

United States Department of the Interior  
National Park Service

Listed 4/27/2020

**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: Stadium Square Historic DistrictOther names/site number: Monroe Subdivision

Name of related multiple property listing:

N/A

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

**2. Location**Street & number: South Taylor Road, Superior Park DriveCity or town: Cleveland Heights State: Ohio County: CuyahogaNot For Publication: n/aVicinity: n/a**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:

X A     B X C     DBarbara Power

DSHPO for Inventory &amp; Registration

3/4/2020

Signature of certifying official/Title:

Date

State Historic Preservation Office, Ohio History Connection

State or Federal agency/bureau or Tribal Government

In my opinion, the property     meets     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:) \_\_\_\_\_

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Signature of the Keeper

Date of Action

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#### 5. Classification

##### Ownership of Property

(Check as many boxes as apply.)

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

##### Category of Property

(Check only **one** box.)

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



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## 7. Description

### Architectural Classification

(Enter categories from instructions.)

LATE 19<sup>TH</sup> AND 20<sup>TH</sup> CENTURY REVIVALS/Tudor Revival

LATE 19<sup>TH</sup> AND 20<sup>TH</sup> CENTURY REVIVALS/ Colonial Revival

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**Materials:** (enter categories from instructions.)

Principal exterior materials of the property: WOOD/Weatherboard, WOOD/Shingle, BRICK, STONE/Sandstone, STONE/Slate, METAL/Copper, METAL/Aluminum, STUCCO, ASPHALT, CONCRETE, SYNTHETICS/Vinyl

### Narrative Description

(Describe the historic and current physical appearance and condition of the property. Describe contributing and noncontributing resources if applicable. Begin with a **summary paragraph** that briefly describes the general characteristics of the property, such as its location, type, style, method of construction, setting, size, and significant features. Indicate whether the property has historic integrity.)

### Summary Paragraph

Located in Cleveland Heights, Ohio, the Stadium Square Historic District (Figures 1-2) includes approximately 6.92 acres located on South Taylor Road, a commercial thoroughfare, and Superior Park Drive, a residential street just north of, and above, what is today Cain Park (1934-1938). Stadium Square was platted on what is historically known as the Monroe Subdivision (Figure 2), which fronted on the west side of South Taylor Road and ran west one block to South Compton Road. The Monroe Subdivision was comprised of a new street called Superior Park Drive and 32 parcels—6 parcels fronting the west side of South Taylor Road (3 on each side of Superior Park Drive), and 18 parcels on the north side and 8 parcels on the south side of the new street. The historic district is comprised of 39 contributing buildings and 4 non-contributing garages. The contributing buildings include 3 commercial buildings, 2 apartment buildings, 19 houses and 15 garages. The commercial buildings on South Taylor serve as a gateway to Superior Park Drive, which still has a parklike setting and feel today, due to its immediate proximity to Cain Park and the mature tree growth present on many of the residential lots and tree lawns. The gateway created at the top of the street is emphasized by the three-story, Tudor



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Revival-style commercial buildings, which abut the property line at the sidewalk on South Taylor. Moving west onto Superior Park Drive, linear surface parking lots appear behind the commercial blocks followed by a large, three-story, U-shaped, Tudor Revival-style apartment building on each side of the street. Unlike the commercial blocks that turn the corner from South Taylor and sit at the sidewalk edge, the apartment buildings are set back from the street behind the tree lawn, sidewalk and landscaped front yards. The setback along with the massing and scale of the apartment buildings is more residential in feel and provides a visual and physical transition to the houses on either side of the street, which begin on the next parcels to the west. Of the nineteen houses in the district, fourteen reflect an English cottage version of the Tudor Revival-style, while the remaining houses utilize building materials found throughout the district, which include brick, stone, stucco, wood half-timbering, slate, wood shingles and clapboard siding. Minor alterations have occurred to some wood siding surfaces, and some windows and storefronts have been replaced, however the historic district retains its integrity. The Tudor-Revival architectural style, palette of building materials, and workmanship visually unify the contributing resources. In addition, the historic setting and location have changed very little since construction began in the original subdivision.

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## Narrative Description

The first construction in the district was undertaken by the Superior Park Development Company in 1926 when ten, 2½-story, single-family, Tudor Revival-style houses (#s 14-23; see Historic District Boundary Map and Photo Key for locations) were built on ten contiguous lots on the north side of Superior Park Drive. While different architects and builders were responsible for the subsequent buildings constructed in the district, characteristics and features of the Tudor Revival-style are at the center of every building designed and constructed between 1926 and 1931. Additionally, 4 of the 5 houses constructed between 1937 and 1952 utilize building materials and several architectural details typical of the style, but also reflect the Colonial Revival style of residential architecture popular in the mid-20<sup>th</sup> century.

As the ten-house building campaign was completed by the Superior Park Development Company, the construction of the first commercial building (#2; Figure 6) by Benjamin Roseman followed on the northwest corner of South Taylor and Superior Park Drive in 1927. Roseman's second commercial building (#3; Figure 7) on the southwest corner of the intersection was completed in 1928. In the same year, an apartment building was constructed on each side of Superior Park Drive (#4; #5, Figure 8) behind each of the commercial blocks. In 1929, a third commercial building (#1) was constructed on South Taylor, abutting the north elevation of Roseman's first commercial building (#2). Four additional houses (#s 6, 9, 11, 12) were constructed in the district between 1927 and 1931. The remaining 5 residential lots were built out between 1937 and 1952 (#s 7, 8, 10, 13, 24). One parcel was never developed (between #6 & #7), and it provides an additional access drive to the rear of the parcel to the south where the Taylor Road Synagogue now stands.

Near the Stadium Square Historic District, South Taylor Road is a busy, four-lane street, lined mostly with newer, one- to three-story commercial buildings that are architecturally unremarkable and are often set back from the street behind parking lots or lawns. Residential streets are accessed to the east and west off South Taylor, but none have the feel or appearance, when transitioning from the

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commercial area to the residential neighborhood, that is found in the Stadium Square Historic District. The commercial buildings on South Taylor serve as a gateway to Superior Park Drive, which still has a parklike setting and feel today due to its immediate proximity to Cain Park and the mature tree growth present on many of the residential lots and tree lawns. With a very slight jog to accommodate the park terrain, the roadway size has never been modified, and sidewalks, some sandstone and some concrete, are in place along building frontages. The southern half of the street runs along the top of a natural bluff that drops down to the park below. Two park entrances are located off Superior Park Drive—one just west of the last residential lot (#9) on the south side of the street, and one at the western end of the street where it intersects with South Compton Road. The gateway created at the top of the street is emphasized by the three-story, Tudor Revival-style, commercial buildings, which abut the property line at the sidewalk on South Taylor. Moving west onto Superior Park Drive, linear surface parking lots appear behind the commercial blocks followed by a large, three-story, U-shaped, Tudor Revival-style apartment building on each side of the street. Unlike the commercial blocks that turn the corner from South Taylor and sit at the sidewalk edge, the apartment buildings are set back from the street behind the tree lawn, sidewalk, and landscaped front yards. The setback along with the massing and scale of the apartment buildings is more residential in feel and provides a visual and physical transition to the houses on either side of the street, which begin on the next parcels to the west. “The characteristic of gateway mixed-use buildings, then apartments which lead the way to single-family homes is atypical to Cleveland Heights and represents an uncommon layout of virtually all Tudor Revival buildings [in this development].”<sup>1</sup>

The total number of resources in the Stadium Square Historic District is 43, which includes 39 contributing buildings and 4 non-contributing buildings. The non-contributing buildings are garages built after the Period of Significance, which begins in 1926 with construction of the first ten houses and associated garages and ends in 1952 with the construction of the last house and garage. The parcel on the south side of Superior Park Drive that now provides driveway access to Taylor Road Synagogue is included within the district boundary because it was part of the original subdivision, but it is not included in the resource count. None of the resources have been previously listed (see attached NRHP Spreadsheet for details).

### **Tudor Revival**

Seen as part of the Eclectic movement in American architecture, which began in the late 19<sup>th</sup> century and continued up until World War II, the Tudor Revival style predominates the Stadium Square Historic District. Primarily grounded in traditional, period Classical, Medieval, and Renaissance architectural styles and the Modern style of pre-War Europe, as well as the architecture of Colonial America, the Eclectic movement reflects English, French, Mediterranean, and Anglo-American influences.<sup>2</sup> Popular Eclectic styles include Colonial Revival, Neoclassical, Beaux Arts, Italian Renaissance, Tudor and Mission, as well as the American Craftsman and Prairie styles popular during the first two decades of the 20<sup>th</sup> century.<sup>3</sup>

Features that characterize the Tudor Revival style include asymmetrical massing, sometimes with the upper stories and gables overhanging the lower stories; steeply pitched side gable roofs with slight

<sup>1</sup> Preliminary NRN Questionnaire, Kara Hamley O'Donnell, City Planner II, City of Cleveland Heights

<sup>2</sup> Virginia and Lee McAlester, *A Field Guide to American Houses*, (New York, Alfred A. Knopf, 1986), p. 355-358.

<sup>3</sup> McAlester, p. 355-358.

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overhangs; prominent cross gables with steeply pitched gable roofs that often dominate the façade; overlapping gables with eave lines of varying height; tall chimneys located on the façade, on end elevations or internal to the structure, with decorative brick and stonework, often with multiple shafts, capped by decorative chimney pots; decorative half-timbering, used in combination with stucco, brick, and/or wood cladding; double-hung and casement windows, with tall, narrow, multi-pane casement windows in pairs and groups on all elevations; oriel windows; entrances with Tudor, round- and flat-arched doorways with heavy board-and-batten doors and decorative brick and/or stone surrounds that create the appearance of quoins; and, where porches occur, they are typically small and located at inset entrances or to the side of the front façade.<sup>4</sup>

Typical building materials for the Tudor Revival style include brick and wood wall cladding, stucco wall cladding with half-timbering, stone trim and slate roofing. A change in material often marks dominant design elements and the use of a variety of wall cladding on a single building or elevation is common for the style to define the different stories or architectural features. Patterned brickwork and stonework are also common decorative elements. The style reflects “endless variations in overall shape and roof form and are most conveniently subdivided on the basis of their dominant faced materials (brick, stone, stucco, or wood).”<sup>5</sup>

### Stadium Square Commercial Blocks

#### 1. Taylor Block

1900-1910 South Taylor Road  
Built: 1929  
Architect: Max Weis  
Builder: Unknown

**Contributing**  
Photo #1

Similar in design to the commercial block on the southwest corner of South Taylor and Superior Park Drive (#3), this three-story, Tudor Revival, commercial, brick building with stone appointments was constructed abutting the north elevation of the Taylor-Superior Building (#2) with six storefronts on South Taylor and twelve apartments on the upper floors. The storefronts have been altered, most recently in the 1980s, and the windows have been replaced on the upper floors, but the architectural character and detail of the original design is still intact. Tudor Revival elements include asymmetrical massing; upper story projecting bays; a pyramidal slate roof and oriel window in the apartment entrance bay; a gable wall dormer that punctuates the slate pent roof; a section of crenelated parapet between projecting brick and stone; two-story oriel windows; and decorative wood and stucco half-timbering. The entrance to the upper floor apartments is located at 1910 South Taylor and is marked by a single-leaf entrance door and original transom with wood tracery inset within a pointed-arch stone surround. The rear of the building is brick with no decoration, has a series of service doors for the first-floor retail spaces, windows on the upper floors, and abuts the surface parking lot. The brick north elevation is visible above the abutting one-story building. This elevation has a recessed area in the center

<sup>4</sup> McAlester, p. 355-358.

<sup>5</sup> McAlester, p. 358.

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with emergency egress onto the abutting roof, and an apartment window is within the recess, which also serves as a light well. Overall the building appears to be in good to fair condition.

- 2. Taylor-Superior Building, 1912-26 South Taylor Road**  
**Monroe Apartments, 3445 Superior Park Drive**  
Built: 1927-1928  
Architect: Max Weis  
Builder: Unknown

**Contributing**  
Photo #2

This three-story, Tudor Revival, commercial, brick building with stone appointments was constructed on the northwest corner of South Taylor and Superior Park Drive with eight storefronts on South Taylor and sixteen apartments on the upper floors. An additional storefront is in the easternmost bay of the south elevation. The storefronts have been altered, most recently in the 1980s, and the windows have been replaced on the upper floors, but the architectural character and detail of the original design is still intact. Tudor Revival elements on the façade and south elevation include asymmetrical massing; upper story projecting bays; gable wall and roof dormers that punctuate the copper-flashed, slate pent roof; exposed rafter tails under the eaves of the pent roof; slightly projecting entrance bays that terminate on the pent roof with chimney pots; decorative wood and stucco half-timbering; and entrances with Tudor, flat-arched doorways with decorative stone surrounds that create the appearance of quoins and a plain cartouche above the lintel. At Superior Park Drive, the corner of this building and the building across the street (#3) each have canted corners with a half-timbered projecting bay above the entrance, terminated by a gable wall dormer and a small cupola with a segmented conical roof sheathed in copper. These clipped or canted corners help to establish the gateway transition from the commercial street into the neighborhood and residential block behind the buildings. The entrance to the upper floor apartments is on Superior Park Drive and is marked by an inset, double-leaf entrance under a segmental-arch, stone surround that includes stone shields and "The Monroe" carved in the stone above the door. A rear entrance to the corner storefront is just to the east of the apartment entrance. It has a flat-arch brick lintel and stone quoins. The rear of the building is brick with no decoration, has a series of service doors for the first-floor retail spaces, windows on the upper floors, and abuts the surface parking lot. Overall the building appears to be in good to fair condition.

- 3. 1932-46 South Taylor Road**  
**Superior Park Apartments, 3444 Superior Park Drive**  
Built: 1928  
Architect: Max Weis  
Builder: Unknown

**Contributing**  
Photo #3

Similar in design to the commercial block across the street (#2) and intended to complete the "gateway" onto Superior Park Drive, this three-story, Tudor Revival, commercial, brick building with stone appointments was constructed on the southwest corner of South Taylor and Superior Park Drive with eight storefronts on South Taylor and sixteen apartments on the upper floors. An additional storefront is in the easternmost bay of the north elevation. The storefronts have been altered, most recently in the 1980s, and the windows have been replaced on the upper

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floors, but the architectural character and detail of the original design is still intact. Tudor Revival elements include asymmetrical massing; upper story projecting bays; gable wall and roof dormers that punctuate the copper-flashed, slate pent roof; slightly projecting entrance bays that terminate on the pent roof with multiple-shaft chimneys, which have decorative brick and stonework and chimney pots; sections of crenelated parapet between the grouped chimneys; decorative wood and stucco half-timbering; and entrances with Tudor, flat-arched doorways with decorative stone surrounds that create the appearance of quoins and a plain cartouche above the lintel. At Superior Park Drive, the corner of this building and the building across the street (#2) each have canted corners with a half-timbered projecting bay above the entrance, terminated by a gable wall dormer and a small cupola with a segmented conical roof sheathed in copper. The entrance to the upper floor apartments is on Superior Park Drive and is marked by a Tudor-arch, stone surround with original, double-leaf, wood doors shaped to match the arched surround. The rear of the building is brick with no decoration, has a series of service doors for the first-floor retail spaces, windows on the upper floors, and abuts the surface parking lot. Visible from South Taylor Road, the south elevation is a solid, blind brick wall. Overall the building appears to be in good to fair condition.

#### Stadium Square Apartment Buildings

##### 4. Morley Hall Apartments and Essex Hall Apartments

3435-3439 Superior Park Drive  
Built: 1928-1929  
Architect: Max Weis  
Builder: Unknown

##### Contributing

Photos #5, #6

Significantly larger in plan than the apartment building across the street (#5), this three-story, U-shaped, Tudor Revival, brick apartment building with stone appointments was the second to be constructed on the street and had 55 units when completed. The U-shaped building creates an open courtyard (Photo #6) which is visible between the two entrance blocks at the front of the building. While considered one building, the west entrance block (3435 Superior Park) was known as the Marley Hall Apartments and the east entrance block was known as the Essex Hall Apartments (3439 Superior Park). The windows have been replaced but the architectural character and detail of the original design is still intact. Tudor Revival elements include brick walls with stone appointments; decorative wood and stucco half-timbering; gable wall dormers with half-timbering; windows in pairs and groups of three; and projecting entrance bays, both with flat-arch, double-leaf doors inset within segmental-arch stone surrounds. The two entrance blocks are the same size, but differ slightly in their detailing. The west entrance block (Marley Hall) features a two-story, half-timbered, gable-roof wall dormer over the entrance, and at the corners, a projecting three-story brick and stone bay terminated with a crenellated corner detail and hipped roof that intersects the slate pent roof on one side, and a slightly projecting, three-story brick bay with half-timbering terminated in a wide, octagonal cupola with a hexagonal dome roof and finial on the other. The east entrance block (Essex Hall) features a clipped, two-story, brick and stone bay terminated above the eave line in a decorative parapet with inlaid stone shields, and at the corners, slightly projecting bays in two different sizes with brick and half-timbered wall dormers. The half-timbering details and decorative brick and

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stonework wrap the corners of the entrance blocks and continue in selected locations within the large, open courtyard. The courtyard elevations also feature diaperwork above the third floor. Overall the building appears to be in good condition.

