Manager of a Boot Shop, Salesman, Manufacturers Agent, and a Floor Walker for a Retail Clothier⁸. The Garfield Terrace apartment owner Oscar W. Jaeger retired from the grocery store he owned in 1907 and lived in unit 10 until moving to a single family dwelling next door by 1914, which had been occupied by a physician and his family in the 1910 census. The 1910 census also indicated one of the families living in the Garfield Terrace Apartments had an 18-year old Austrian-born "private family servant" living with them, likely caring for a young daughter residing there.

The MPD states that many of Cleveland's early middle class apartments have withstood the test of time, due to the fact they were well-built and located in strong residential neighborhoods, and the terraces were a significant part of Cleveland's multi-family housing stock. In East Cleveland, there are only a few remaining terrace apartments or landmarked buildings. A search of the State Historic Preservation Office's on-line mapping system yields two comparable properties near the Garfield Terrace. A six-unit terrace apartment with eclectic design including Italian Renaissance, Arts and Crafts elements faces Euclid Avenue near the Garfield Terrace apartments with a colossal-columned porch with classical entablature fronting a Tudor gable (13125 Euclid Avenue, 1901, (OHI CUY-6178). A terrace apartment with an all brick structure featuring Tudor and Craftsman styles has had alterations to exterior porches but retains nearly all original materials and details (1761-1777 Elberon Ave.). Both of these properties two-story gabled design

⁸ The Cleveland Directory, years ending August 1908, 1909, 1910. Accessed July 20, 2021
<https://babel.hathitrust.org/cgi/pt?id=uiuo.ark:/13960/t2z35f63g&view=1up&seq=1&skin=2021&q1=Jaeger>

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was meant to blend into the single-family neighborhood and retains the private entries via the porches. There is only one National Register property in East Cleveland; St Paul's Episcopal Church of East Cleveland (NR#84000130) located at 15837 Euclid Avenue north of the nominated property was built in 1860, 1895-96 in the English Gothic Revival style. The first church building architect was unknown and the second church building was built by the nationally recognized firm of Coburn, Barnum and Benes and "exhibits harmonious and intimate proportions within the Gothic vocabulary."⁹ The Garfield Terrace Apartment's battlement parapet and timber framing may have been influenced by this early church structure, which utilized this stylistic battlement on a flat roof to join the first and second churches into one building. There also is prominent half-timbering on the prominent front gable of the church. The nominated property provides a visual example of how eclectic design shared styles from different periods and with the surrounding buildings.

No other specific terrace units are noted in the MPD directly on Euclid Avenue, but other notable terraces are on former streetcar lines. Three examples on the west side of Cleveland, on major throughfare and streetcar line Franklin Boulevard, replicate the low scale and construction to penetrate single family neighborhoods, similar to the Garfield Terrace apartments (located on Cleveland's east suburbs). The Sabina Terrace (4403-4417 Franklin, c. 1910) is of all brick construction in a simplified Beaux Arts style with flat roof and independent porch entries; the terraces at 4009-4013 Franklin and 4603-4617 Franklin, both also in the Beaux Arts style with flat roofs, exhibit independent colonnaded entry porches, with 4603-4617 having grand stone steps to a shared entry porch. A 1910 apartment listing under "Terraces" features "Franklin Avenue, best part, 6 rooms."¹⁰

On the Cleveland's near south side, the Riverside Terrace (2701-2713 Riverside, c. 1900) is completely brick construction of modest Queen Anne style with hipped, lower cross gables and some spindle work – each unit has an entry with shared steps and resembles a single-family dwelling. The immediate neighbor to this is the St. Charles (2801-2809 Riverside, c. 1910) of all brick construction in the Beaux Arts style with prominent hip-roofed entry porch with brick column support and decorative low-relief panel over second floor windows.

All of these Cleveland terrace apartments noted in the MPD and built during the period of the Garfield Terrace apartments share well-built solid design and details, all brick construction, and private or semi-private entries to each unit with sites within established residential neighborhoods. The Garfield Terrace is a significant example of a terrace apartment with a more articulated street façade than most common terrace buildings, built with solid masonry walls and standing prominently at the northwest corner of Euclid Avenue and Garfield Road. It is a prominent example of the streetcar apartment terrace style due to its siting on this busy thoroughfare. However, it is a rare example of high-style design, the work of a master architect, George H. Steffens.

⁹ Dr. Marianne B. Evett, National Park Service National Register of Historic Places Nomination Form, *Saint Paul's Episcopal Church of East Cleveland*, October 18, 1984, 3.

¹⁰ Plain Dealer, Advertisements, May 22, 1910, 24.

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Oscar Jaeger, Owner/Landlord

Oscar Jaeger (1873-1953) owned Jaeger Grocery Company, at 471 Woodland Avenue in Cleveland, also residing at this building until 1906. He is not featured in any news articles or social pages of this period. It appears he planned to use the Garfield Terrace and another nearby 5-unit building called Jaeger Terrace at Garfield Rd. 18-26 for retirement income, as he is listed in Cleveland City Directory 1907 as retired with his residence at 1792 E. 68th and the 1908 directory lists his address at Garfield #10. Jaeger's 1910 census information indicates he was born in Ohio to German-born parents and spoke English. Multiple rental advertisements for the Garfield Terrace apartments list O.W. Jaeger, East 1699 J as the main contact. The first advertisement in January 1906 for the New Terrace on Garfield notes "in the best part of the city, \$28-\$30¹¹, Inquire Jaeger Grocery Co.¹²" Subsequent advertisements highlight the corner site "Euclid, corner Garfield" and "Terrace. 6 large rooms, all improvements." A 1910 advertisement is listed under the "Terrace" advertising section, with "Garfield 14, corner Euclid, East Cleveland" being added to the advertisement. Jaeger advertised another multiple-family property two parcels east of the Garfield Terrace apartments, advertised in May 1907 "Jaeger Terrace, 26 Garfield, 2 blocks this side Rockefeller's." In this period, John D. Rockefeller owned a tract of land bordering Euclid Avenue in East Cleveland called Forest Hill, where he built his family summer home.

George H. Steffens, Architect (1871-1928)

George H. Steffens was a noted Cleveland architect responsible for designing many multi-family apartment buildings in Cleveland. The Garfield Terrace apartments were built during an important period 1901 to 1911 in his career, when he was working independently designing buildings reflecting the Eclectic movement of various styles executed with solid construction and classical details. Along with designing single family residences and commercial buildings, he was associated with architectural firms involved in early apartment designs for middle class to luxury apartment dwellers and this body of work includes excellent examples of many different apartment types from middle class walk-up apartments to fourplexes to terraces to luxury 5-story apartment buildings, also designed with eclectic adaptations of classic architectural styles and introducing features to make multi-family living successful. Some of these structures share motifs and designs used in the Garfield Terrace apartments.