**5. Barclay Courts Apartments**

3436-3440 Superior Park Drive  
Built: 1928  
Architect: Maxwell Norcross  
Builder: Max Berkhoff

**Contributing**

Photo #4 (left side)

This three-story, U-shaped, Tudor Revival, brick apartment building with stone appointments was the first of two constructed on the street and had 42 units when completed. The slate roof and windows have been replaced, and the two small cupolas that sit on the roof ridges of the two entrance blocks have been altered, with later materials, but the architectural character and detail of the original design is still intact. Tudor Revival elements include walls clad in stone, brick and decorative wood and stucco half-timbering; gable wall dormers with half-timbering; windows in pairs and groups of three; and multiple-shaft chimneys with decorative brick and stonework. The U-shaped building creates an open courtyard, which is visible between the two entrance blocks at the front of the building. Near the façade, the centered, open entrance to the courtyard is flanked by wrought iron fencing attached to the building and stone posts. Unlike most Tudor Revival buildings, this one is symmetrical with matching front entrance elevations, each marked by original, segmental-arch, double-leaf, wood doors shaped to match the arched surround of the slightly projecting, one-story, stone entrance bay ornamented with stone shields and stocky corner buttresses. Overall the building appears to be in good condition.

**Superior Park Drive Houses**

There are nineteen houses built on the parcels of the original Monroe Subdivision, all of which contribute to the historic district. All are single-family except for one two-family (#6), which is the first house west of the apartment building (#5) on the south side of Superior Park Drive. The parcel immediately to the west of the two-family house was never developed and it now contains a metal gate and asphalt driveway that provides rear access to the Taylor Road Synagogue located outside the Monroe Subdivision to the south. Each house has a detached garage—most are two-car, were built with each house, and are of wood construction sheathed in original clapboard or drop siding. Several garages are of brick construction and aluminum siding covers the wood siding at a few addresses. The garages typically feature a low shed roof with a shallow pent roof over the garage doors, none of which are original. The newer garages feature a low gable-front roof. Four garages built outside the Period of Significance are the only non-contributing resources in the Stadium Square Historic District. The total resource count for the contributing houses and garages is thirty-four (34).

All but five of the houses in the district can be classified as Tudor Revival, though they reflect a more modest version of the style than the adjacent Stadium Square apartment and commercial buildings, as well as some of the larger homes found throughout Cleveland Heights. Modest examples of the style typically had walls clad with clapboard, shingles, or stucco applied over wooden lathe, which avoided

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the expense of solid masonry construction.<sup>6</sup> When the first ten houses were being designed and built in 1926, the houses were described as being of “different English types of architecture.”<sup>7</sup> The architects were said to have “designed each house to fit its lot and to fit in with the scheme of the development for the entire street as to style of building, setting, placement of garage and landscaping.”<sup>8</sup>

At the time Stadium Square was being developed, the Tudor Revival style was gaining popularity for residential and small commercial buildings in neighborhoods and along suburban commercial corridors. “Still relatively uncommon before World War I, the style expanded explosively in popularity during the 1920s and `30s as masonry veneering techniques allowed even the most modest examples to mimic closely the brick and stone exteriors seen on English prototypes.”<sup>9</sup>

Unless noted, the properties are generally in good condition. An additional detail on some of the houses that is sometimes difficult to see are the original address boxes, which consisted of a small, horizontal steel box with a glass front and neon address numbers inside. A few remain in place but with some damage, and none of them work.

The architectural firm of Brooke & Burrows designed the first ten houses in the Tudor Revival style for contiguous lots on the north side of Superior Park Drive at the following addresses: 3407 (#14), 3403 (#15), 3399 (#16), 3395 (#17), 3391 (#18), 3387 (#19), 3383 (#20), 3379 (#21), 3375 (#22) and 3371 (#23). All built in 1926, Reno Neuter was the contractor for eight of the houses and Philo R. Brooke handled construction of the other two—3375 (#22) and 3371 (#23)—located next to each other on the west end of the row.

**6. 3428 Superior Park Drive**

Built: 1930

Architect: Unknown

Builder: Unknown

**Contributing  
N/C Garage (#6a)**

Tudor Revival features of this 2 ½-story, two-family, brick and wood shingle house include asymmetrical massing, a gable overhanging the lower story, a steeply pitched side gable roof, a tall chimney with decorative brickwork, decorative wood and stucco half-timbering, original double-hung and casement windows in pairs and groups on all elevations, flat-arched entrance with a heavy board-and-batten door and a decorative stone surround that creates the appearance of quoins, and a small raised, brick entrance stoop. The original garage was replaced, and the new garage was built in 1966, after the Period of Significance, and is a non-contributing resource in the district.

<sup>6</sup> McAlester, p.358.

<sup>7</sup> *Cleveland Plain Dealer*, March 10, 1926, p. 10.

<sup>8</sup> *Cleveland Plain Dealer*, March 10, 1926, p. 10.

<sup>9</sup> McAlester, p.358.

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**7. 3420 Superior Park Drive**

Built: 1945

Architect: Unknown

Builder: Unknown

**Contributing**

**Contributing Garage (#7a)**

In addition to the Colonial Revival door and window elements, this simple, 1 ½-story, brick house has some Tudor Revival features that include asymmetrical massing, an intersecting gabled roof, a brick and stone entrance stoop with decorative wrought iron railing, and stone cladding on the first floor of the front facade. With the exception of a large picture window, the windows have been replaced. Built c.1945, the two-car garage (#7a) has a low shed roof with a shallow pent roof over the replacement doors.

**8. 3416 Superior Park Drive**

Built: 1941

Architect: Leonard L. Broida

Builder: Victor Foccoli

**Contributing**

**Contributing Garage (#8a)**

This simple, 2 ½-story, brick house has some Tudor Revival features that include asymmetrical massing, an intersecting gabled roof, oriel windows, a brick and stone entrance stoop, a round-arch front entrance with a heavy board-and-batten door, decorative stone door and window surrounds on the first floor main façade, and a small inset porch to the side of the front entrance. Windows have been replaced. Built c.1941, the two-car garage (#8a) has a low shed roof with a shallow pent roof over the replacement doors.

**9. 3412 Superior Park Drive**

Built: 1928

Architect: Unknown

Builder: Unknown

**Contributing**

**Contributing Garage (#9a)**

Photo #8

This 2 ½-story, brick, Tudor Revival-style house with stone appointments features asymmetrical massing, a steeply pitched side gable roof with slight overhangs, a prominent cross-gable with a steeply pitched roof that dominates the façade, a tall chimney with decorative brick and stonework, decorative brick and stucco half-timbering, original casement windows with lead comes in pairs and groups, and a small brick and stone entrance stoop with a flat-arch doorway and a rustic stone surround, which is a detail that is repeated at the corners of the façade and on the chimney. The original slate roof and the front door have been replaced. Built c.1928, the two-car garage (#9a) has a low shed roof with a shallow pent roof over the replacement doors.

**10. 3423 Superior Park Drive (#10)**

Built: 1952

Architect: Unknown

Builder: Unknown

**Contributing**

**Contributing Garage (#10a)**

In addition to a Colonial Revival door surround, this simple, 1 ½-story, brick house has some Tudor Revival features that include asymmetrical massing, an intersecting gabled roof, a stone-



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clad bay window, stone window surrounds and belt course on the main façade, a brick and stone entrance stoop, and stone cladding on the first floor of the front facade. The windows have been replaced. Built c.1952, the brick two-car garage (#10a) has a flat roof and a replacement door.

**11. 3419 Superior Park Drive**

Built: 1927

Architect: Unknown

Builder: Unknown

**Contributing**

**Contributing Garage (#11a)**

Photo #7

This 2 ½-story, brick, Tudor Revival-style house with stone appointments features asymmetrical massing, a steeply-pitched hipped roof with cross gables and slight overhangs, a tall chimney with decorative brick and stonework that dominates the facade, some original windows in pairs and groups, a one-story, brick and stone entrance bay with a gable roof, and stone quoins at the corners and around the segmental-arch opening that leads to the slightly inset board and batten door. The stone detailing is repeated on the edge of the chimney, around a band of first floor windows, at the corner of the house, and around a segmental-arch opening that used to be an open side porch but is now infilled with brick and windows. The gable dormer on the west side of the house is sheathed in wood shingles, which may be an alteration. The original slate roof has been replaced and the side porch has been enclosed. Built c.1927, the two-car, brick garage (#9a) has a low shed roof with a shallow pent roof over the replacement doors.

**12. 3415 Superior Park Drive**

Built: 1931

Architect: Unknown

Builder: G. A. Monroe

**Contributing**

**N/C Garage (#12a)**

Tudor Revival features of this 2 ½-story, brick and wood shingle house include asymmetrical massing, a side-gable roof, a tall chimney with decorative brickwork that dominates the façade, decorative wood and stucco half-timbering, a group of original casement windows with lead comes, a one-story, brick entrance bay with a steeply-pitched gable-front roof, a round-arch entrance with stone quoins, and a board and batten door accessed from a small brick and stone stoop. The slate roof, most of the windows, and the original garage have been replaced. Built in 1979, the new garage is a non-contributing resource in the district.

**13. 3411 Superior Park Drive**

Built: 1937

Architect: Unknown

Builder: F. G. Kemper

**Contributing**

**Contributing Garage (#13a)**

The only Colonial Revival-style house in the neighborhood, this 2 ½-story, side-gable, brick house with brick quoins and sills, has a brick and stone entrance stoop that leads to a slightly projecting, pedimented, painted wood entrance. A side entrance is at grade under a small hipped roof, on the east elevation. Built c.1937, the two-car garage (#13a) has a low, front gable roof and replacement doors.

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**14. 3407 Superior Park Drive**

Built: 1926

Architect: Brooke & Burrows

Builder: Reno Neuter

**Contributing**

**Contributing Garage (#14a)**

Photo #9

This 2 ½-story, wood shingle and stucco, Tudor Revival-style house features a steeply-pitched hipped roof with a slight overhang and small, shingled roof dormers on the side elevations, brick chimneys on either side of the house, a front elevation of stucco and wood half-timbering with the second story slightly overhanging the first story, wood brackets under the overhang, a flat-arch entrance centered on the main façade, a porch with wood posts and brackets inset under the second story to the right of the entrance, and a small oriel window on the west elevation. The original slate roof and windows have been replaced. Built c.1926, the two-car garage (#14a) has a low shed roof with a shallow pent roof over the replacement doors.

**15. 3403 Superior Park Drive**

Built: 1926

Architect: Brooke & Burrows

Builder: Reno Neuter

**Contributing**

**N/C Garage (#15a)**

Tudor Revival features of this 2 ½-story, brick and wood shingle house include asymmetrical massing, a side-gable roof, a prominent cross-gable with a steeply pitched roof that dominates the façade, a tall chimney with decorative brickwork, and a Tudor-arch entrance with stone quoins accessed from a small brick and stone stoop. The two large, fixed windows on the first floor appear to be original but most of the other windows, the slate roof, and the original garage have been replaced. A second entrance has also been added at the southwest corner of the front façade. Built in 1987, the new garage is a non-contributing resource in the district.

**16. 3399 Superior Park Drive**

Built: 1926

Architect: Brooke & Burrows

Builder: Reno Neuter

**Contributing**

**Contributing Garage (#16a)**

This 2 ½-story, brick and wood shingle Tudor Revival-style house recently had the wood shingles covered with vinyl siding. The house still retains integrity with the other character defining features that remain, including the asymmetrical massing, a steeply pitched side gable roof with slight overhangs, overlapping gables with eave lines of varying height, a tall chimney with decorative stonework, double-hung and casement windows in pairs and groups, an entrance with Tudor-arched opening with decorative brickwork and a slightly inset doorway accessed from a low stoop. Wood has been replaced on the gable walls on the front of the house along with the original slate roof and windows. Built c.1926, the two-car garage (#14a) has a low shed roof with a shallow pent roof over the replacement doors.

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**17. 3395 Superior Park Drive**

Built: 1926

Architect: Brooke & Burrows

Builder: Reno Neuter

**Contributing**

**Contributing Garage (#17a)**

Photos #10, #14

Tudor Revival features of this 2 ½-story, brick, stone and wood shingle house include asymmetrical massing, a side-gable roof, a prominent cross-gable with a steeply pitched roof that dominates the façade, a tall chimney with decorative brickwork, overlapping gables with eave lines of varying height, double-hung and casement windows, and a slightly projecting entrance bay clad in stone with a flat-arched doorway accessed from a small stoop. An inset screened porch appears at the southwest corner of the front façade. The brick has been painted and the original slate roof and some of the windows have been replaced. Built c.1926, the two-car garage (#14a) has a low shed roof with a shallow pent roof over the replacement door.

**18. 3391 Superior Park Drive**

Built: 1926

Architect: Brooke & Burrows

Builder: Reno Neuter

**Contributing**

**Contributing Garage (#18a)**

Photos #11, #14

Tudor Revival features of this 2 ½-story, brick, stucco and wood shingle house include asymmetrical massing, a steeply pitched side gable roof, a prominent cross-gable with a steeply pitched roof that dominates the façade, a tall chimney with multiple shafts and decorative brick and stonework that dominates the façade, original double-hung and casement windows, an oriel window on the west elevation, a small, inset entrance porch with wood posts and brackets, and decorative wood and stucco half-timbering. The brick has been painted and the original slate roof has been replaced. Built c.1926, the two-car garage (#18a) has a low shed roof with a shallow pent roof over the replacement door.

**19. 3387 Superior Park Drive**

Built: 1926

Architect: Brooke & Burrows

Builder: Reno Neuter

**Contributing**

**Contributing Garage (#19a)**

Photos #12, #14

This 2 ½-story, painted brick, wood shingle and stucco Tudor Revival-style house features a steeply pitched side gable roof with a steep shed dormer that intersects a centered, large gable-roof wall dormer that overhangs the first floor, creates the porch roof, and dominates the facade. Both dormers are stucco and wood half-timbering. The symmetry is unusual for the style and is further emphasized by the center entrance tucked in under the dormer that creates the porch roof and the painted brick chimneys that flank the side elevations. The entrance has a flat-arched doorway with a heavy board-and-batten door with a diamond-patterned light. The original slate roof and windows have been replaced. Built c.1926, the two-car garage (#19a) has a low shed roof with a shallow pent roof over the replacement doors.

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**20. 3383 Superior Park Drive**

Built: 1926

Architect: Brooke & Burrows

Builder: Reno Neuter

**Contributing**

**N/C Garage (#20a)**

Tudor Revival features of this 2 ½-story, brick and wood clapboard house include asymmetrical massing; a steeply pitched side gable roof that extends down in one corner to create the roof for the entrance porch; a prominent cross-gable with a steeply pitched roof that dominates the façade; a tall chimney with decorative stonework; and a small entrance porch with bracketed wood posts that support the roof. The base of a large bay window has been faced with stone and the windows have been replaced with glass block. The original slate roof and windows have been replaced, and the chimney, which is in poor condition, has been parged above the eave line. Built c.1970, the two-car garage (#20a) is non-contributing to the district.

**21. 3379 Superior Park Drive**

Built: 1926

Architect: Brooke & Burrows

Builder: Reno Neuter

**Contributing**

**Contributing Garage (#21a)**

This 2 ½-story, painted brick, stucco and wood shingle Tudor Revival-style house features a side-gable roof and a prominent painted brick wall dormer with a steeply pitched gable roof that dominates the façade behind a second, overlapping painted stucco gable roof that extends down to create a front entrance vestibule. The entrance has a round-arched doorway with decorative brickwork and a heavy board-and-batten door with strap hinges and a round light. A round-arch screen door is also in place. The original porch stoop extended to the west under an adjacent window with French doors that are still in place, but have been covered by a security door assembly that makes the door appear altered. The original slate roof and windows have been replaced. Built c.1926, the two-car garage (#21a) has a low shed roof with a shallow pent roof over the replacement door.

**22. 3375 Superior Park Drive**

Built: 1926

Architect: Brooke & Burrows

Builder: Philo R. Brooke

**Contributing**

**Contributing Garage (#22a)**

Photo #13

This 2 ½-story, brick and stucco Tudor Revival-style house features a side-gable roof and a prominent, projecting, brick wall dormer with a steeply pitched gable roof that dominates the façade and creates the main block of the building. It is flanked to the west by a side porch inset under a one-story roof supported by bracketed wood posts. Original French doors provide access to the porch. A band of four original diamond pane windows and the front entrance appear in the base of the large wall dormer. The entrance has a segmental-arch doorway surrounded by decorative brickwork and a heavy board-and-batten door with strap hinges and a diamond pane light. A segmental-arch screen door is also in place. The original slate roof and windows have been replaced. Built in 1940, the two-car garage (#22a) has a low shed roof with a shallow pent roof over the replacement door and may have replaced the original garage.

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**23. 3371 Superior Park Drive**

Built: 1926

Architect: Brooke & Burrows

Builder: Philo R. Brooke

**Contributing**

**Contributing Garage (#23a)**

Tudor Revival features of this 2 ½-story, brick and wood shingle house include asymmetrical massing; a steeply pitched side gable roof; a prominent, projecting, brick wall dormer with a steeply pitched gable roof; a tall chimney with multiple shafts that dominates the façade; and double-hung and casement windows. The entrance has a round-arched doorway with a decorative brick and stone surround and a heavy board-and-batten door with strap hinges and a diamond pane light. A round-arch screen door is also in place. With exception of the two leaded glass casement windows that flank the chimney, the original windows and slate roof have been replaced. Built c.1926, the two-car garage (#18a) has a low shed roof with a shallow pent roof over the replacement door.

**24. 3367 Superior Park Drive**

Built: 1945

Architect: Fred Meyer

Builder: Hall Building Co.

**Contributing**

**Contributing Garage (#24a)**

This simple, 1 ½-story, brick house has some Tudor Revival features that include an intersecting gabled roof, brick chimney, and a brick and stone entrance stoop. The top of the front door surround has been changed but the pilasters are original as is the large dormer on the east slope of the roof. The large fixed 12-light windows that flank the front door appear to be original, but all others have been replaced. A rear porch has been enclosed with brick and windows. Built c.1944, the 1 ½-car garage (#24a) has a low shed roof with a shallow gable intersecting a pent roof over the replacement door.

**Conclusion -- Integrity Assessment**

The Stadium Square Historic District was developed when the Tudor Revival style was at the height of popularity, which is strongly reflected by the design and detail seen in the three commercial buildings, the two apartment buildings, and all but five of the houses on Superior Park Drive. The individual properties and the district itself retain a high degree of historic integrity—the original subdivision location and plat are clearly identifiable; the current setting nearly matches the historic setting when the neighborhood was established, contributing to the historic feeling of the district, especially from Superior Park Drive; the relationship and association of the commercial buildings to each other and the gateway they create into the residential street are intact; the primary structures constructed on every parcel during the Period of Significance remain in place and are clearly identifiable as historic; and the high-quality design, workmanship, and character-defining architectural features and building materials are largely intact despite some alterations, most of which are reversible.

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Resources were classified as non-contributing if they were altered to a degree that their original appearance was no longer identifiable or if they were built outside the Period of Significance. Although most resources had some later alterations, none were changed to the point that they are not recognizable as historic buildings, and in all cases, they retain a majority of their original materials and design features. The four non-contributing resources are residential garages that replaced the original garages that were constructed when the associated houses were built. These newer garages date from 1966-1987 and were constructed outside the Period of Significance, which ends in 1952 with completion of the last house and garage (#10, #10a).

While the original storefront plate glass has been replaced and the bulkheads and transoms have been covered on the commercial buildings, those alterations are easily reversible and don't impact the integrity of the district as a whole, the significance of the individual buildings, or their status as contributing buildings in the district. The existing bulkhead, glass and transom locations match the historic configurations (Figures 6-7). The original masonry storefront openings have not been altered and inset door locations remain in place, nearly all with the original doors. Original Tudor Revival-style architectural details and materials remain intact as well—brick walls with stone appointments, wood and stucco half-timbering on projecting bays and roof dormers, crenelated cornices, ornamental chimneys and slate pent roofs. The windows on the upper floors have been replaced, but they do replicate the six-over-one sash configuration of the historic windows. South Taylor Road has been altered and rebuilt all around these buildings, which makes their presence and historic appearance even more significant within the commercial neighborhood context.

Like the commercial buildings, the two apartment buildings retain all their Tudor Revival-style architectural details and materials with exception of the windows, which have been replaced. Original masonry openings have not been altered, building setbacks are maintained, and the original courtyards are intact without additions or infill. Despite the replacement windows, the apartment buildings contribute significantly to the architectural character, the historic feeling and the parklike setting of the historic district, especially as the district transitions from the commercial buildings to the houses on Superior Park Drive.

The first ten houses constructed in 1926 set the tone and style for the entire residential section of the historic district and the houses that would be constructed in subsequent years. Built before the commercial and apartment buildings, the design of the first houses reflect an English cottage version of the Tudor Revival-style that includes asymmetrical massing; steeply-pitched, intersecting gable roofs; tall chimneys, some with multiple flues; decorative brick, wood and stucco half-timbering, round- and Tudor-arch doors and door openings; brick walls with stone appointments; and wood shingles and clapboard siding. Minor alterations have occurred to some wood siding surfaces and windows have been replaced in a number of houses, but the houses retain the qualities of historic integrity detailed above. The Tudor-Revival architectural style, palette of building materials, and workmanship visually unify the contributing resources in the Stadium Square Historic District.

While the last five houses built between 1937 and 1952 are not high-style examples of the Tudor Revival style, and the 1937 house (#13) is a Colonial Revival, the other four houses do have similar construction materials and some Tudor Revival design details, which were influenced by the earlier buildings. Although a later, more simplified expression of the style, the final houses built within the development

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contribute to the feeling and setting of the residential street and the historic district. These include the use of gable roofs, brick, stone, different materials on lower and upper floors, building setbacks, and compatible scale and massing that is in keeping with the original subdivision plan.

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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.)

COMMERCE

ARCHITECTURE

COMMUNITY PLANNING AND DEVELOPMENT

**Period of Significance**

1926-1952

**Significant Dates**

1926

**Significant Person**

(Complete only if Criterion B is marked above.)

**Cultural Affiliation**

**Architect/Builder**

Architects: Philo Ray Brooke, George Howard Burrows, Brooke & Burrows

Architects: Maxwell Arden Norcross, Maxwell S. Weis

Builders: Reno Neuter, Max Berkhoff

**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.)

The Stadium Square Historic District is eligible for listing in the National Register of Historic Places under Criterion A as an example of 20th century mixed-use development in the growing eastern Cleveland suburb of Cleveland Heights and under Criterion C for its distinctive Tudor Revival residential and commercial architecture and plan. In Criterion A, the historic district is eligible in the category of Commerce. The historic district is located in what was the fastest growing section of Cleveland Heights during the 1920s, with farmland and woodlands quickly transformed into densely built neighborhoods. The buildings in the

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historic district, all developed by Benjamin D. Roseman, included large mixed-use buildings with first floor retail spaces and apartments on upper floors, apartment buildings, and single- and two-family houses. The buildings were intended to provide housing options to various types of households, as well as create the major commercial district anchor for the eastern section of Cleveland Heights. Lacking a name for his development and to serve as a marketing message for an area that did not yet have a developed identity, Roseman adopted Stadium Square, the name of a community stadium proposed for construction in a park adjacent to his project, but never built.

Under Criterion C, the historic district is eligible in the categories of Architecture and Community Planning and Development. The buildings are a unified group of approximately twenty examples of the Tudor Revival style, including numerous designs by prominent Cleveland area architects. The Tudor Revival style is carried out across large mixed-use buildings, apartment buildings, and single- and two-family houses. Roseman's vision to intentionally use one design style is very different from the general development pattern in Cleveland Heights, where buildings of various architectural styles mingle on the same block. From a community planning standpoint, Roseman purchased land and created the Monroe Subdivision, whose boundaries match the development of mixed-use buildings, apartment buildings, and houses that he created (Figure 2).

The Period of Significance is 1926 - 1952. It begins in 1926, with the start of construction of ten houses on Superior Park Drive that were a single development project. By 1929, 12 of the 19 houses on Superior Park Drive were completed, as well as two apartment buildings and three mixed-use buildings. Seven additional houses were constructed on Superior Park Drive (1930-1952). The Period of Significance ends in 1952, with the construction of the last building in the historic district.

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

**Development of Cleveland Heights in the Early 20th Century**

The city of Cleveland's rapid growth rate at the turn of the 20th century, along with transportation system changes, stimulated the growth of several communities adjacent to Cleveland, including Lakewood on the west side and Cleveland Heights and East Cleveland on the east side. Streetcar and interurban lines reached Cleveland Heights during the 1890s, followed in the early 20th century by the increasing use of automobiles and the availability of paved roads. These changes made the travel difficulties of distance and terrain up to the "heights" from Cleveland more manageable, which spurred population growth.

Cleveland Heights grew rapidly during the early 20th century, changing from farmland to a densely built suburb. The community grew over several decades in a generally west-to-east pattern. Developers planned residential subdivisions with easy access to paved thoroughfares with streetcar lines that met the needs of residents using mass transit or personal autos. The population of Cleveland Heights was 2,955 in 1910. It rose to 15,236 in 1920 and 50,945 in 1930, a 17-fold increase in just twenty years.

Accelerating population growth also prompted the construction of commercial districts in Cleveland Heights to meet the needs of residents for goods and services. In some communities, such as Cleveland, East Cleveland, and Lakewood, commercial districts developed in corridors as the dominant land use

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along lengthy stretches of thoroughfares served by streetcar lines. Cleveland Heights however, along with the adjacent community of Shaker Heights, were influenced by the "garden city" movement, where emphasis was placed on creating residential areas and their ambiance. Land uses such as commercial districts were reserved for specific locations: a major intersection or in a short linear stretch, spaced throughout the community, and intended to be in proportion to the surrounding area - not dominate it.<sup>10</sup>

By 1925 in Cleveland Heights, commercial areas existed primarily in the western portion of the community, meaning from Lee Road westward.<sup>11</sup> In the mid-1920s, Lee Road also represented the eastern terminus of streetcar lines on Mayfield Road, Cedar Road, and Fairmount Boulevard. Clusters of several dozen small businesses created commercial anchors at the Cedar Road and Fairmount Boulevard intersection (where streetcar lines merged), Coventry Road between Euclid Heights Boulevard and Mayfield Road (part of the streetcar route serving Euclid Heights and Mayfield), and Lee Road both north and south of Cedar Road (the eastern terminus of the Cedar Road streetcar line). Businesses also existed in a scattered pattern along Mayfield Road from Coventry Road east to Lee Road. In the north-south swath of Cleveland Heights from Lee Road eastward to Taylor Road that rapidly developed during the 1920s,<sup>12</sup> a few commercial businesses began to locate on Taylor Road at Fairmount Boulevard and at Cedar Road.<sup>13</sup> None of these commercial areas had a unified architectural design theme. Benjamin Roseman's goal was to develop Stadium Square as the major commercial anchor in the eastern section of Cleveland Heights and accomplish it using one architectural style: Tudor Revival.

Apartment buildings in Cleveland Heights, built during the 1910s and 1920s, were concentrated in specific, limited areas of the community by 1925. In the northwest section of the city, groups of apartment buildings and single-family homes shared an area bounded by Mayfield Road (north), Coventry Road (east), Euclid Heights Boulevard and Overlook Road (south) and the community boundary (west). In the west central section of the city, apartment buildings were constructed in proximity to the Cedar Road/Fairmount Boulevard commercial area. They were built on the north side of Cedar Road and several adjacent side streets.<sup>14</sup>

In general, the development pattern consisted of the construction of multiple apartment buildings in a row on a street. Because they were built on narrow, rectangular parcels, the buildings are generally rectangular in shape. If two lots were used, the building is generally U-shaped with an interior courtyard facing the street. Buildings are commonly two or three stories in height, plus a raised basement, and built of brick with stone trim. Taken together, the buildings show architectural details from various styles, including Neoclassical, Colonial, Arts and Crafts, Tudor, and Jacobethan.

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<sup>10</sup> Eric Johannesen, *Cleveland Architecture: 1876-1976* (Cleveland: The Western Reserve Historical Society, 1979), p. 131.

<sup>11</sup> *Plat Books of Cuyahoga County, Ohio*, vol. 5 (Philadelphia: G. M. Hopkins Co., 1927), plates 8, 9, and 10.

<sup>12</sup> Cuyahoga County Planning Commission, *Building Construction by Decade - Through 2010, Cuyahoga County, Ohio*, map, 2016.

<sup>13</sup> In the northeast corner of Cleveland Heights, a few businesses also began to locate on Noble Road, to the north at the boundary with East Cleveland, and at Noble Road's south terminus at Mayfield Road.

<sup>14</sup> *Plat Books of Cuyahoga County, Ohio*, vol. 5 (Philadelphia: G. M. Hopkins Co., 1927), plates 8, 9, and 10.

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Typically in Cleveland Heights, rows of apartment buildings formed consistent streetscapes of closely spaced, tall buildings with narrow side yards, constructed on lots generally 50 to 100 feet wide. In contrast, in Stadium Square Roseman used the apartment buildings facing each other at the east end of Superior Park Drive as a land use transition between the taller buildings fronting South Taylor Road and the smaller, two-story, single-family homes. This specific function influenced building design. For example, Roseman far exceeded the typical apartment building lot frontage in Cleveland Heights, stretching the frontage distance to 180 feet by allowing 135 feet for the width of the building footprints (three 45-foot lots), plus one lot (45 feet) as an auto parking area between the apartment buildings and South Taylor Road buildings. The greater overall building width created a more generously sized courtyard and improved privacy by increasing the distance between apartments on opposite sides of the courtyard. Roseman's Stadium Square also eliminated the typical raised basement design, placing three full stories above grade. Finally, the exterior of each apartment building is much more highly ornamented than typical apartment buildings in Cleveland Heights.

**Benjamin D. Roseman**

Benjamin Roseman bought approximately eight acres of land on Taylor Road, just north of Cedar Road, in 1920 and 1921. He held the land for several years, anticipating that development would continue moving eastward toward Taylor Road, the next north-south thoroughfare. Roseman formed the Monroe Allotment Company and, as its president, created the 32-lot Monroe Subdivision (Stadium Square), which was recorded in January 1926.<sup>15</sup> Located in the east central area of Cleveland Heights, Taylor Road represented - in a general sense - the eastern edge of suburban development in the vicinity in the mid- 1920s.<sup>16</sup> It was also the area of fastest growth in Cleveland Heights during the 1920s. In early 1928, it was noted that "the district where [Benjamin] Roseman is developing is rapidly growing and is some distance from public transportation and business districts, although convenient to both Taylor Road [Elementary] School and [Cleveland] Heights High School."<sup>17</sup>

Benjamin D. Roseman (1880-1947), a Hungarian immigrant, arrived in Cleveland in about 1900. He operated the B. D. Roseman Coffee Company beginning in 1910, which became the Federal Coffee Mills Company in 1914, wholesalers of coffee, tea, and spices. By 1921 Roseman was no longer involved with the firm,<sup>18</sup> and he had turned his attention to construction and development. He was the builder of six homes in Shaker Heights during 1920 to 1923.<sup>19</sup> In the 1923 *Cleveland City Directory*, he identified himself as manager of the Fairfax Construction Company, general contractors. With the Monroe Subdivision, he utilized both direct sales of land to others, as well as developing property himself under

<sup>15</sup> Cuyahoga County Fiscal Officer, <https://fiscalofficer.cuyahogacounty.us/en-US/PlatSearch.aspx>.

<sup>16</sup> Cleveland Historic Maps, <https://www.arcgis.com/apps/View/index.html?appid=ddb0ee6134d64de4adaaa3660308abfd>, accessed June 25, 2019.

<sup>17</sup> James G. Monnett, Jr., "District to Get Free Bus Service," *Cleveland Plain Dealer*, February 19, 1928, p. 16.

<sup>18</sup> Find-A-Grave.com, accessed June 25, 2019; Cleveland City Directories, various years; "Premium Department of a Rapidly Growing Western Coffee Concern," *The Tea and Coffee Trade Journal*, January 1917, p. 380; Business name change, *Cleveland Plain Dealer*, November 28, 1914, p. 13; Fairfax Construction Company note, *Cleveland Plain Dealer*, December 31, 1922, p. 28.