Steffens was born in Cleveland and was employed in the office of Edward Schwabe, whom he succeeded in business in 1892. He was associated with several different architectural firms, including Steffens & Searles (from 1896 to 1897), Steffens, Searles & Hirsh (from 1897 to 1901), Steffens & Steffens (from 1912 to 1914), John Henry (J.H.) Newson (from 1915 to 1917), and Steffens & Steffens (from 1915 until 1923). He operated independently during the period 1901 to 1912. He was a member of the American Institute of Architects. Over the course of his career, he was associated with the design of many apartment and terrace building projects.

Steffens & Searles were in business in the last decade of the 19th century. They designed

¹¹ This 1906 value would be equivalent to \$846-\$905 in 2021 dollars.
<https://www.in2013dollars.com/us/inflation/1906?amount=30>

¹² The Cleveland Leader, January 28, 1906. 18.

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commercial, residential, and apartment buildings. Cleveland Landmarks biography of the firm indicated they made a specialty of apartment buildings and French flat buildings. An April 23, 1896, Plain Dealer article states that the firm designed the first "French flat building" in the city, which was a name used for early middle class apartments of 2 to 4-story brick buildings with individual apartments, which afforded those who could not afford a home an alternative which was not a tenement with shared sanitary services. Two apartment buildings are listed for this firm on the Cleveland Landmarks Architect database, a four-unit apartment (2202-8 Scovill Ave., 1896, demo) and an apartment house (1741 E. 19th, 1896, demo), both sited in neighborhoods once populated with high-end apartment buildings in Cleveland's inner ring neighborhoods.

Steffens, Searles & Hirsh was active in Cleveland in the late 19th century and early 20th century. They became known for their many middle class apartment buildings, several of which are still standing but many are demolished as urban sprawl eliminated the inner-ring multi-family apartments on main thoroughfares. As noted in the MPD, the firm designed the Clinton Apartments (3607 Clinton Ave. 1898) which was a center entry four and one-half story brick building with modest details. Other examples of higher-end design were built on Cleveland's inner ring neighborhoods. The Heyse Apartment Building on Franklin Circle in historic Ohio City (1673-81 Fulton Rd., 1897) is an elegant, intact, excellent example of a luxury apartment. The Heyse is a solid brick Gothic Revival design with an imposing brick and dual limestone battlement parapets on the 3-story, 10 bay apartment with two main entrances dividing the main façade. The parapet, arched brick details over the windows, decorative masonry patterns, and enclosed porch design are repeated in the Garfield Terrace apartments. The Rutherglen Apartment House (3803 Clinton Ave., 1899, demo) could accommodate 25 families in a rich and attractive Gothic Revival structure with high gables, slate roof and a three-bay middle section with battlement parapet flat roof. The Rutherglen appears to be a 4 ½ story single apartment building from the entry façade but mimics three separate buildings on the side façade. This ability to translate the facades to appear as independent structures was also used on the Garfield Terrace apartment. Thirteen apartment buildings are listed for this firm on the Cleveland Landmarks Architect database, but none are terraces.

Searles and Hirsch are the noted designers of The Plaza (3206 Prospect, 1901, H.L. Dieffenbach Co., bldrs). George Steffens left this firm in 1901 to begin his independent architectural business and this building features many of his design trademarks. It is noted in the MPD to be among the most elegant and intact of Cleveland's downtown luxury apartments in a modern adaptation of late Victorian French Gothic architecture. The Plaza features handsome stone and brick variegated façade, arched doorway entry, top floor balconies, and an imposing wrought iron fence with brick columns surrounding the building and creating a secluded courtyard. The raised basement, five story, L plan building with these amenities was innovative for its time. The MPD notes the raised basement apartment was often used for an on-site janitor.

George Steffens 1901-1912

In 1901 George Steffens became an independent architect, bringing with him significant experience and contributions to other works throughout Cleveland from his time with previous firms. He was an independent architect from 1901 until 1912, his work is noted in the MPD for three apartments. He was responsible for designing the largest Court apartment in Cleveland in

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1903 (Logan Ave., demo) which had 25 eight-room suites targeted to upper-class residents. Known as one of the grandest fourplex apartments targeted to lower income residents, The Clements Apartment (1972 Ford Dr., 1908, demo) was designed by Steffens with an eclectic mix of classical and subtle Prairie design motifs with prominent corner porches and a full width front terrace. The Stockbridge Apartments (3328 Euclid, 1911) is an extant example of a luxury apartment built on the Euclid streetcar line which contained grand single-family, architect-designed homes of Cleveland's millionaires (Euclid's Millionaire's Row). The Stockbridge is a solid brick masonry, 5-story with raised basement, 3-unit mass with eclectic design informed by Greek Revival and some Gothic Revival motifs. The two prominent front façade sections contain 5 story private balconies with a central Gothic-inspired enframing front entry and decorative cornice details. This mixing of classical revival styles is a prominent theme of Steffen's work and is exhibited in the Garfield Terrace apartment, which blended English Arts and Crafts motifs with Tudor architectural details. The MPD notes the character defining feature of robust front porches became standard for almost all apartment buildings built prior to 1915 in Ohio built outside the downtowns and the porches and balconies conveyed a semblance of domestic imagery desired in residential neighborhoods.¹³

George H. Steffens' buildings listed on the Cleveland Landmarks Architect database contained nine single family residences, twelve apartments, seven terrace buildings, a school, and six commercial buildings during the period 1902 to 1911 when he was operating his business under his own name and as his own developer for some of the projects. He designed the Miller Block apartments (3202-3214 Lorain Ave., 1906), listed on the National Register of Historic Places (NR #84003624), an eclectic style 3-story all brick building with retail space on the ground floor and apartments on upper floors. Of the seven terrace buildings listed in this database, four are still extant and all are located on Cleveland's east side within a 4-mile radius of the nominated property. The T.J. Holmden Terrace (7507-13 Lawnview Ave., 1904) is a two-story masonry and stucco building with three brick Gothic style sections with Prairie-inspired hipped roof porch entries for two units, like the Garfield Terrace, which presents as three single-family dwellings. The W. H. Schrader 5-House Terrace (11319-27 Hessler Road, 1907) appears in excellent condition from the exterior and has the greatest similarities to the Garfield Terrace apartments with the high-style design of Steffens, with Tudor architectural details and two dominant front gables capped by a hip, sometimes referred as Germanic Cottage style and reinforced by the porch bannister details of European cottages. It also used half-timber detail on stucco with variegated brick on the central section second floor. Terrace for A.E. Forrester, (1850-60 East 70th St., 1909) is a commanding 6 unit all-brick structure in Prairie style with low pitched roofs, full-width porches on first and second floors with massive supports, and column and bracket motifs influenced by Arts and Crafts. The O.W. Jager [sic] Terrace (East Cleveland, 1905) is the fourth extant terrace and the nominated building.

Note: The Cleveland Landmarks Commission confirmed with further research their database listing (bold in Figure 10) for O.N. Jager contains errors and corresponds to be the nominated

¹³ MPD, Section E, 53.