<sup>19</sup> Shaker Building Card Database, [http://shakerbuildings.com/search\\_results.php?keyword=roseman&submit\\_search=Search](http://shakerbuildings.com/search_results.php?keyword=roseman&submit_search=Search), accessed June 26, 2019.

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the name of several companies in which he was an officer.<sup>20</sup> Eulogized as "one of the pioneer real estate developers of Cleveland Heights in the Taylor Road district,"<sup>21</sup> in Stadium Square he was responsible for the development of more than \$1.2 million of real estate (the equivalent of about \$18 million in 2019), including 19 single-family homes, 141 apartment units, 22 storefronts, and a tenant automobile garage, along with street and utility improvements for Superior Park Drive.

### Single-Family Home Construction - 1926

Benjamin D. Roseman laid out the Monroe Subdivision later known as Stadium Square. Lots were 45 or 50 feet wide and 140 or 150 feet deep, with lots available fronting on either South Taylor or a new street, Superior Park Drive (Figure 2). Nearest to South Taylor, Superior Park Drive lots existed on both sides of the street. Further west, the street was situated along the top of an embankment that descended into city parkland (later Cain Park), consisting of a shallow valley with a stream. Therefore, in this section of the street, the ten lots on the north side looked southward toward the park and no development could occur to block the view.

These ten lots became the first focus of development. The project had the clear intent of establishing standards for the entire development in terms of overall physical features, the Tudor Revival style architectural palette, and the marketing message. A group of builders operating in the Shaker Heights and Cleveland Heights area formed the Superior Park Development Company to build the ten single-family homes for upper middle class buyers, priced at about \$20,000 (the equivalent of about \$290,000 in 2019).<sup>22</sup> The houses featured woodwork by Curtis, basement incinerators with a receiving door in the kitchen, Standard Sanitary Manufacturing Company bathroom and kitchen fixtures, and Walker Electric Dishwasher Sinks.<sup>23</sup>

Architects of suburban homes in the 1920s often "turned to styles from ages and countries which had developed satisfying and comfortable forms of domestic architecture."<sup>24</sup> Popular sources of design inspiration included American Colonial, French, Italian, Spanish, and various selections spanning centuries of English architecture. Architects rarely copied specific buildings, instead using massing, materials, and details to recall the desired style. In Stadium Square on Superior Park Drive, architects Brooke & Burrows followed this pattern, designing ten houses "of different English types of architecture. . . [each] to fit its lot and to fit in with the scheme of development for the entire street as to style of building. . . . Some of the houses will be of stucco, some half-timber, some brick and some shingle and siding"<sup>25</sup> (Figures 9, 10, and 11).

<sup>20</sup> Examples: Mera Realty Co. (*Cleveland Plain Dealer*, February 19, 1928); Orange Realty Co., (*Cleveland Plain Dealer*, April 16, 1929); and Superior Park Realty Co., (*Cleveland Plain Dealer*, December 22, 1947).

<sup>21</sup> Benjamin D. Roseman, obituary, *Cleveland Plain Dealer*, December 22, 1947, p. 4.

<sup>22</sup> "\$640,000 in New Homes in Heights," *Cleveland Plain Dealer*, March 10, 1926, p. 10. The article is incorrect in several respects. The article states that all 32 lots in the subdivision were purchased for home sites, with each home to cost about \$20,000 (32 x \$20,000 = \$640,000). Only ten lots were bought by Superior Park Development Company (3371 - 3407 Superior Park Drive).

<sup>23</sup> Display advertisement, *Cleveland Plain Dealer*, June 13, 1926, p. 10.

<sup>24</sup> Johannesen, p. 167.

<sup>25</sup> "\$640,000 in New Homes in Heights," *Cleveland Plain Dealer*, March 10, 1926, p. 10.

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Philo R. Brooke of Brooke & Burrows brought expertise in the creation of carefully planned residential developments to the project from his work as supervising architect for the Van Sweringen brothers,<sup>26</sup> developers of Shaker Heights. Their "garden city" development concept for Shaker Heights differed significantly from standard urban development patterns:

curving roadways replaced the grid layout of city streets and were determined as much by the topography of the land as by the desire for informality. Natural beauty spots were preserved. . . . The apparently aimless meanderings of the roads were actually calculated to provide access to the main arteries as well as to create the best advantages for beautiful and valuable home sites.<sup>27</sup>

On Superior Park Drive, the roadway shifts at about its midpoint to accommodate the embankment to the south, which was not a random decision. Placing the road along the top of the embankment ensured that the view toward the park from the ten houses being designed by Brooke & Burrows would be preserved, thus adding value to those properties. These ten houses are clearly visible on the 1927 Hopkins Plat book (Figure 2).

The Van Sweringens also shaped the buildings of Shaker Heights through "a stringent set of buildings restrictions, which gave them control over all building plans, including size, cost, proportion of the width to the depth of houses, building lines, additions, driveways, and outbuildings."<sup>28</sup> Brooke shaped the physical appearance of Superior Park Drive not only by designing the buildings, but also controlling site factors such as the "setting, placement of garage and landscaping."<sup>29</sup> Building permits listed Reno Neuter as the builder for eight of the houses, while Philo R. Brooke was listed as the builder for two houses.<sup>30</sup> Eight of the ten houses were sold or leased by January 1928.<sup>31</sup> Five additional houses (four single-family; one two-family) built between 1927 and 1937 are also in the Tudor Revival style. The architects of these five houses are not known. Four single-family houses, constructed in 1941, 1945 (two), and 1952 are not Tudor Revival in style.

### **Mixed-use Building and Apartment Building Construction - 1927-1929**

While the single-family homes were being built in 1926, Benjamin Roseman planned five other construction projects for the Stadium Square district: three mixed-use buildings fronting on Taylor Road, plus two apartment buildings on Superior Park Drive. The three mixed-use buildings fronting on Taylor Road, with a total value of \$500,000, were all designed by architect Max Weis. The three-story buildings contained a total of 22 storefronts and 44 apartments. The apartments featured "electric dish washers, iceless refrigeration, all tile baths, and incinerators."<sup>32</sup>

<sup>26</sup> *Cleveland Plain Dealer*, March 10, 1926, p. 10.

<sup>27</sup> Johannesen, p. 131.

<sup>28</sup> Johannesen, p. 131.

<sup>29</sup> *Cleveland Plain Dealer*, March 10, 1926, p. 10.

<sup>30</sup> City of Cleveland Heights, Building permit records.

<sup>31</sup> "Fine House Group Nearly Sold Out," *Cleveland Plain Dealer*, January 25, 1928, p. 17.

<sup>32</sup> James G. Monnett, Jr., "Two Apartments to Cost \$600,000," *Cleveland Plain Dealer*, April 6, 1919, p. 21.

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**Taylor-Superior Building, 1912-1926 South Taylor Road**  
**Monroe Apartments, 3445 Superior Park Drive**

The first building constructed, the Taylor-Superior Building, is located at the northwest corner of Superior Park Drive. The \$175,000 building was completed in early 1928 and contained 8 storefronts and 16 apartments.<sup>33</sup> The official apartment address for the Monroe Apartments is 3445 Superior Park Drive<sup>34</sup> (Figure 6).

**1932-1946 South Taylor Road**  
**Superior Park Apartments, 3444 Superior Park Drive**

The second building constructed, 1932-1946 South Taylor Road, is located at the southwest corner of Superior Park Drive. Construction started in early 1928 on the \$175,000 building, and like the Taylor-Superior Building, it contained 8 storefronts and 16 apartments.<sup>35</sup> The official apartment address for the Superior Park Apartments is 3444 Superior Park Drive<sup>36</sup> (Figure 7).

**Taylor Block, 1900-1910 South Taylor Road**

The third building constructed, 1900-1910 South Taylor Road, abuts the Taylor-Superior Building to the north. Construction started in early 1929 on the \$150,000 building, and it contained 6 storefronts and 12 apartments.<sup>37</sup> The official name of the building is the Taylor Block. The apartments do not have a separate name. The official apartment address is 1910 South Taylor Road.<sup>38</sup>

While construction was ongoing during 1928 on the Taylor Road buildings, two apartment buildings were constructed on Superior Park Drive. Located immediately behind the Taylor Road buildings, one on the south side of the street and the other on the north side, the apartment buildings functioned as a land use transition. The two buildings served "to taper the neighborhood down from combined business and apartments on the Taylor Road frontage, through these multiple-family dwellings, to the group of high class single homes with which the drive [Superior Park Drive] is lined."<sup>39</sup> The two apartment buildings had a total value of \$500,000. The three-story buildings contained a total of 97 apartments. The building on the north side of the street featured apartments with "electric refrigeration, incinerator, all-tile baths, [and a] wall bed in [the] living room." When the building opened, rents were \$55 to \$85 monthly.<sup>40</sup> The other apartment building likely had similar features and rent levels.

<sup>33</sup> "\$835,000 Development for Taylor Road Section of Cleveland Heights," *Cleveland Plain Dealer*, February 19, 1928, p. 16; "New Stores Are Quickly Leased," *Cleveland Plain Dealer*, March 30, 1928, p. 24.

<sup>34</sup> *Cleveland City Directory*, street listing section, 1930.

<sup>35</sup> "\$835,000 Development for Taylor Road Section of Cleveland Heights," *Cleveland Plain Dealer*, February 19, 1928, p. 16; "New Stores Are Quickly Leased," *Cleveland Plain Dealer*, March 30, 1928, p. 24; James G. Monnett, Jr., "Two Apartments to Cost \$600,000," *Cleveland Plain Dealer*, April 6, 1928, p. 21.

<sup>36</sup> *Cleveland City Directory*, street listing section, 1930.

<sup>37</sup> James G. Monnett, Jr., "\$1,000,000 More for Heights Group," *Cleveland Plain Dealer*, January 4, 1929, p. 16.

<sup>38</sup> *Cleveland City Directory*, street listing section, 1930.

<sup>39</sup> James G. Monnett, Jr., "Starts New Unit in Heights Group," *Cleveland Plain Dealer*, October 4, 1928, p. 7.

<sup>40</sup> James G. Monnett, Jr., "Two Apartments to Cost \$600,000," *Cleveland Plain Dealer*, April 6, 1928, p. 21.

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**Barclay Courts Apartments, 3436-3440 Superior Park Drive**

The first apartment building constructed, the Barclay Courts Apartments,<sup>41</sup> is located on the south side of the street. The \$300,000 building was started in June 1928 and completed in October 1928. The architect was Maxwell Norcross, and the building contained 42 apartments<sup>42</sup> (Figures 8 and 12).

**Morley Hall Apartments and Essex Hall Apartments, 3435-3439 Superior Park Drive**

The second apartment building constructed is on the north side of the street. The \$350,000 building was started in October 1928 and completed in May 1929. The architect was Max Weis, and the building contained 55 apartments.<sup>43</sup> The official apartment name for the entrance at 3435 is Morley Hall Apartments, and it provides access to 28 apartments. The official apartment name for the entrance at 3439 is Essex Hall Apartments, and it provides access to 27 apartments<sup>44</sup> (Figures 13 and 14).

**Stadium Square**

During early phases of construction in the development, newspaper headlines referred to the area by generic names, such as "Taylor Road Section of Cleveland Heights."<sup>45</sup> In the midst of construction, Roseman began to refer to the development collectively by the marketing name "Stadium Square." The first published use of the term "Stadium Square" in the *Cleveland Plain Dealer* occurred in early May 1928 as part of a real estate ad describing the location for two new homes for sale.<sup>46</sup> The first published use of the term in relation to Roseman's development - probably as told by Roseman to the reporter - was early October 1928: "The development of the center he [Roseman] has named Stadium Square, from the fact that the location is quite near the proposed Heights Stadium."<sup>47</sup> It is likely that Roseman used the "Stadium Square" name before the appearance of the real estate ad in May 1928. Roseman relied on the public's growing familiarity with the term "Stadium Square" to identify the location of his real estate development.

During the 1920s, the growing popularity of high school, college, and professional sports resulted in the construction of numerous stadiums. At the local level for example, a high school stadium could host both football and other athletic contests, as well as community events. East Cleveland, a fashionable middle-class suburb abutting Cleveland Heights, completed its Shaw High School stadium in 1923, with a seating capacity of about 10,000 persons. Cleveland residents actively discussed construction of a municipal stadium during the mid-1920s, and passed a bond issue to fund the project in 1928.

<sup>41</sup> *Cleveland City Directory*, street listing section, 1930.

<sup>42</sup> James G. Monnett, Jr., "Two Apartments to Cost \$600,000," *Cleveland Plain Dealer*, April 6, 1928, p. 21; James G. Monnett, Jr., "Two Blocks for New District," *Cleveland Plain Dealer*, June 16, 1928, p. 7; James G. Monnett, Jr., "Starts New Unit in Heights Group," *Cleveland Plain Dealer*, October 4, 1928, p. 7.

<sup>43</sup> James G. Monnett, Jr., "Starts New Unit in Heights Group," *Cleveland Plain Dealer*, October 4, 1928, p. 7; James G. Monnett, Jr., "Two More Blocks in Heights Group," *Cleveland Plain Dealer*, April 16, 1929, p. 12.

<sup>44</sup> *Cleveland City Directory*, street listing section, 1930.

<sup>45</sup> "\$835,000 Development for Taylor Road Section of Cleveland Heights," *Cleveland Plain Dealer*, February 19, 1928, p. 16.

<sup>46</sup> Real estate ad, *Cleveland Plain Dealer*, May 6, 1928, p. 43.

<sup>47</sup> James G. Monnett, Jr., "Starts New Unit in Heights Group," *Cleveland Plain Dealer*, October 4, 1928, p. 7.



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In addition to the growth in enthusiasm for sports, the new Cleveland Heights High School opened in 1926 with athletic fields, but without a large stadium, and discussion ensued whether to construct such a community facility. The Cleveland Heights Kiwanis Club proposed the idea in 1927, suggesting as its location the municipal parkland immediately south of Superior Park Drive, which formed a natural amphitheater. A bond issue to pay for construction was placed on the ballot in November 1927, and although it received a majority of votes, the issue narrowly failed to reach the minimum 55 percent of the total vote. The Kiwanis Club, convinced of the necessity of a stadium, relaunched their campaign in April 1928. It was during this period that the name "Stadium Square" began to appear in the *Cleveland Plain Dealer*. When the stadium bond issue returned to the November 1928 ballot, it reached only 47 percent of the total vote, and the idea was abandoned.<sup>48</sup>

### Stadium Square and Transportation

The overall Stadium Square development, with housing options ranging from apartments to expensive homes, was intended to appeal to households with and without an automobile. Advertising for the development in 1926 mentioned both its proximity to streetcar lines, as well as the ease of driving to the location on paved roads (Figure 15). In the late 1920s the nearest streetcar line terminated at Cedar and Lee Roads, about a 15-minute walk to the south and west of the development (the streetcar line that terminated at Mayfield and Lee Roads was slightly further away). With residential growth continuing eastward, the developers anticipated that the Cedar Road streetcar line would be extended eastward to Taylor, which was announced by early 1929 and occurred within about a year.<sup>49</sup> The extension reduced the walking time to public transportation to about five minutes. For driving purposes, the single-family homes, with lots ranging in depth from 120 to 180 feet, were all constructed with detached two-car garages. In addition, Roseman constructed a 50-car, single-story, parking garage across the street from his development on the east side of Taylor Road in 1928, enabling apartment tenants to have off-street, enclosed, heated parking<sup>50</sup> (Figure 5, demolished).

While waiting for the streetcar lines to be extended eastward, Roseman developed a creative idea to assist his business tenants, while also advertising his development. When the Taylor Superior Park Building was completed in early 1928, Roseman inaugurated his own bus service in the neighborhood. The service's purpose was to bring customers to the eight new merchants, which included a grocery store, meat market, bakery, fruit/vegetable merchant, dry cleaner/tailor, beauty parlor, barber shop, and a real estate office.<sup>51</sup> Merchants provided tickets, which allowed free travel on the busses. Planned to operate daily 6:00 a.m. to midnight, with twenty-minute service, the route used various streets to travel the roughly one-square mile area immediately west of Roseman's development, bounded by

<sup>48</sup> Ken Goldberg, " 'Stadium Square:' Seating for 14,000 in the Heart of the Heights," Cleveland Heights Historical Society, <http://www.chhistory.org/FeatureStories.php?Story=BadIdeas&View=StadiumSquare&section=1>, accessed June 28, 2019; "Kiwanians Out to Rouse Interest in Bonds," *Cleveland Plain Dealer*, April 11, 1928, p. 6; "Machines Win In East Cleveland - Heights Stadium Loses," *Cleveland Plain Dealer*, November 8, 1928, p. 10.