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*extant Garfield Terrace apartments, confirmed with a 1906 newspaper clipping advertising a new terrace on Garfield with the Jaeger Grocery Co. as contact.*¹⁴

Steffens and Steffens was an architectural firm that included brothers George H. Steffens and John F. Steffens and did not have the multitude of work or multi-family buildings which George Steffens had designed in prior years. The Cleveland Landmarks Architect database lists twelve residences, four other commercial/cultural buildings, one non-extant terrace apartment building built in 1907 Clement Terrace, (2329 E. 93rd St., 1907, demo), and one non-extant apartment building in 1917. The Hruby Conservatory of Music (5417 Broadway St., 1917) was designed by the firm and is on the National Register of Historic Places (NR #79001807). It is a solid masonry building with retail space on the ground floor, offices on second floor, and an eclectic design with Renaissance and Victorian style carried out with terra cotta details on pilasters, quoins, and finials.

While Steffens also designed single-family dwellings and commercial buildings, he was most influential to the design of multi-family housing in the Cleveland metropolitan area. Between 1869 and 1920, approximately 410 apartments were built by various architects, according to the Cleveland Landmarks database. Steffen's body of work included 36 (in total) documented apartments or terraces, spread among the various firms where he worked. He was therefore associated with nearly 10% of the documented multi-family buildings in the Cleveland area during this time, and the Garfield Terrace was constructed during a prolific period between 1903-1906 when he built 14 apartments and terraces, which also corresponds with the dramatic increase in population for Cleveland entering the 20th century (Figure 010). The Eclectic movement's classical influence, Tudor style, and English influence of Arts and Crafts motifs used for the Garfield Terrace apartment is representative of Steffen's overall work, especially in the rich use of gable and porch details to imitate single-family facades, which was repeated in many of his designs for terraces and multi-family structures.

Conclusion

The Garfield Terrace apartments meets Criterion C in the area of architecture as a significant example of the Terrace Apartment property type as identified in the MPD. It is also an important example of the work of George H. Steffens, a local architect who designed many apartment buildings in Cleveland.

The Garfield Terrace apartments clearly reflect significance within the historic context of "Streetcar Suburb Apartments Buildings in Ohio" and specifically "Terrace Apartments" as presented in the MPD, "Apartment Buildings in Ohio Urban Centers 1870-1970." It is an example of the distinctive type of terrace apartment built in Cleveland with full-width or entry porches and a more articulated street façade than most common terrace apartment buildings. Its siting on Euclid Avenue, one of the first roadways for streetcar franchises in Cleveland, is important due to it being a major streetcar artery and the site of future transportation development of inter-urban rail and bus lines. The architect, George H. Steffens, produced 19

¹⁴ Cleveland Leader, "New Garfield Terrace," January 28, 1906, p 18.

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multi-family buildings during a ten-year period when he was an independent businessman/ developer, and when many of these apartments and terrace apartments were constructed when Cleveland population was growing and making it the 6th largest city in the nation.

As an example of the “Streetcar Suburb Apartment Building” property type identified in the “Apartment Buildings in Urban Centers, 1870-1970” Multiple Property Documentation (MPD), the Garfield Terrace apartment sufficiently retains the physical features and level of integrity, and specifically it exhibits nearly all of the characteristics identified in the MPD.

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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: _____

Historic Resources Survey Number (if assigned): CUY-01229-21

10. Geographical Data

Acreeage of Property 0.184 (less than one)

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: 41.522022 Longitude: -81.590019

2. Latitude: Longitude:

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3. Latitude: Longitude:

4. Latitude: Longitude:

Or

UTM References

Datum (indicated on USGS map):

NAD 1927 or NAD 1983

1. Zone: 17 Easting: 450758 Northing: 4596659

2. Zone: Easting: Northing:

3. Zone: Easting: Northing:

4. Zone: Easting: Northing:

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

The Garfield is located within the corporate limits of East Cleveland. The boundaries coincide with parcel 672-17-004 recorded by the Cuyahoga County Recorder. (See Figure 001 Location & Boundary map).¹⁵

Boundary Justification (Explain why the boundaries were selected.)

The boundary is defined by Parcel 672-17-004, which represents original parcel acquired by Oscar W. Jaeger, who was associated with the property since 1904 and whose wife Violet G. Jaeger, became owner in 1954 at the time of his death, and owned the property until 1996.

11. Form Prepared By

name/title: Polly Lynam Bloom
organization: Perspectus Architecture
street & number: 1300 E. 9th, Suite 910
city or town: Cleveland state: OH zip code: 44114
e-mail: pbloom@perspectus.com
telephone: c 330-554-6639, office 216-752-1800 ext 1415
date: April 14, 2021

¹⁵ Accessed July 1, 2021

<https://myplace.cuyahogacounty.us/NjcyMTcwMDQ=?city=OTk=&searchBy=UGFyY2Vs&searchData=NjcyMTcwMDQgfcBPQUtISUxMIEIOVkvTVE1FTIRTLCBMTEmgfCAxMzM0NCBFVUNMSUQgQVZFICB8IEVBUIQgQ0xVvkvVMQU5EIHwgNDQxMTI=&dataRequested=>

Garfield Terrace Apartments
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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.)

Photographs

Submit clear and descriptive photographs. The size of each image must be 1600x1200 pixels (minimum), 3000x2000 preferred, at 300 ppi (pixels per inch) or larger. Key all photographs to the sketch map. Each photograph must be numbered and that number must correspond to the photograph number on the photo log. For simplicity, the name of the photographer, photo date, etc. may be listed once on the photograph log and doesn't need to be labeled on every photograph.

Photo Log

Name of Property: Garfield Terrace Apartments

City or Vicinity: East Cleveland

County: Cuyahoga

State: Ohio

Photographer: Polly Lynam Bloom

Date Photographed: March 2021

Description of Photograph(s) and number, include description of view indicating direction of camera:

1 of 30 - Euclid Ave. façade and entry for unit 1, camera direction southeast.

2 of 30 - Exterior Corner at Euclid Ave. & Garfield Rd., corner of unit 1, camera direction south.

3 of 30 - Garfield Rd. façade, units 5, 4, 3, 2; Garfield side of Unit 1 (left to right), camera direction west.

4 of 30 - Garfield Rd. façade, units 6, 5, 4 (left to right), camera direction southwest.

5 of 30 - Side façade, unit 6, camera direction northwest.

6 of 30 - Exterior corner at back and side of building, unit 6, camera direction north.

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- 7 of 30 - Rear façade of all units, camera direction northeast.
- 8 of 30 - Rear façade of all units, camera direction east
- 9 of 30 - Exterior corner from Euclid and rear facade, unit 1, camera direction east.
- 10 of 30 - Euclid Ave. front façade, unit 1, camera direction southeast.
- 11 of 30 - First floor entry door, unit 1, camera direction southeast.
- 12 of 30 - First floor entry vestibule sidelight, unit 1, camera direction southeast.
- 13 of 30 - First floor entry vestibule floor, unit 1, camera direction down.
- 14 of 30 - First floor interior facing Euclid Ave. window, unit 1, camera direction west.
- 15 of 30 - First floor interior facing fireplace, unit 1, camera direction east.
- 16 of 30 - First floor showing double door into dining room, unit 1, camera direction east.
- 17 of 30 - Second floor bedroom facing Garfield Rd. window and closet, unit 1, camera direction east.
- 18 of 30 - Second floor bedroom facing entry doorway and closet, unit 1, camera direction west.
- 19 of 30 - Second floor showing transom above main bedroom suite door, unit 1, camera direction southwest.
- 20 of 30 - Second floor looking up to attic in stairway, unit 1, camera direction southeast.
- 21 of 30 - First floor porch, unit 2, camera direction southwest.
- 22 of 30 - First floor dining ceiling, unit 2, camera direction southeast.
- 23 of 30 - First floor kitchen, unit 2, camera direction northeast.
- 24 of 30 - Second floor bedroom facing entry door and closet, unit 2, camera direction north.
- 25 of 30 - First floor entry door, unit 5, camera direction southeast.
- 26 of 30 - First floor interior view of entry door, unit 5, camera direction northwest.
- 27 of 30 - First floor facing fireplace, unit 6, camera direction south.
- 28 of 30 - First floor interior facing side wall/dining room, unit 6, camera direction south.
- 29 of 30 - Second floor showing hall and stair, unit 6, camera direction northwest.
- 30 of 30 - Attic facing Garfield St., unit 2, camera direction northeast.

Figures:

- Figure 001. Location & Boundary Map
- Figure 002. Photo Key – First Floor
- Figure 003. Photo Key – Second Floor
- Figure 004. Historic Map – 1892 Atlas
- Figure 005. Historic Map – 1903 Atlas
- Figure 006. Historic Map – 1912 Sanborn
- Figure 007. Historic Image – Aerial View 1950
- Figure 008. Historic Map – City of Cleveland Electric Street Railways 1900
- Figure 009. Historic Map – Subway Diagram 1953
- Figure 010. List – Steffens Building List from Cleveland Landmarks Commission
- Figure 011. Image – Advertisement – The Cleveland Leader, January 28, 1906, p 18.

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Section number Additional Documentation – Location & Boundary Map Page 001

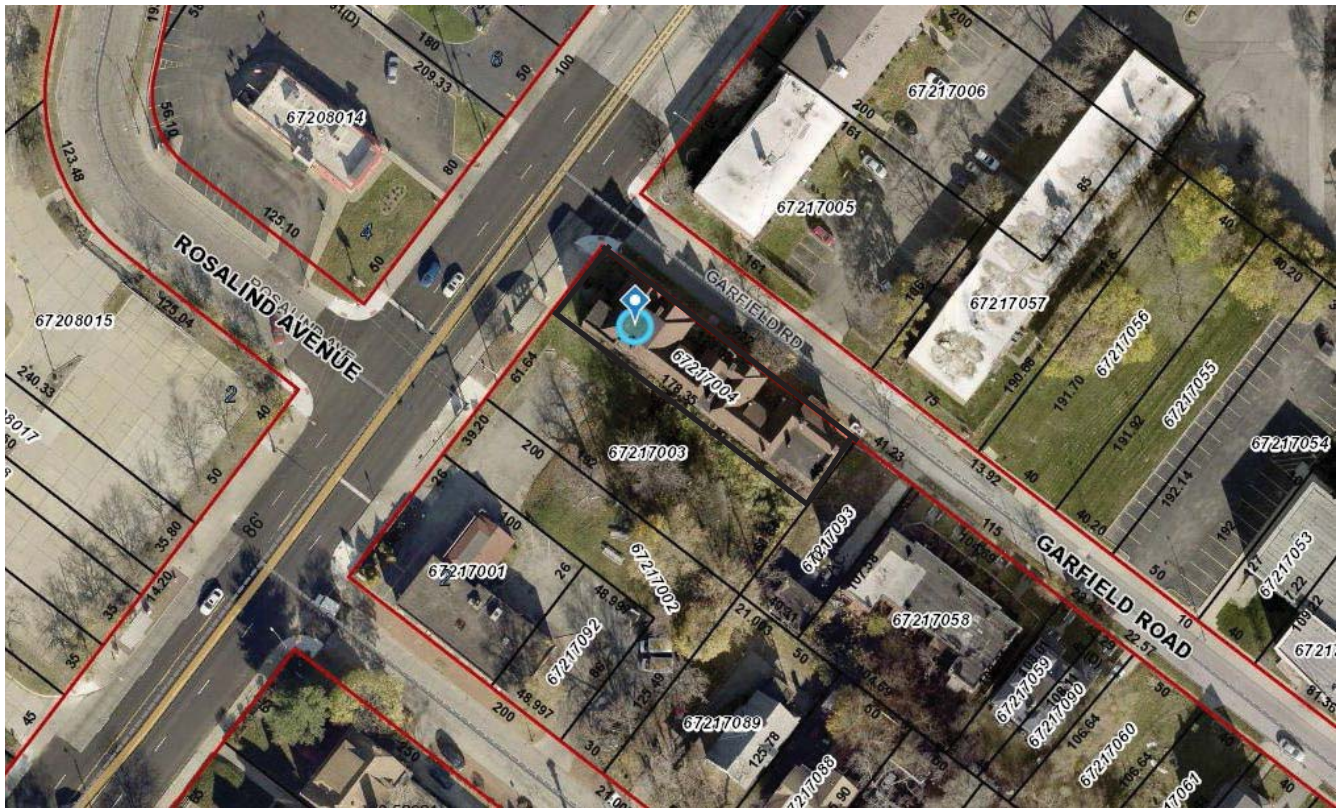



Figure 01: 13344 Euclid Ave., parcel number: 67217004, Screenshot taken from Cuyahoga GIS