<sup>49</sup> James G. Monnett, Jr., "\$1,000,000 More For Heights Group," *Cleveland Plain Dealer*, January 4, 1929, p. 16; "Heights Tracks Ready by June," *Cleveland Plain Dealer*, April 22, 1929, p. 8; "Heights Plans Railway Loop," *Plain Dealer*, September 30, 1929, p. 16.

<sup>50</sup> "\$835,000 Development for Taylor Road Section of Cleveland Heights," *Cleveland Plain Dealer*, February 19, 1928, p. 16; James G. Monnett, Jr., "Starts New Unit in Heights Group," *Cleveland Plain Dealer*, October 4, 1928, p. 7.

<sup>51</sup> James G. Monnett, Jr., "New Stores Are Quickly Leased," *Cleveland Plain Dealer*, March 30, 1928, p. 24.

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Mayfield Road (north), Lee Road (west), Fairmount Boulevard (south), and Taylor Road (east). The route intentionally met the eastern termini of several Cleveland Heights streetcar lines, including Fairmount, Cedar, and Euclid Heights.<sup>52</sup> Even after the streetcar line on Cedar Road was extended to Taylor Road by 1930, Roseman continued serving the stores in the three buildings with two busses operating on a regular basis. In 1933 he added a taxi service. Customers received free transportation to and from the stores with the purchase of at least \$2 worth of goods.<sup>53</sup> It is not known when the bus and taxi services ended.

### Profile of Businesses and Residents - 1930

The three buildings fronting Taylor Road were built with 22 total storefronts. With some merchants using more than one space, the 1930 *Cleveland City Directory* listed 18 total spaces, with 17 occupied and one vacant. The merchants all focused on goods and services that residents in the immediate area would buy and use frequently, known as "neighborhood retail." Roseman's free bus service in the eastern portion of Cleveland Heights reinforced this retailing concept by expanding the geographic area from where these merchants could draw customers. The 1930 roster of retailers included three grocery stores, three meat markets, fruit merchant, baker, drugstore, hardware store, shoe repair, barber, beauty shop, dry cleaner, delicatessen, dry goods store (likely fabric, sewing supplies, and perhaps clothing), and a real estate office.

The 1930 Census showed that most of the residents of the single-family homes owned their homes, and were generally married couples in their thirties, forties, and fifties with two or three children. Home values were listed at about \$20,000. A few of the single-family homes were rental, with rents ranging from about \$100 - \$170 per month. Most residents were born in the United States, but a few had emigrated from various European countries, including North Ireland, England, and Italy, as well as the Dutch West Indies. The heads of households generally held white collar management jobs and included a sales manager for a lamp manufacturer, a high school principal, a college professor, an attorney, as well as two monument sculptors. None of the wives worked outside the home.

The apartment renters were generally married couples in their twenties and thirties, about half of whom had one child. Most residents were born in the United States, but a few had emigrated from various European countries, including England, Poland, Russia, Hungary, Switzerland, Italy, and Lithuania. Rents ranged from about \$45 - \$90 dollars per month, depending on the size of the unit. Many of the heads of households were traveling salesmen or worked in retail. A few were attorneys, real estate brokers, school teachers, or proprietors of small businesses, including manufacturing or service industry concerns. In several households, the wife also worked. Occupations included hairdresser, private secretary, and teacher.

In comparison, in 1930 the city of Cleveland Heights had a population of 50,945 and contained 13,268 housing units. Of these units, 7,897 housing units (60%) were owned, with a median value of almost \$14,500. There were 5,299 housing units (40%) that were rented, with a median monthly rent of

<sup>52</sup> James G. Monnett, Jr., "District to Get Free Bus Service," *Cleveland Plain Dealer*, February 19, 1928, p. 16; "Fourth Building in New Center," *Cleveland Plain Dealer*, June 24, 1928, p. 62.

<sup>53</sup> "Store Group Gives Free Taxi Service," *Cleveland Plain Dealer*, March 26, 1933, p. 26.

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\$78.19.<sup>54</sup> While the median value for homes in the Stadium Square development was higher than values found citywide, the rents for apartments in the Stadium Square development were comparable to the median monthly rent for the city as a whole. The majority of the housing units citywide - 9,332 units (89%) - were single-family units, 866 units (8%) were two-family units, and 302 units (3%) were three-or-more family units.<sup>55</sup>

Of the 39,663 persons in Cleveland Heights 15 years of age and older in 1930, 24,713 (62%) were married, a somewhat lower percentage than that found at the Stadium Square development.<sup>56</sup> Approximately 43% of all persons citywide (21,694 persons) were age 30 to 54 years, similar to the breakdown found in the Stadium Square development. While the median number of children was not available from the 1930 Census, about 27% of the population citywide was composed of children age 17 or under.<sup>57</sup>

About 15% of the population of Cleveland Heights in 1930 was foreign-born, having emigrated primarily from Germany (20.1%), Russia (11%), England (11%), Canada (8%), Czechoslovakia (7%), Hungary (7%), Irish Free State (5%), Italy (5%), Austria (4%), Poland (4%), Scotland (4%), and Northern Ireland (3.0%).<sup>58</sup> Most of these countries were also represented by foreign-born residents living in the Stadium Square development.

Of the 14,747 male workers employed in industry groups in the city of Cleveland Heights, the groups with the largest numbers of "gainful workers" were employed in the building industry (1,056 workers/7%), other iron and steel industries (1,209 workers/8%), wholesale and retail trade, except automobiles (2,974 workers/20%), and other professional and semiprofessional service (1,813 workers/12%). Of the 6,435 female workers employed in industry groups in the city of Cleveland Heights, the groups with the largest numbers of gainful workers were employed in the banking and brokerage industry (167 workers/3%), wholesale and retail trade, except automobiles (671 workers/10%), other professional and semiprofessional service (1,342 workers/21%), and other domestic and personal service (2,794 workers/43%).<sup>59</sup> The jobs held by the residents in the Stadium Square development also reflected a mix of employment sectors.

### Future Development Plans

Roseman had announced expansions to both the east and north of the development that exists today, which did not happen due to the onset of the Great Depression. North of the Taylor Block, Roseman intended to build another three-story mixed-use building with 8 storefronts and 16 apartments, which would have wrapped around the southwest corner of Blanche Avenue. Adjacent to that building on the

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<sup>54</sup> Howard Whipple Green, *Population Characteristics by Census Tracts Cleveland, Ohio 1930* (Cleveland: The Plain Dealer Publishing Company, 1931), p. 62.

<sup>55</sup> Green, p. 54.

<sup>56</sup> Green, p. 37.

<sup>57</sup> Green, p. 6.

<sup>58</sup> Green, pp. 29, 37.

<sup>59</sup> Green, pp. 40-42.

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south side of Blanche Avenue, Roseman intended to build a three-story, 22-suite apartment building. This expansion had an estimated cost of \$300,000, and architect Max Weis was preparing the designs.<sup>60</sup>

Roseman had even more ambitious plans for the east side of Taylor Road. To provide parking for apartment tenants on the west side of Taylor Road, a 50-space, heated parking garage was built in 1928. It was set back from Taylor Road, so that a substantial building could be constructed in front of it.<sup>61</sup> (Figure 5, demolished). Roseman intended to build a three-story mixed-use building in front of the garage, containing 15 storefronts and 45-50 apartments. The development would also have included a 1,500-seat motion picture theater, with its entrance through the front of the three-story building. An alternate development plan would have replaced the apartment units and merged some storefronts to accommodate a large furniture retailer. To have capacity for automobiles, he intended to expand the existing garage to 150 - 200 spaces for tenants, add a three-level parking garage (two levels below ground, one level above ground), and build a service station that also had automobile display space. This expansion had an estimated cost of \$500,000, and architect Max Weis was preparing the designs.<sup>62</sup>

### Architects and Builders<sup>63</sup>

The architectural firms, architects, and builders responsible for the designs of the houses, apartment buildings, and commercial blocks in Stadium Square represent some of the major designers creating the period revival style housing and other building stock defining the Cleveland suburbs during the early 20th century.

#### Philo Ray Brooke (1874-1954) (Brooke & Burrows)

Philo R. Brooke was born in Fairfield County, Ohio. Census records, city directory listings, and marriage records indicate that he lived in other cities and states before coming to Cleveland. He appears in the *Cleveland Plain Dealer* newspaper database items from 1922 to 1932. In the early 1920s he worked as a supervising architect for the Van Sweringen Company, developers of Shaker Heights, Ohio. He was a partner, with George Howard Burrows, in the short-lived architectural firm of Brooke and Burrows during the mid-1920s.<sup>64</sup> Cleveland Heights building permit records indicate he was the architect of two homes as a sole practitioner and 14 homes as part of Brooke & Burrows, including the ten homes on Superior Park Drive, making Stadium Square the largest concentration of the firm's residential work in Cleveland Heights. Shaker Heights building permit records indicate he was the architect of 49 homes as a sole practitioner (1922-1924) and 221 homes as part of Brooke & Burrows (1924-1927). He remained in the Cleveland area, but later relocated to the Washington, D.C. area, shortly after the 1940 Census. In 1942 he lived in Alexandria, Virginia and was employed by the War Department. He served in the Spanish American War and is buried in Arlington National Cemetery in Arlington, Virginia.<sup>65</sup>

<sup>60</sup> James G. Monnett, Jr., "\$1,000,000 More For Heights Group," *Cleveland Plain Dealer*, January 4, 1929, p. 16; James G. Monnett, Jr., "Two More Blocks in Heights Group," *Cleveland Plain Dealer*, April 16, 1929, p. 12.

<sup>61</sup> "\$835,000 Development for Taylor Road Section of Cleveland Heights," *Cleveland Plain Dealer*, February 19, 1928, p. 16; James G. Monnett, Jr., "Starts New Unit in Heights Group," *Cleveland Plain Dealer*, October 4, 1928, p. 7.

<sup>62</sup> James G. Monnett, Jr., "\$1,000,000 More For Heights Group," *Cleveland Plain Dealer*, January 4, 1929, p. 16; James G. Monnett, Jr., "Two More Blocks in Heights Group," *Cleveland Plain Dealer*, April 16, 1929, p. 12.

<sup>63</sup> Cleveland Architects Database, Cleveland City Planning Commission, <http://planning.city.cleveland.oh.us/landmark/arch/architects.php>, accessed June 29, 2019; Shaker Heights Building Card Database, <http://shakerbuildings.com>, accessed June 29, 2019;

<sup>64</sup> Partnership dates vary: Cleveland Architects Database lists 1925 - 1927; Encyclopedia of Cleveland History entry for G. H. Burrows lists 1923 - 1929; Shaker Heights building permit records show activity 1924 - 1927.

<sup>65</sup> Find-A-Grave.com, <https://www.findagrave.com/memorial/49220112>, accessed June 29, 2019.

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### **George Howard Burrows (1893-1970) (Brooke & Burrows)**

Over more than a forty-year career, George Howard Burrows designed about 1,000 homes in Cleveland Heights, Shaker Heights, and other eastern suburbs in various sizes and styles, as well as numerous commercial structures. He was born in Cleveland and graduated from the University of Michigan School of Architecture (1920). He briefly taught high school in Cleveland (1920-1921). Burrows started his architectural practice in 1922. His partners included Chester Lowe (1922-1923), Philo R. Brooke (1923-1929), and Urban Schwerzler (1928-1942). Burrows was senior partner and principal designer in the firm Burrows, Hinman, and Gabriel (1950-1958), which became George Howard Burrows & Charles Hinman Associates. Cleveland Heights building permit records indicate he was the architect of 61 homes as a sole practitioner and 14 homes as part of Brooke & Burrows, including the ten homes on Superior Park Drive. Shaker Heights building permit records indicate he was the architect of four homes as part of Burrows & Lowe (1922-1923), 221 homes as part of Brooke & Burrows (1924 - 1927), 619 homes as a sole practitioner, and seven homes as part of his 1950s firms.<sup>66</sup>

### **Reno Neuter (1883-1964)**

Reno Neuter, born Ettore Notartomaso in Ferrazzano, Italy, immigrated to the United States in 1902. He identified himself as a mason on the ship's manifest. He and his family were in Scranton, Pennsylvania in 1916, but had arrived in Cleveland by 1918. He remained in the Cleveland area through at least 1940. He died in Orange County, Florida. Cleveland Heights building permit records indicate he was the builder of nine homes designed by Brooke & Burrows, including eight homes on Superior Park Drive, plus the builder of one house designed by Philo Brooke. Shaker Heights building permit records indicate he was the builder of fifteen homes, all for Philo R. Brooke, George H. Burrows, or their partnership.<sup>67</sup>

### **Maxwell Arden Norcross (1896-1973)**

Maxwell Norcross was born in Lennoxville, Quebec. He served in the Royal Canadian Navy during World War I and graduated with a Bachelor of Applied Science degree from the University of Toronto in 1922. His immigration paperwork showed that he arrived in the United States on September 23, 1924. He was an architect in Cleveland from 1924 to 1970. He worked as a designer for Thayer & Johnson and formed his own firm in 1927. He was briefly part of the partnership Norcross & Hays (1930-1932). He was an architect for the Van Sweringen Company, a member of the Shaker Heights architectural review board, as well as a reviewing architect for the communities of Beachwood, Moreland Hills, Orange, and Shaker Heights. Cleveland Heights building permit records indicate he was the architect for at least 13 homes in that city, spanning the early 1920s through the mid-1940s. Shaker Heights building permit records

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<sup>66</sup> "George Howard Burrows," Encyclopedia of Cleveland History, <https://case.edu/ech/articles/b/burrows-george-howard>, accessed June 29, 2019; National Register of Historic Places, Inglewood Historic District, Cleveland Heights, Cuyahoga County, Ohio. NR # 09000210.

<sup>67</sup> Declaration of Intention, Cuyahoga County Common Pleas Court, No. 99418, February 17, 1939. Document notes that he entered the United States in 1902 under the name Ettore Notartomaso. On his April 1915 marriage license issued in Pennsylvania, he identified himself as Raniero Notartomaso. The Declaration of Intention notes that he later changed his name in Cuyahoga County Probate Court to Reno Neuter. All documents are part of the Raniero/Reno Neuter/Notartomaso, Ancestry.com family tree data, <https://www.ancestry.com/family-tree/>, accessed June 29, 2019.

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indicate he was the architect of 151 homes as a sole practitioner and 16 homes as part of Norcross & Hays (1931-1932).<sup>68</sup>

### **Maxwell S. Weis (1895-1972)**

Max Weis (also known as Max White) was a prolific Cleveland area architect who designed apartment buildings and mixed-use buildings with storefronts on the first floor and apartments on the upper floors, along with commercial buildings and homes. He was a native of New Haven, Connecticut and graduated from Cogswell Technical high school (now College) in San Jose, California. He is first listed in the *Cleveland City Directory* in 1914 and lived with his brother Samuel Weis, an architect who had arrived in Cleveland about 1910. Max Weis opened his own architectural practice in 1916. He was a specialist in commercial and residential architecture, zoning, and housing rehabilitation. He helped write Cleveland's zoning code and was the president of the Apartment and Home Owners Association. His son, George M. White, shared his father's office at 750 Prospect Avenue until his appointment in 1971 as Architect of the United States Capitol by President Richard Nixon. Cleveland Heights building permit records indicate he was the architect of ten commercial mixed-use buildings or apartment buildings, including the three buildings on South Taylor Road and one apartment building on Superior Park Drive. Shaker Heights building permit records indicate he was the architect of 3 apartment buildings. Lakewood Heritage Advisory Board records indicate he was the architect of at least 16 mixed-use buildings or apartment buildings in Lakewood, particularly along Detroit and Madison Avenues.<sup>69</sup>

### **Stadium Square After 1930**

The population of Cleveland Heights continued to increase after the 1930 Census count of 50,945 persons. The population reached approximately 60,000 residents in the 1950, 1960, and 1970 Censuses.

The 1947 *Cleveland City Directory* showed that the storefronts, apartments, and homes continued to be occupied and successful. More than 80% of the homes continued to be owner-occupied (15 of 19), and 98% of all the apartment units were occupied (138 of 141 units). The merchants continued to focus on goods and services that residents in the immediate area would buy and use frequently, known as "neighborhood retail." Of the 16 total storefront spaces, 15 were occupied and one was vacant. The 1947 roster of retailers was very similar to the 1930 roster. The businesses included two grocery stores, two meat markets, fruit merchant, baker, drugstore, shoe repair, barber, beauty shop, two dry cleaners, delicatessen, notions store (likely fabric, sewing supplies, etc.), and a bar.