 North NAD 271. Zone: 17 Easting: 450758 Northing: 4596659

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Page 002

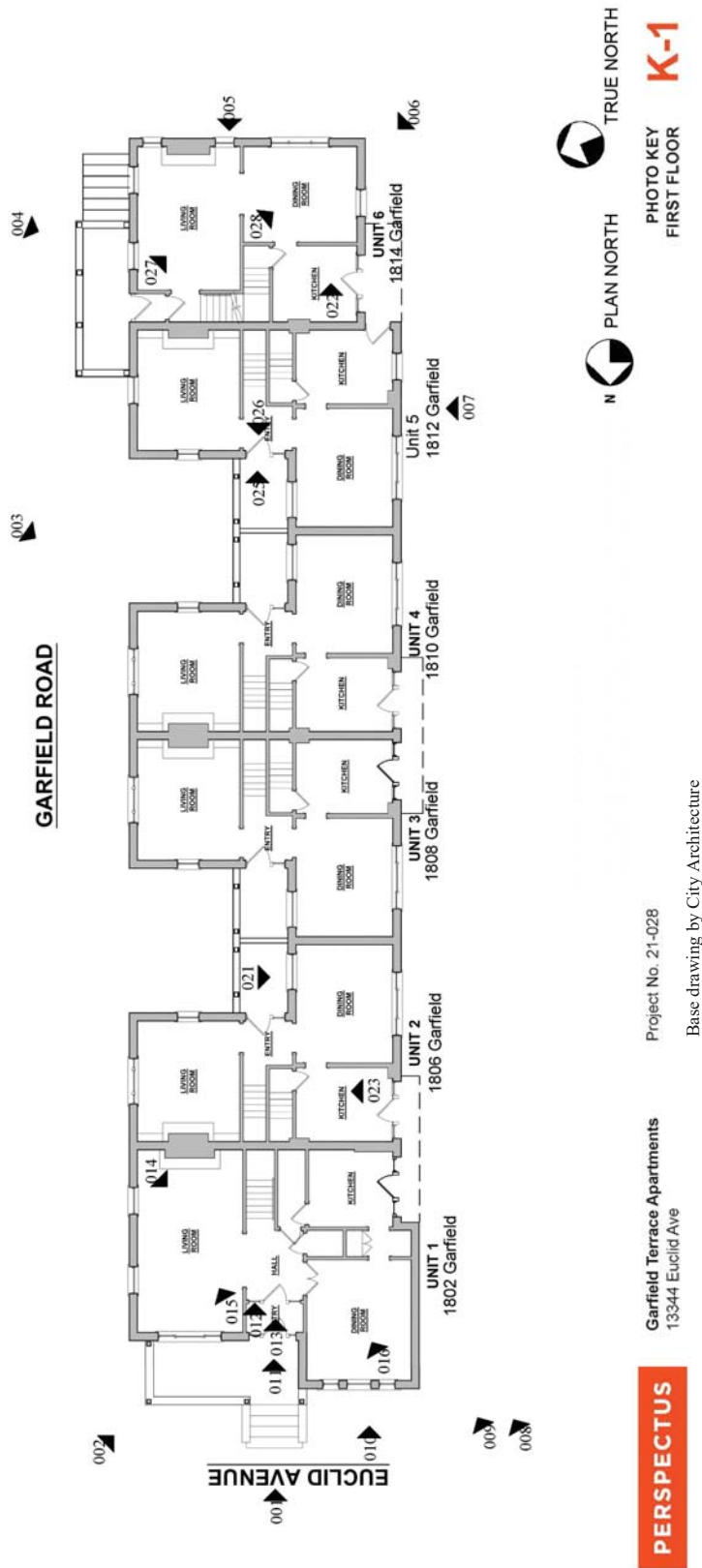


Figure 002: Photo Key – First Floor

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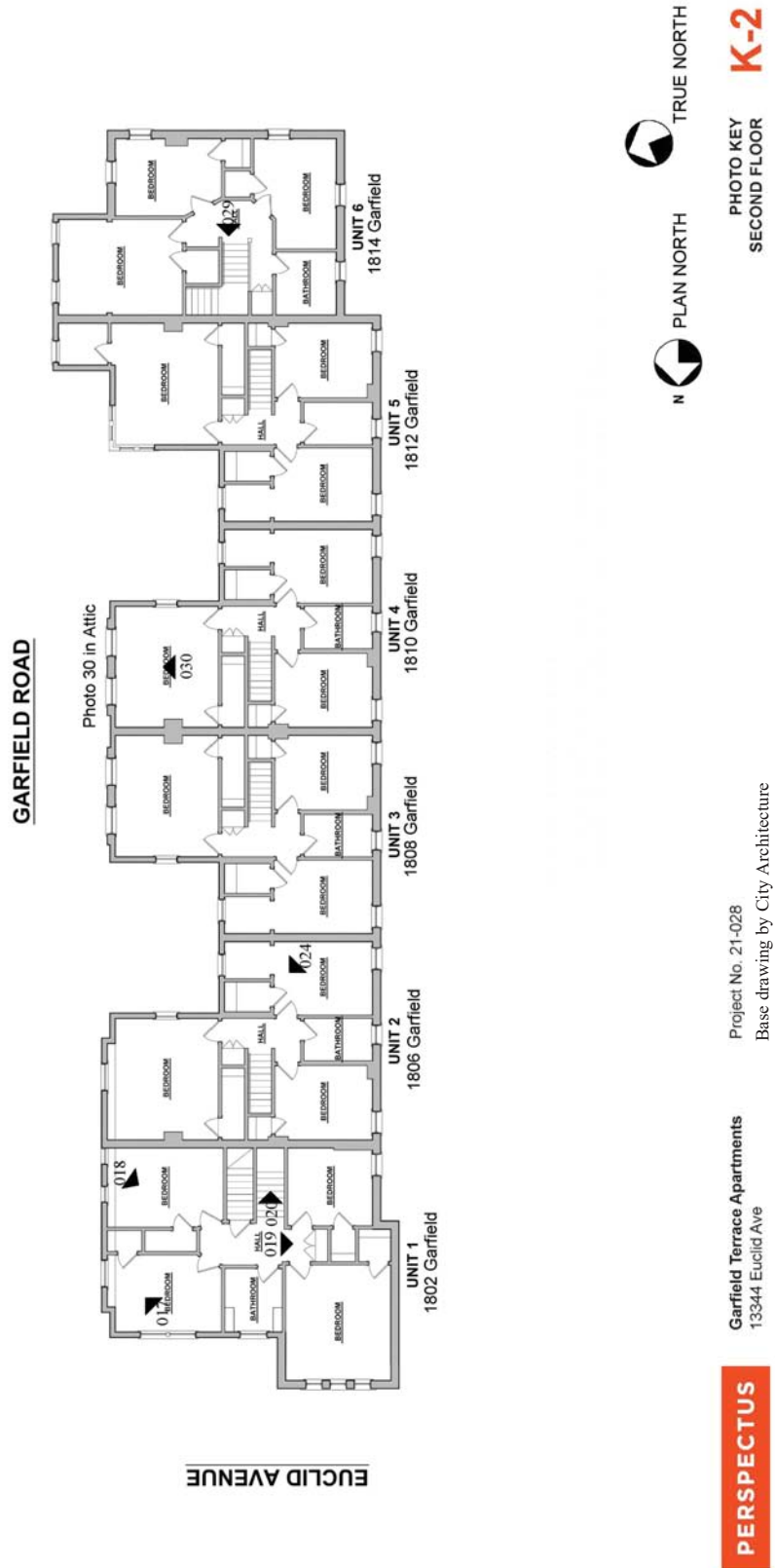


Figure 003: Photo Key – Second Floor

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Section number Additional Documentation – Historic Map Page 004

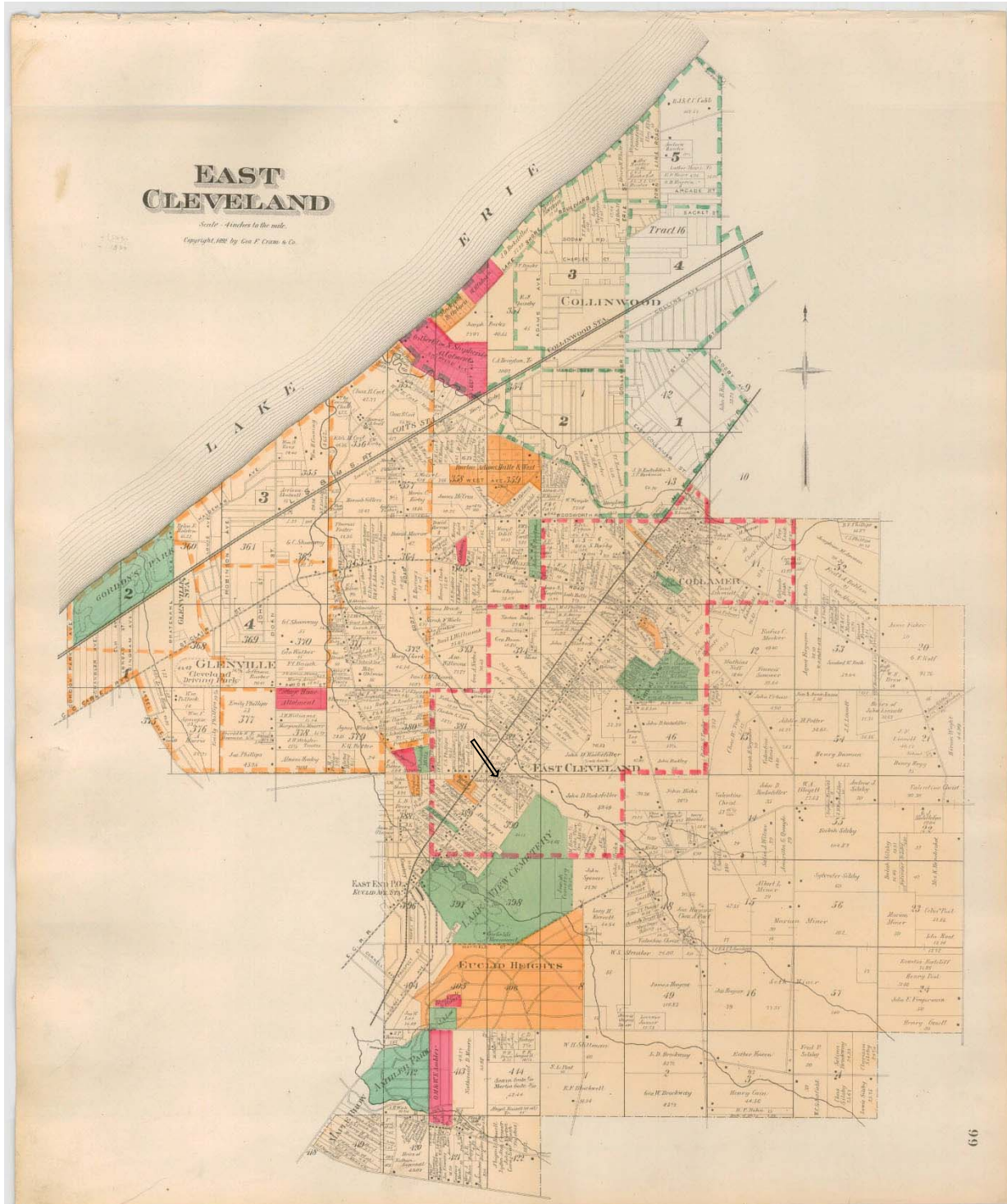


Figure 04: 1892 Atlas of Cuyahoga County and Cleveland Ohio.

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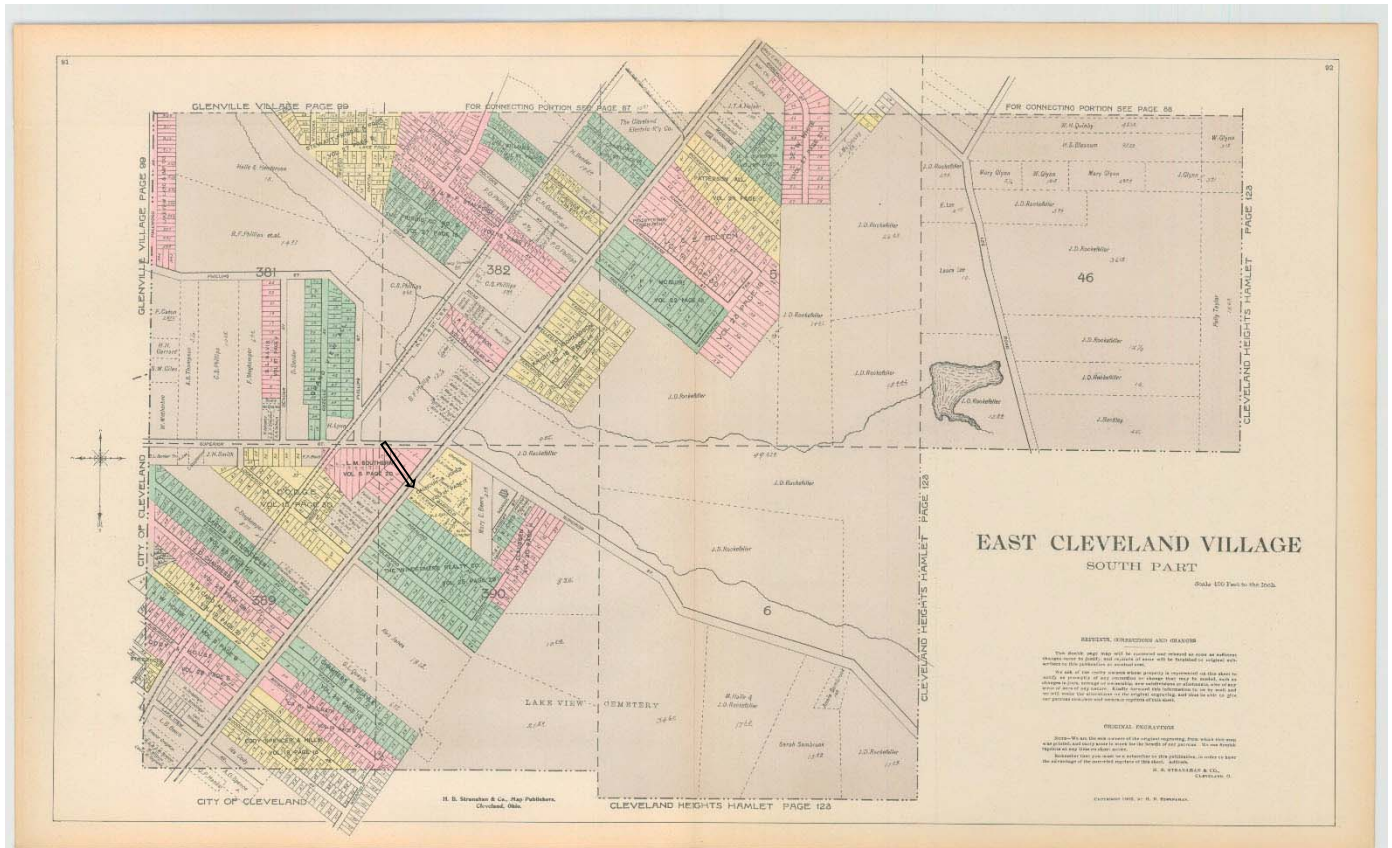


Figure 05: 1903 Atlas East Cleveland Village, south part.