Benjamin Roseman retired in 1946 and died in 1947. Four single-family houses, constructed in 1941, 1945 (two), and 1952 are not high-style examples of the Tudor Revival, but they do have some Tudor Revival details and maintain a similar setback, scale, and use of materials to the earlier houses. The last evidence of the Stadium Square marketing name was Stadium Shoe Repair, which was in business into the late 1980s (Figure 16).<sup>70</sup>

<sup>68</sup> National Register of Historic Places, Inglewood Historic District, Cleveland Heights, Cuyahoga County, Ohio. NR # 09000210; Certificate of Arrival, Petition for Naturalization, No. 68480, <https://www.ancestry.com>, accessed June 29, 2019.

<sup>69</sup> City of Lakewood Heritage Advisory Board, Commercial/Industrial Building Survey, digital records held by Lakewood Historical Society, accessed June 27, 2019.

<sup>70</sup> Goldberg, "Stadium Square," Cleveland Heights Historical Society.

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From the middle of the 20th century through today, the Stadium Square Historic District and the surrounding neighborhood have changed very little. The houses and apartment buildings on Superior Park Drive continue to be occupied. South Taylor Road continues to be an arterial road in the eastern section of Cleveland Heights, as Roseman envisioned. South Taylor Road has a variety of occupied commercial, office, and institutional uses, mostly dating to the second half of the 20th century. The occupancy levels of the mixed use buildings fronting on South Taylor Road have declined in the past decade. The buildings at 1900-10 South Taylor Road (#1) and 1912-26 South Taylor Road (#2) have minimal retail and apartment tenants. The building at 1932-46 South Taylor Road (#3) is vacant.

### Conclusion

The Stadium Square Historic District meets Criterion A under Commerce and Criterion C under Architecture and Community Planning and Development. In terms of their context, the Stadium Square Historic District reflects the expansion of early 20<sup>th</sup> century suburbs in the Cleveland area, made possible by the extension of streetcar lines, increasing use of the automobile, and availability of paved roads. In Cleveland Heights, the three mixed-use buildings fronting on South Taylor Road, along with the two apartment buildings and nineteen homes behind them, were constructed during a period of rapid population growth in eastern Cleveland Heights. The buildings were intended to become the anchor commercial area in this section of the city.

In terms of architecture, developer Benjamin D. Roseman selected a popular revival style of the period. A large Tudor Revival style mixed-use building already existed at the west end of Cleveland Heights in the Cedar-Fairmount business district, and designs based on English architecture were popular choices for single- and two-family homes and apartment buildings in both Cleveland Heights and neighboring Shaker Heights. Roseman employed architects who had either worked for the Van Sweringens in their Shaker Heights development company (Brooke, Norcross) or had worked in Shaker Heights or Cleveland Heights and were skilled in designing revival styles buildings (Burrows, Weis).

The Stadium Square development implemented its unified design theme through mixed-use buildings, apartment buildings, and single- and two-family homes. For the single-family homes, Roseman assured the neighborhood's appearance by using a key tool of the Shaker Heights development: placing all lots "under restrictions similar to those in Shaker Village, including supervision of architecture and approval of plans."<sup>71</sup> The South Taylor Road buildings were described as "a distinct departure from the usual type of flat-roofed business block[s]. This carries out Roseman's promise to [Cleveland] Heights officers when they opened the district for business use, that his would not be the customary monotonous appearing building, but an ornament to the neighborhood."<sup>72</sup>

Roseman also intensively focused his efforts to keep Stadium Square's architecture, and his development of a new section of Cleveland Heights, in front of the public and potential homeowners, renters, business tenants, and customers. Through the roughly three-and-one-half year development period, Roseman utilized public relations efforts extensively. In just one media outlet, the *Cleveland Plain Dealer*, eighteen substantial articles appeared during the 38-month period (March 1926-April 1929), including eight articles in 1928. The articles announced new phases of the development, noted

<sup>71</sup> "These Ten Houses All Face Heights Park," *Cleveland Plain Dealer*, June 12, 1927, p. 29.

<sup>72</sup> "\$835,000 Development for Taylor Road Section of Cleveland Heights," *Cleveland Plain Dealer*, February 19, 1928, p. 16;

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construction progress, announced retail tenants, described features of the new homes or apartments, and often included architect's renderings or photographs.

The Stadium Square Historic District also illustrates one developer's vision for suburban community planning and development in the mid- to late 1920s. Roseman had a vision for the development from its inception, when he --

purchased a large block of land some years ago when few could see it [as] anything but a country district. He laid out and dedicated Superior Park Drive from Taylor Road west to a connection with S. Compton Road and was instrumental in getting a company to erect a row of single-family residences of good type overlooking the city parkway. His business and apartment buildings followed. Greatly increased demand for both stores and suites has been made since definite announcement that the Cedar Road car line would be extended from Lee Road to Taylor Road, making the section directly accessible to downtown.<sup>73</sup>

Benjamin D. Roseman relentlessly pushed his development timetable, including subdivision design and approval, street and utility improvements, and the creation in just several years of about \$18 million in real estate in 2019 dollars. Often, more than one major building was under construction at the same time. If not for the rapid schedule, Roseman would not have completed nearly as much of the project as he did when development was abruptly halted by the Great Depression. This short construction time frame meant that Roseman, adept at anticipating the housing desires and retail needs of future residents, could maintain project control when it was "in the midst of the fastest growing portion of [Cleveland] Heights."<sup>74</sup>

<sup>73</sup> James G. Monnett, Jr., "\$1,000,000 More for Heights Group," *Cleveland Plain Dealer*, January 4, 1929, p. 16.

<sup>74</sup> "Fine House Group Nearly Sold Out," *Cleveland Plain Dealer*, January 15, 1928, p. 17.



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## 9. Major Bibliographical References

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*Plat Books of Cuyahoga County, Ohio*. Vol. 5. Philadelphia: G. M. Hopkins Co., 1927.

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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 # \_\_\_\_\_

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**Primary location of additional data:**

☐ State Historic Preservation Office

☐ Other State agency

☐ Federal agency

☒ Local government

☐ University

☒ Other

Name of repository: Cleveland Heights Historical Society

**Historic Resources Survey Number (if assigned):** CUY-1473-21

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**10. Geographical Data**

**Acreage of Property** 6.92

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: 41.507891 Longitude: -81.559656

2. Latitude: 41.507837 Longitude: -81.555905

3. Latitude: 41.506576 Longitude: -81.555882

4. Latitude: 41.506621 Longitude: -81.559645

**Or**

**UTM References**

Datum (indicated on USGS map):

☒ NAD 1927 or ☐ NAD 1983

1. Zone: 17 Easting: 453277 Northing: 4595073

2. Zone: 17 Easting: 453601 Northing: 4595065

3. Zone: 17 Easting: 453601 Northing: 4594925

4. Zone: 17 Easting: 453270 Northing: 4594932

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

Beginning at the northeast corner of 1900-1910 South Taylor Road (#1, Parcel 684-26-011) and proceeding south along the eastern property line (building edge at sidewalk), across Superior Park Drive to the southeast corner of 1932-1946 South Taylor Road (#3, Parcel 684-27-001); thence west along the southern property line of the same parcel and along the rear property lines of the adjacent apartment building and four residential parcels to the intersection of the western property line of 3412 Superior Park Drive (#9, Parcel 684-27-004); thence north along the western property line of the same parcel to Superior Park Drive; thence west along the southern edge of Superior Park Drive to the intersection with South Compton Road; thence across Superior Park Drive to the western property line of 3367 Superior Park Drive (#24, Parcel 684-26-028) until it intersects with the northern property line of the same parcel; thence east along the northern property line of the residential parcels on the north side of Superior Park Drive to the intersection of the western property line of 3435-3439 Superior Park Drive (#4, Parcel 684-26-013); thence north along the west property line to the north property line of same parcel; thence east along the north property line back to the point of origin.

**Boundary Justification** (Explain why the boundaries were selected.)

The boundary follows the perimeter of the Monroe Subdivision, platted in 1926, plus an adjacent lot to the north that fronts on South Taylor. The area is associated with the historic district during the period of significance.

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**11. Form Prepared By**

name/title: Heather Rudge, Richard Sicha and Marcia Moll  
organization: Historic Preservation Group LLC  
street & number: 2425 West 11<sup>th</sup> Street, Suite 4  
city or town: Cleveland state: Ohio zip code: 44113  
e-mail: heather@hpgroup-llc.com  
telephone: 216-302-3510  
date: July 1, 2019

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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.

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- **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: Stadium Square Historic District  
City or Vicinity: Cleveland Heights County: Cuyahoga State: OH  
Photographer: Heather Rudge  
Date Photographed: Summer 2018/Spring 2019

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

Photograph 1 of 14

Description: 1900-46 South Taylor Road, east and north elevations  
Camera Direction: Southwest

Photograph 2 of 14

Description: 1912-26, 1900-10 South Taylor Road, south and east elevations  
Camera Direction: Northwest

Photograph 3 of 14

Description: 1932-46 South Taylor Road, north and east elevations  
Camera Direction: Southwest

Photograph 4 of 14

Description: Superior Park Drive streetscape  
Camera Direction: West

Photograph 5 of 14

Description: 3427-39 Superior Park Drive, south and east elevations  
Camera Direction: Northwest

Photograph 6 of 14

Description: 3427-39 Superior Park Drive, courtyard, east, south and west elevations  
Camera Direction: Northeast

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Photograph 7 of 14

Description: 3419 Superior Park Drive, south and east elevations

Camera Direction: Northwest

Photograph 8 of 14

Description: 3412 Superior Park Drive, north and east elevations

Camera Direction: Southwest

Photograph 9 of 14

Description: 3407 Superior Park Drive, south and east elevations

Camera Direction: Northwest

Photograph 10 of 14

Description: 3395 Superior Park Drive, south and east elevations

Camera Direction: Northwest

Photograph 11 of 14

Description: 3391 Superior Park Drive, south and east elevations

Camera Direction: Northwest

Photograph 12 of 14

Description: 3387 Superior Park Drive, south and east elevations

Camera Direction: Northwest

Photograph 13 of 14

Description: 3375 Superior Park Drive, south and east elevations

Camera Direction: Northwest

Photograph 14 of 14

Description: Superior Park Drive streetscape

Camera Direction: East

**Figure Log 1 – 16**

Figure 1. General Locational Map. Source: Google Maps, online.

Figure 2. Hopkins Plat Book, 1927. Source: Cleveland Historic Maps, online.

Figure 3. Sanborn Insurance Map, 1951, volume 13A, sheet 90. Source: Cleveland Public Library, Research Databases, online.

Figure 4. Sanborn Insurance Map, 1951, volume 13A, sheet 114. Source: Cleveland Public Library, Research Databases, online.

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Figure 5. Sanborn Insurance Map, 1952, volume 13A, sheet 64. Source: Cleveland Public Library, Research Databases, online.

Figure 6. Taylor-Superior Building, 1912-1926 South Taylor Road, circa 1928. Source: Cleveland State University, The Michael Schwartz Library, The Cleveland Memory Project.

Figure 7. 1932-1946 South Taylor Road, circa 1928. Source: Cleveland State University, The Michael Schwartz Library, The Cleveland Memory Project.

Figure 8. Barclay Courts Apartments, 3436-3440 Superior Park Drive, circa 1928. Source: Cleveland State University, The Michael Schwartz Library, The Cleveland Memory Project.

Figure 9. Superior Park Drive Single-Family Houses, advertisement. Source: Cleveland Plain Dealer, September 4, 1927.

Figure 10. Superior Park Drive Single-Family Houses. Source: Cleveland Plain Dealer, June 12, 1927.

Figure 11. Superior Park Drive Single-Family Houses viewed from Cain Park, circa 1940. Source: Cleveland Heights-University Heights Public Library Digital Archive online at [www.ohiomemory.org](http://www.ohiomemory.org).

Figure 12. Barclay Courts Apartments, 3436-3440 Superior Park Drive, rendering. Source: Cleveland Plain Dealer, April 8, 1928.

Figure 13. Morley Hall Apartments and Essex Hall Apartments, 3435-3439 Superior Park Drive, rendering. Source: Cleveland Plain Dealer, June 24, 1928.

Figure 14. Morley Hall Apartments and Essex Hall Apartments, 3435-3439 Superior Park Drive, during construction. Source: Cleveland State University, The Michael Schwartz Library, The Cleveland Memory Project.

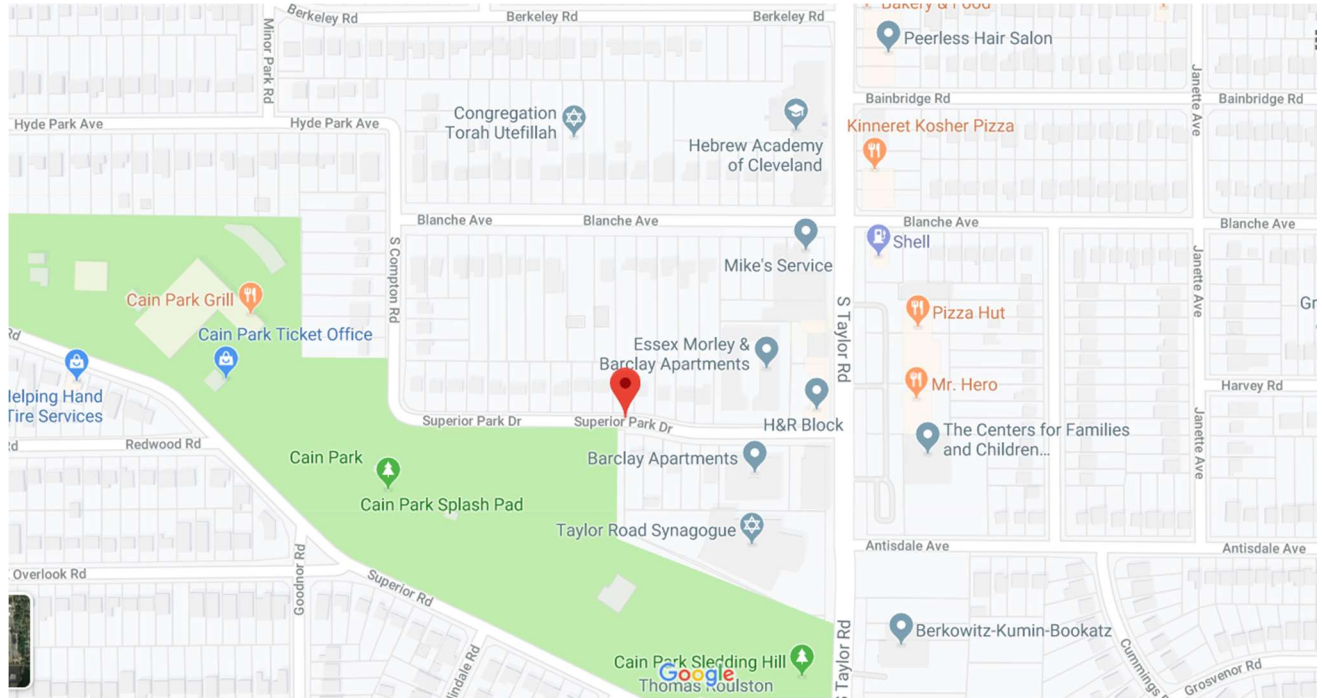
Figure 15. Superior Park Drive Single-Family Houses, advertisement. Source: Cleveland Plain Dealer, July 11, 1926.

Figure 16. Stadium Shoe Repair storefront, 1960s or 1970s. Source: Cleveland Heights Historical Society, online Stadium Square feature article.

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Figure 1. General Locational Map. Source: Google Maps, online.

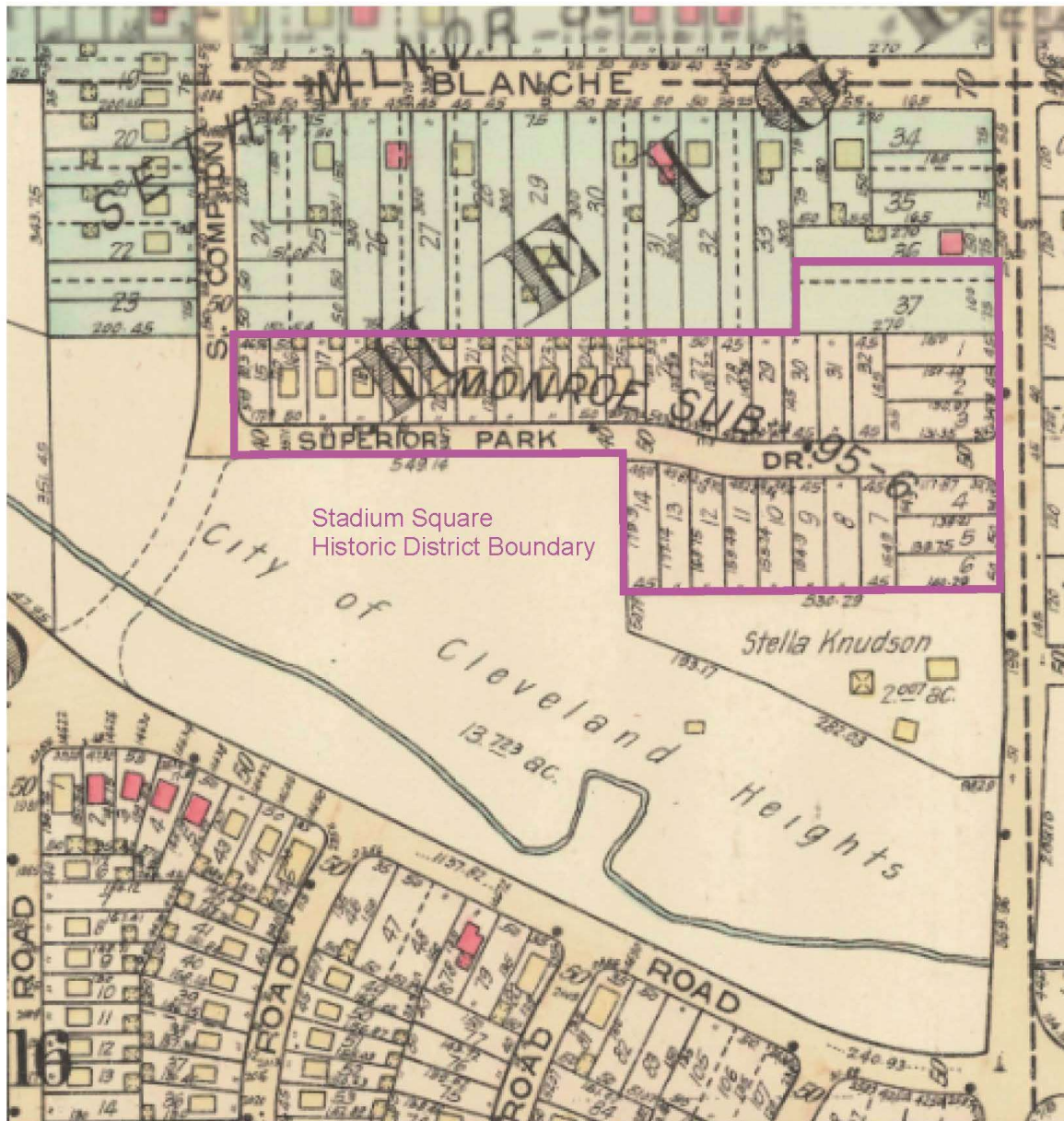




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Figure 2. Hopkins Plat Book, 1927. Source: Cleveland Historic Maps, online.



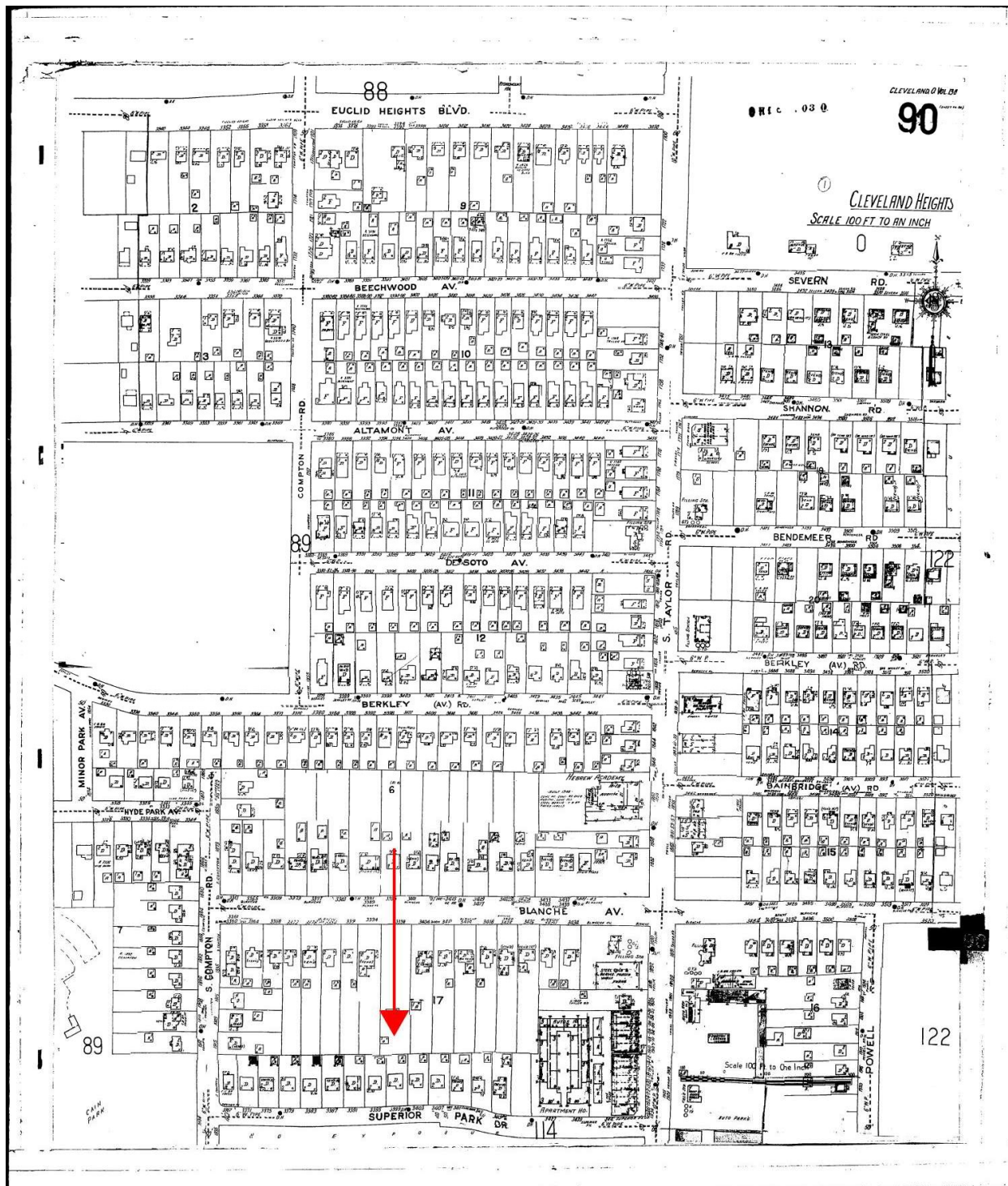
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Figure 3. Sanborn Insurance Map, 1951, volume 13A, sheet 90. Source: Cleveland Public Library, Research Databases, online.





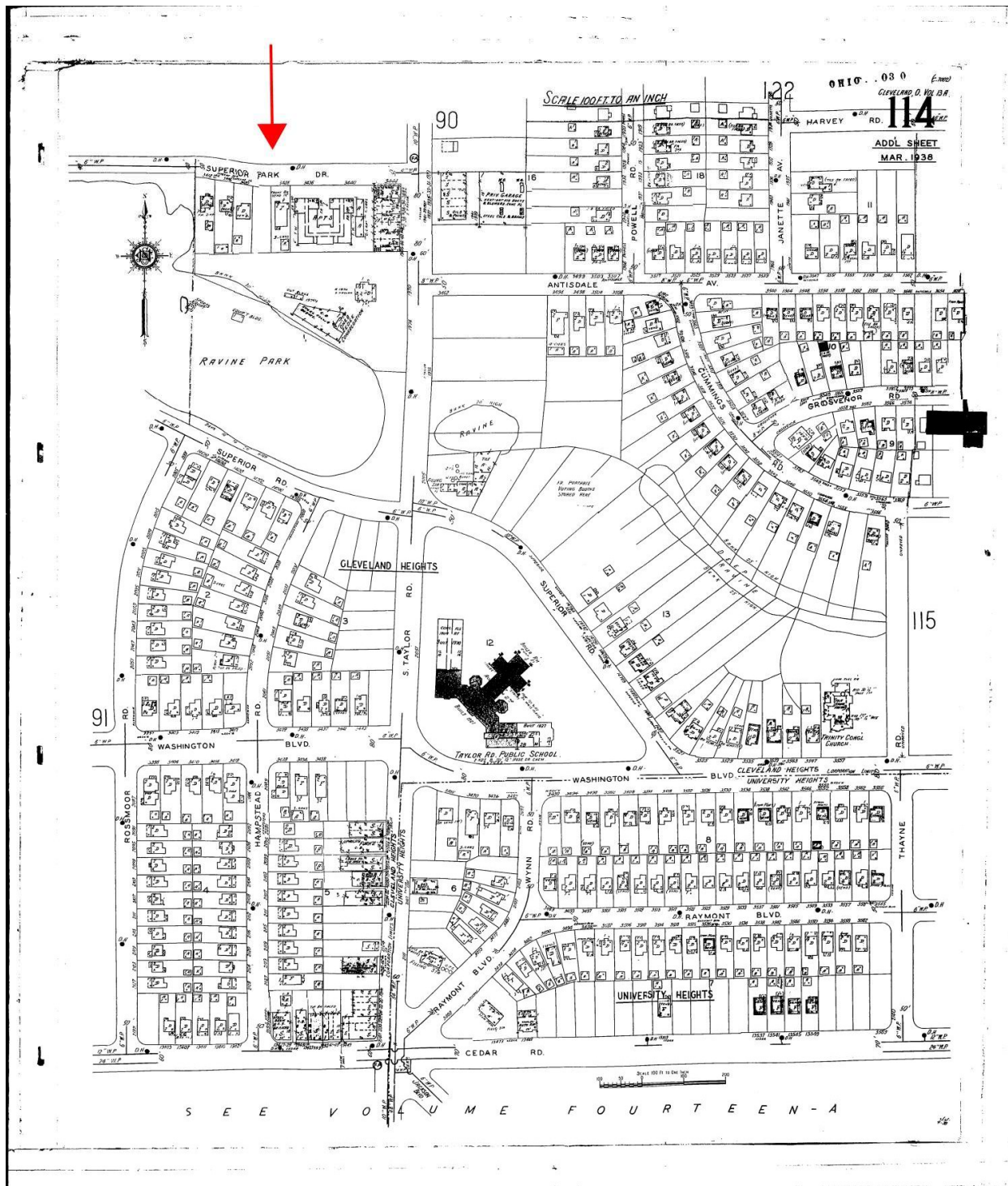
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Figure 4. Sanborn Insurance Map, 1951, volume 13A, sheet 114. Source: Cleveland Public Library, Research Databases, online.



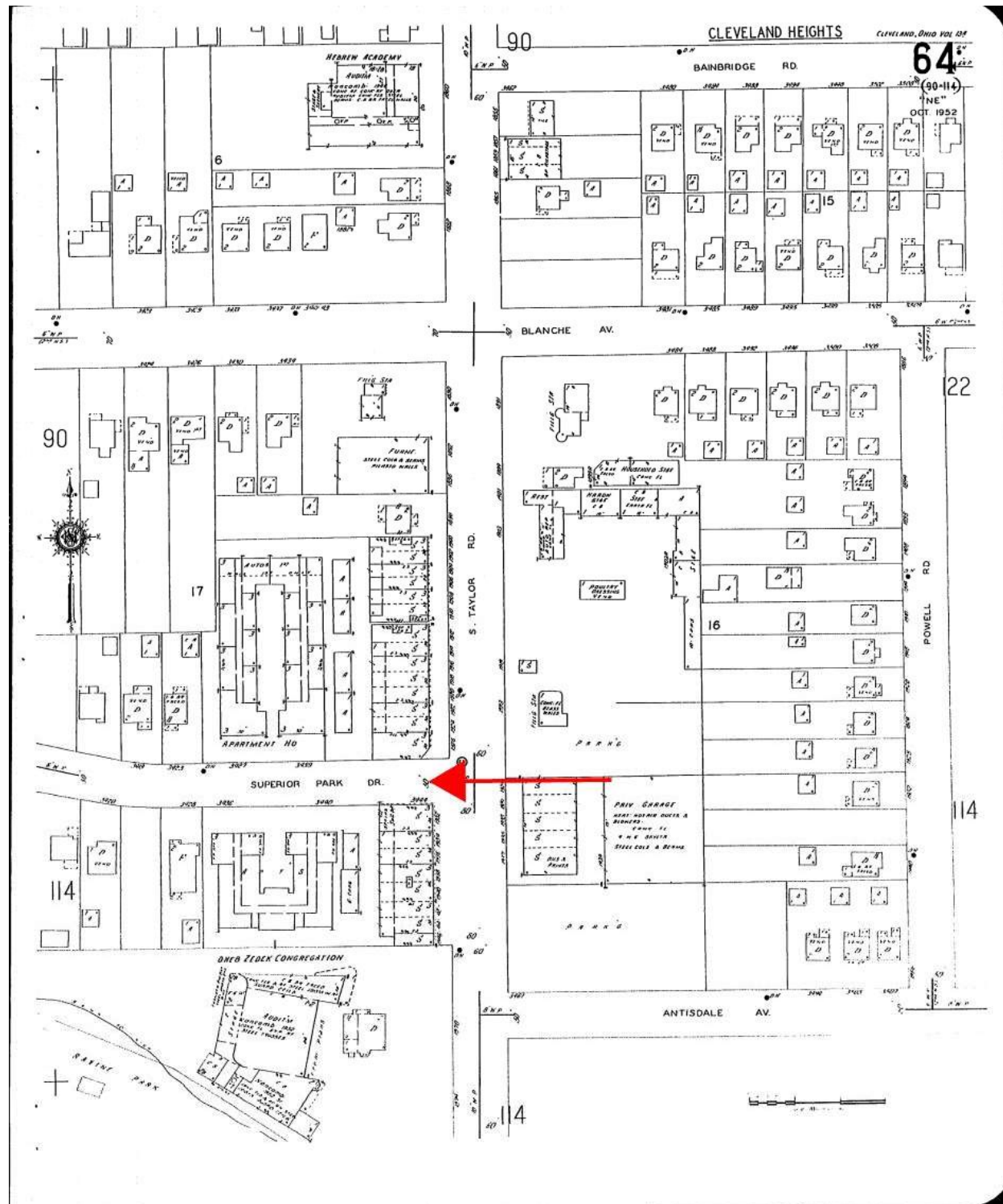
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Figure 5. Sanborn Insurance Map, 1952, volume 13A, sheet 64. Source: Cleveland Public Library, Research Databases, online.



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Figure 6. Taylor-Superior Building, 1912-1926 South Taylor Road, circa 1928. Source: Cleveland State University, The Michael Schwartz Library, The Cleveland Memory Project.





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Figure 7. 1932-1946 South Taylor Road, circa 1928. Source: Cleveland State University, The Michael Schwartz Library, The Cleveland Memory Project.



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Figure 8. Barclay Courts Apartments, 3436-3640 Superior Park Drive, circa 1928. Source: Cleveland State University, The Michael Schwartz Library, The Cleveland Memory Project.



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Figure 9. Superior Park Drive Single-Family Houses, advertisement. Source: Cleveland Plain Dealer, September 4, 1927.

**CLEVELAND PLAIN DEALER**

**Sale Houses Heights.      Sale Houses Heights.      Sale Houses Heights.**

**Open for Inspection in Cleveland Heights**



(3399 Superior Park Dr.)



(3395 Superior Park Dr.)

**Not for Sale**

These two homes are not for sale. They are typical, however, of the entire group of fine residences built by the Superior Park Development Co. on Superior Park drive, Cleveland Heights.

They are typical in character and beauty, in the obvious and hidden qualities, in the completeness of equipment and appointments and delightful livableness.



Figures call attention to proximity to (1) Cleveland Heights High School, (2) Taylor Grade School, (3) Roosevelt Junior High School.

The other homes on this truly distinctive street, an ideal location overlooking the scenic glories of Superior Park, are now in the final stages of construction. They will be ready for occupancy in two weeks.

That you may appreciate the happy advantages awaiting the home owners in this lovely group of new residences on Superior Park drive, arrangements have been made with the owners to keep the homes shown above open for inspection, Sunday and Monday, Sept. 4 and 5, between 10 a. m. and dark.