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Figure 06: 1912 Sanborn Map.

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Figure 07: Aerial view of Euclid Avenue and Superior Avenue intersection in East Cleveland, including the Garfield Terrace Apartments, 1950.
Courtesy of Cleveland Memory

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Section number Additional Documentation – Electric Street Railways Page 008

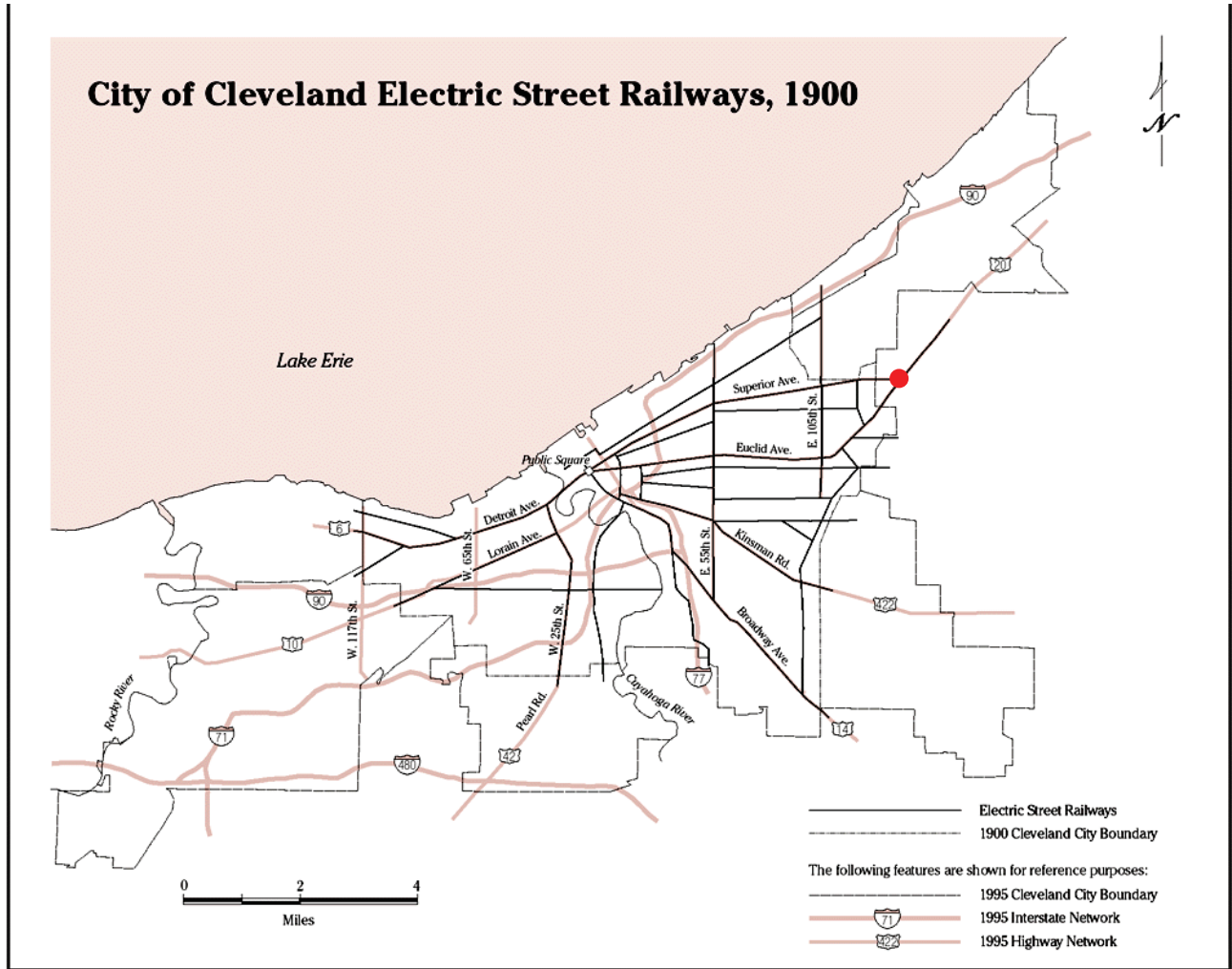


Figure 008: City of Cleveland Electric Street Railways

Red dot indicates approximate location of the Garfield Terrace Apartments

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Section number Additional Documentation – Electric Street Railways Page 009

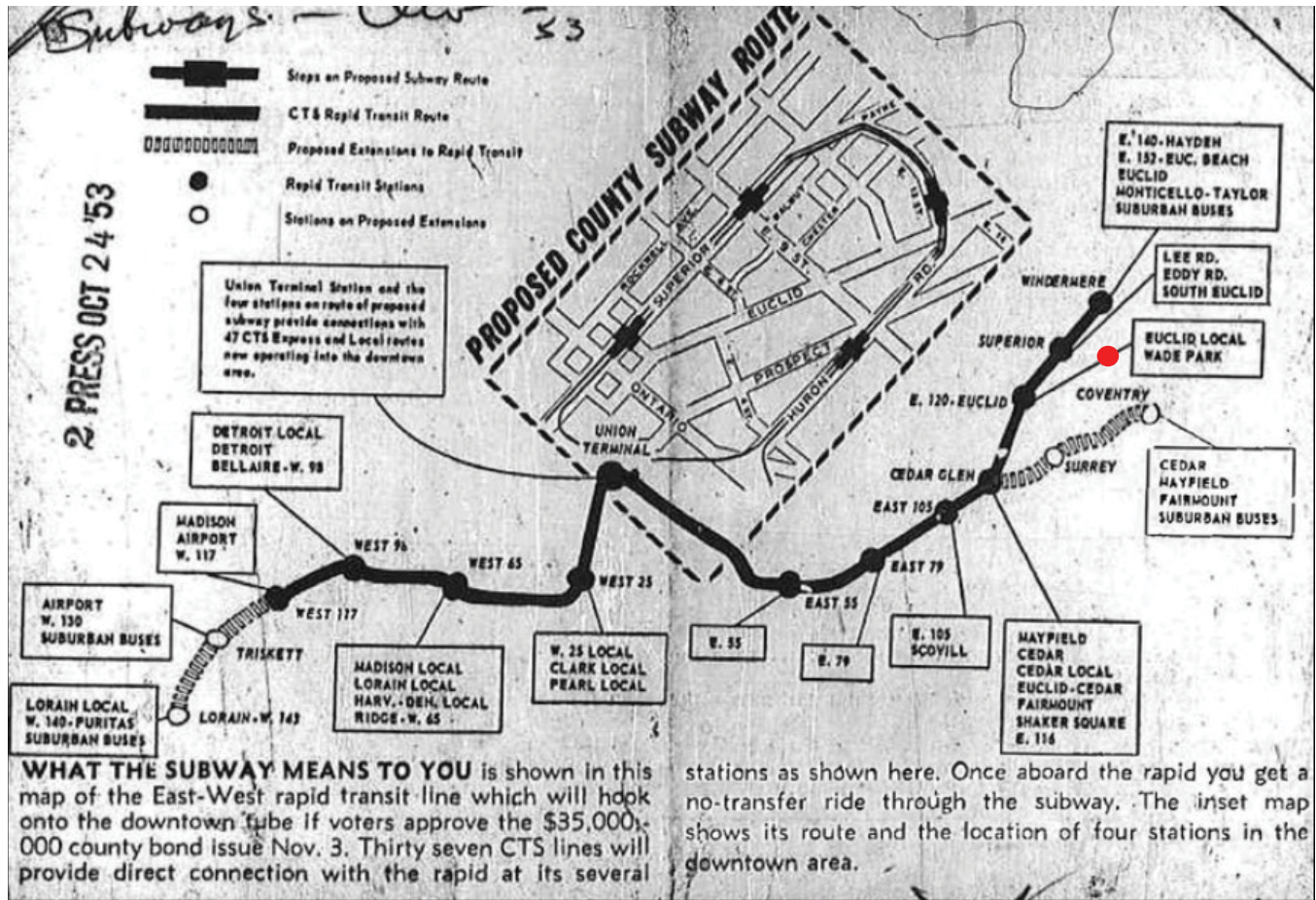


Figure 009: 1953 Subway Diagram

Red dot indicates approximate location of the Garfield Terrace Apartments

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Section number Additional Documents – Steffens Building List

Page 010

Building Name	Date	Address
<u>James McAninch Residence</u>	1892	1782 E. 63rd St., Cleveland
<u>J. A. Bidwell Residence</u>	1893	1800 E. 63rd St., Cleveland
<u>J. C. Weidemann Residence</u>	1893	11720 Lake Ave., Lakewood
<u>Frame Commercial-Residential Building</u>	1894	E. Prospect and Watkins, Cleveland
<u>Stores and Apartments for Mrs. B.C. Duckwitz</u>	1894	4903 Scovill Ave., Cleveland
<u>Stores and Tenements for F.C. Emde</u>	1894	7616-22 Carnegie Ave., Cleveland
<u>George McMillan Residence</u>	1902	1666 E. 82nd St., Cleveland
<u>John Faust Residence</u>	1902	4748 Rocky River, Cleveland
<u>Apartment Building</u>	1903	Logan south of Euclid, Cleveland
<u>Apartment Building</u>	1903	Superior and Payne, Cleveland
<u>Charles Brandt Residence</u>	1903	6914 Franklin Blvd., Cleveland
<u>A. R. Perry Double Residence</u>	1904	E. 105th St., Cleveland
<u>Alexander C. Mackenzie Residence</u>	1904	14837 Euclid Ave., East Cleveland
<u>Ashtabula Apartment Building for Thomas Fricker</u>	1904	8503 Hough Ave., Cleveland
<u>Commercial Building for Michael Froelich</u>	1904	Superior Ave., Cleveland
<u>F. E. Brunnel Residence</u>	1904	5904 Hawthorne Ave., Cleveland
<u>Swaine's Antidote Syndicate</u>	1904	3735 Cedar Ave., Cleveland
<u>Terrace for T. J. Holmden</u>	1904	7507-13 Lawnview Ave., Cleveland
<u>W. J. Farren Residence</u>	1904	3803 Prospect Ave., Cleveland
<u>Apartment Building</u>	1905	East Cleveland
<u>Apartment Building</u>	1905	E. 65th St. near Euclid Ave., Cleveland
<u>Apartment Building</u>	1905	E. 79th St., Cleveland
<u>Apartment building for J.R. Edwards</u>	1905	E. 65th St. near Euclid Ave., Cleveland
<u>Apartment Building for Messers. Leo & Andrews</u>	1905	Carnegie Ave., Cleveland
<u>Terrace</u>	1905	Wade Park Ave. near Crawford Rd, Cleveland
<u>Terrace</u>	1905	1820-8 Garfield Ct., East Cleveland
<u>Terrace for O. N. Jager</u>	1905	East Cleveland
<u>Terrace of 18 suites for George Hausheer</u>	1905	E. 96th / 97th Sts., Cleveland
<u>Apartment Building</u>	1906	Carnegie Ave. near E. 89th St., Cleveland
<u>L. Adler Warehouse</u>	1906	Eagle Ave., Cleveland
<u>Commercial-Residential Building for Joseph Miller</u>	1906-7	3200-14 Lorain Ave., Cleveland
<u>Tenement</u>	1906-7	W. 25th St. and Floria Ave., Cleveland
<u>Addition to Apartment House for Charles Louth</u>	1907	1833 E. 12th St., Cleveland
<u>Central School</u>	1907	Church St., Amherst
<u>Commercial Building for J.F. Adams</u>	1907	1738-49 E. 17th St., Cleveland
<u>Five-House Terrace for W.H. Schrader</u>	1907	11319-27 Hessler Rd., Cleveland
<u>Theodore Robenson Residence</u>	1908	308 Washington, Elyria
<u>Commercial-Residential Building for</u>	1909	7313-35 Wade Park Ave., Cleveland

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<u>Michael Froehlick</u>		
<u>Residence for C.R. Taylor Co.</u>	1909	10721 Sprague Ave., Cleveland
<u>Residence for Thomas Story</u>	1909	1520 E. 115th St., Cleveland
<u>Terrace for A. E. Forrester</u>	1909	1850-60 E. 70th St., Cleveland
<u>Dr. Coontz Residence</u>	1910	Shaker Heights
<u>Residence for Edward W. Paul</u>	1911	1516 E. 115th St., Cleveland
<u>Stockbridge Apartments</u>	1911	3328 Euclid Ave., Cleveland
<u>Clements Apartment</u>	nd	1972 Ford Rd., Cleveland
<u>Hough Banking & Trust</u>	nd	Cleveland

Cleveland Landmarks Commission – Architects Database/George H. Steffens. Sources: Cleveland Illustrated 1893 (Consolidated Illustrated Co. ? Cleveland , Ohio) p 157 Cleveland Necrology file Cleveland Necrology file Cleveland, The Forest City Illustrated 1893, p 156

Figure 010: Steffens Building List from Cleveland Landmarks

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Figure 011: The Cleveland Leader, January 28, 1906, 18.