If you are interested in a new home, complete in every comfort-producing detail, on convenient terms and at a cost representing a total carrying charge of less than \$150 per month, you are urged to enjoy a visit to these homes today or tomorrow.

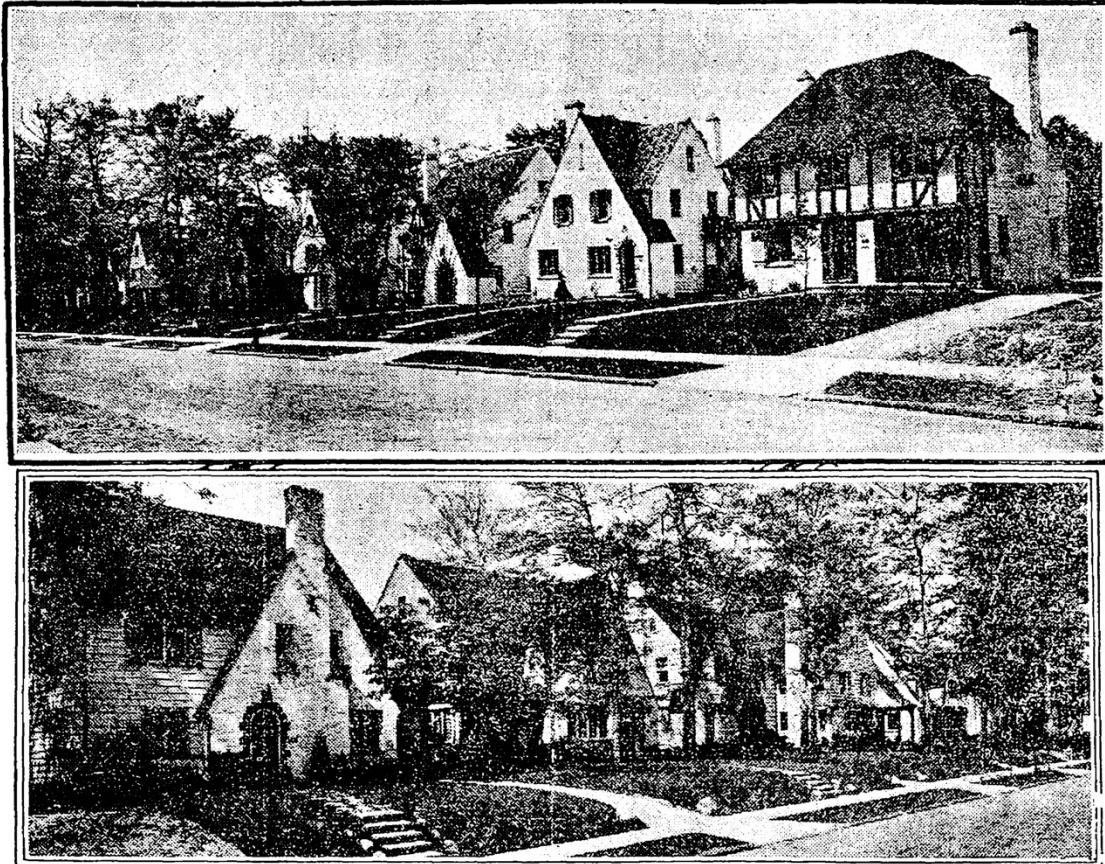


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Figure 10. Superior Park Drive Single-Family Houses. Source: Cleveland Plain Dealer, June 12, 1927.

## These Ten Houses All Face Heights Park



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Figure 11. Superior Park Drive Single-Family Houses viewed from Cain Park, circa 1940. Source: Cleveland Heights-University Heights Public Library Digital Archive online at [www.ohiomemory.org](http://www.ohiomemory.org).



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Figure 12. Barclay Courts Apartments, 3436-3440 Superior Park Drive, rendering. Source: Cleveland Plain Dealer, April 8, 1928.

## Will Be Part of Large Group on the Heights



This \$200,000 apartment house is to be part of Benjamin D. Roseman's large group of apartments and combination buildings at Taylor Road and Superior Park Drive, Cleveland Heights.

The first part of the group was formally inaugurated yesterday when the eight stores in Roseman's first building on the Taylor Road frontage opened for business and Roseman started his free bus service which will carry people of a large section of the suburb to and from the stores.

In the apartment here shown, which will be on the south side of Superior Park Drive, there will be 42 suites with electric refrigeration, all tile baths, wall bed in each living room and many other features. Roseman has announced that he will rent the three, four and five-room suites at from \$55 to \$85 a month. Maxwell Norcross is the architect.

Directly across the drive Roseman soon will start an apartment of 84 suites to cost \$400,000. In addition to his three-story combination building now in use, he is constructing a duplicate on the opposite corner on Taylor Road which will have sixteen suites and eight stores, already partly rented.

### STARTS SALES PROGRAM

New Victor Weatherstrip Co. Dines Salesmen.

The Victor Weatherstrip Co., 1235 Prospect Avenue S. E., gave a dinner...

### HOMES CAMPAIGN UP FOR APPROVAL

## BOARD WILL HEAR GILBERT MORGAN

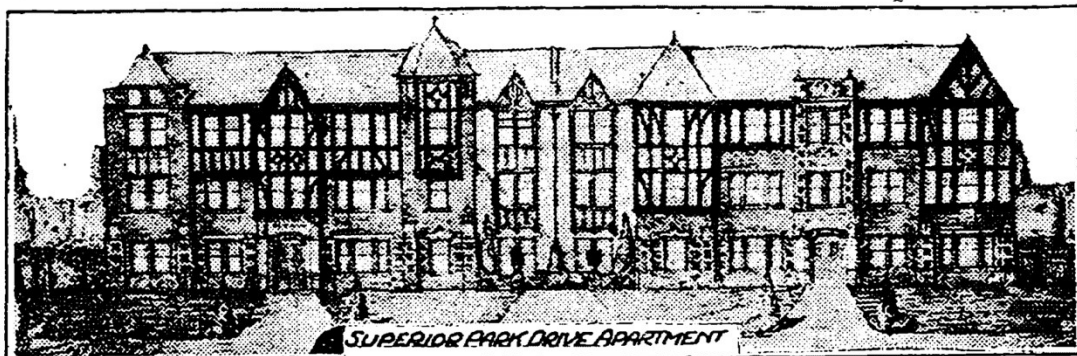
Realtors to Learn About Cleaning Away of Useless Laws.

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Figure 13. Morley Hall Apartments and Essex Hall Apartments, 3435-3439 Superior Park Drive, rendering. Source: Cleveland Plain Dealer, June 24, 1928.

## Fourth Building in New Center



This is one of the group of buildings for Benjamin D. Roseman, who is creating a new business and residential center at Taylor Road and Superior Park Drive, Cleveland Heights.

Roseman has started construction of a three-story apartment house of 42 suites of three to five rooms on the south side of the drive, just west of a three-story combination busi-

ness and apartment building fronting on Taylor Road.

The apartment shown in the picture will have 62 suites and will go on the north side of the drive just opposite and west of Roseman's first combination block, already fully occupied. It will be started within two weeks. Both apartments will have iceless refrigeration, all tile baths, soundproofing and other features.

In connection with the development, which stands in the center of a large home district, Roseman has inaugurated free bus service touching the Fairmount, Cedar and Euclid Heights street car lines to carry patrons of his stores to and from the business buildings.

The 42-suites will cost \$300,000 and the 62-suites \$450,000. Both will be ready by autumn.

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Figure 14. Morley Hall Apartments and Essex Hall Apartments, 3435-3439 Superior Park Drive, during construction. Source: Cleveland State University, The Michael Schwartz Library, The Cleveland Memory Project.



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Figure 15. Superior Park Drive Single-Family Houses, advertisement. Source: Cleveland Plain Dealer, July 11, 1926.

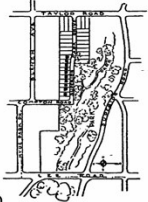


10 of 30 Homes Being Built Under Supervision of the Architects and Guaranteed by the Superior Park Development Co. on Superior Park Drive

## Homes That Have the Advantage of Locations Finest Materials and Workmanship—Moderately Priced

Designed by Brooke & Burrows and Being  
Built Under Their Supervision for the  
**SUPERIOR PARK DEVELOPMENT  
COMPANY**

**LOCATION**  
Superior Park Drive, between Taylor and Compton  
Roads—just across the ravine and facing the park. A  
location as healthful as beautiful.



**EASY TO  
REACH**

Broad, well paved roads lead to  
Superior Park Drive. Street cars  
and buses stop on frequent sched-  
ule within a few minutes' ride of  
the property. If you drive, the  
trip out here is even more enjoy-  
able—you drive right up to the  
mouth of the ravine. Careless air-  
residents will be glad to show you  
about the property, and through the  
homes. Inspections, at any time  
convenient to you.

**Come out  
Today**

Striking examples of what can be done in home construction when architects,  
builders, supply houses and allotment developers co-operate, are the fine homes  
now being erected on Superior Park Drive. Only by this close co-operation  
have the moderate prices on these exceptionally well built homes been possi-  
ble. Two are now completed, and ready for your inspection. Others are in  
various stages of construction—a good time to see how excellently they are  
being built.

If you are contemplating buying a home,  
either as a place to live or for an investment,  
you are urged to inspect these homes. From  
every standpoint, they are unusual. Every  
bit of material used is the very best of its  
kind. No skimping has been done anywhere.  
They are being erected by a responsible firm,  
and are guaranteed in every respect.

Prices vary with the different types. But each  
type at the price it is offered, is remarkable  
value—value made possible only by group  
building and the earnest desire on the part  
of every firm co-operating, to give the very  
best home value. Were you to build a home  
of comparable quality, it would cost you far  
more than you can buy one of these.

Further information concerning any of the items used in the construction of  
these homes will be gladly furnished upon application to Brooke & Burrows  
—Cedar 228—The Superior Park Development Co.—Cedar 3528, or any of  
the firms listed alongside.

**Firms Co-Operating and Items Used in  
the Construction of These  
Quality Homes**

**SHEET METAL**  
Leadclad—Sold by The Leadclad Products Co., of Cleve-  
land, 5716 Euclid Ave.

**WOODWORK**  
Curtis—Furnished by The Standard Building Materials  
Co., 1862 E. 123rd St.

**SHINGLES—STAIN**  
Cabot Stained Cedar—Supplied by C. D. Perrin Co., 2341  
Orange Ave.

**INSULATION**  
Insulite—Furnished by The Insulite Co., 14300 Lake Shore  
Boulevard.

**HEATING SYSTEM**  
Mount—Made by The Mount Vapor Heating Co., 1246  
W. 4th St. Installed by Edw. V. Bohunek, 9600 Carlton  
Avenue.

**KERNERATORS**  
Furnished by The Modern Equipment & Supply Co., 2443  
Prospect Ave.

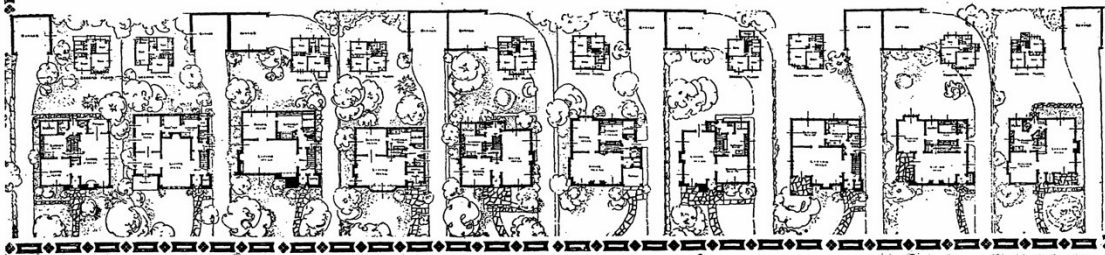
**DISHWASHERS**  
Walker—Sold and guaranteed by R. H. Cummings, 6011  
Euclid Avenue.

**PLUMBING**  
Standard—Manufactured by The Standard Sanitary Mfg.  
Co. Installed by J. V. Duncan Co., Plumbing Contrac-  
tors, 17807 Euclid Ave.

**WATER HEATERS**  
Everhot Automatic—The E. J. Hungerford Co., distribu-  
tors, Cedar 1322.

**BOILERS**  
Ideal Arcos—Installed by Edward V. Bohunek, 9600 Carlton  
Avenue.

**Prospective Buyers, Builders of Homes and Contractors Are Invited to Inspect These Quality Homes**





Stadium Square Historic District  
Name of Property

Cuyahoga, OH  
County and State

Figure 16. Stadium Shoe Repair storefront, 1960s or 1970s. Source: Cleveland Heights Historical Society, online Stadium Square feature article.

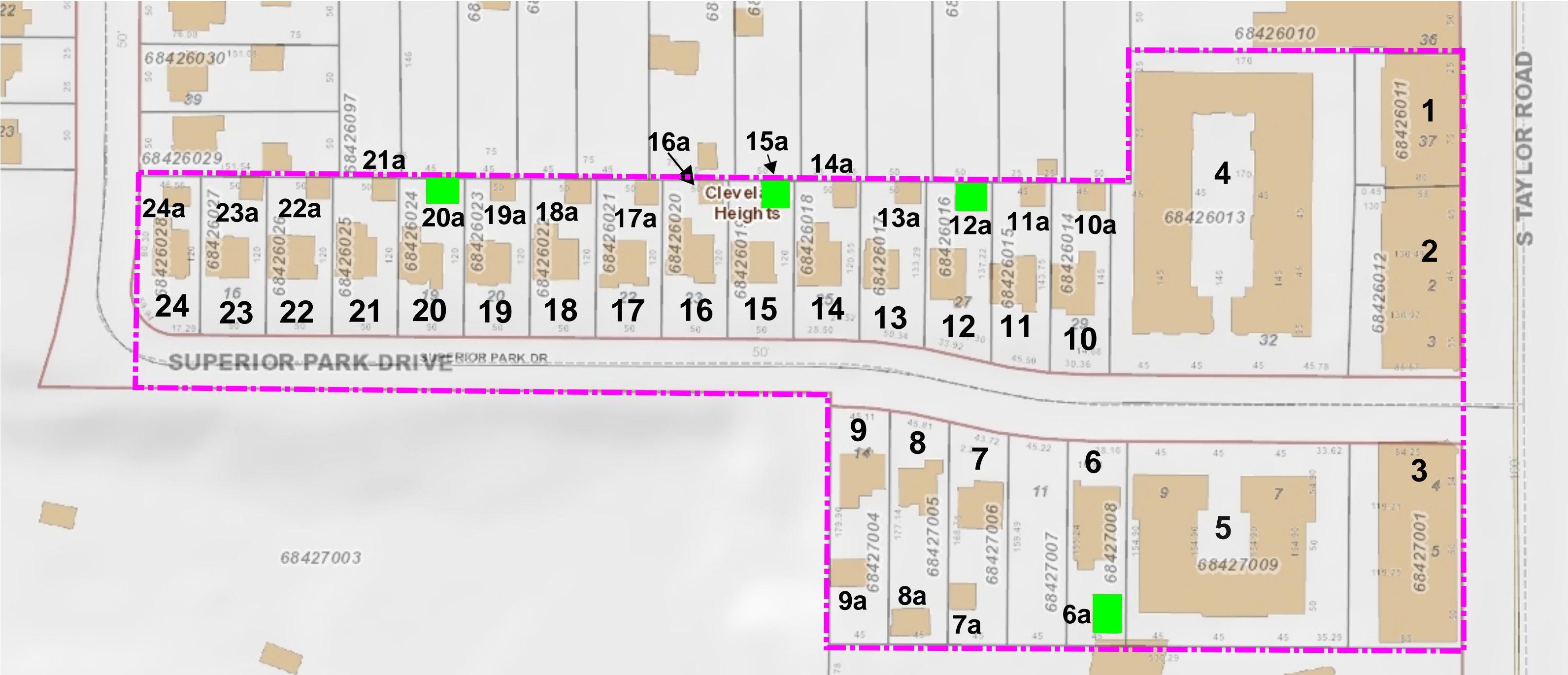


**Paperwork Reduction Act Statement:** This information is being collected for nominations to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C.460 et seq.). We may not conduct or sponsor and you are not required to respond to a collection of information unless it displays a currently valid OMB control number.

**Estimated Burden Statement:** Public reporting burden for each response using this form is estimated to be between the Tier 1 and Tier 4 levels with the estimate of the time for each tier as follows:

- Tier 1 – 60-100 hours
- Tier 2 – 120 hours
- Tier 3 – 230 hours
- Tier 4 – 280 hours

The above estimates include time for reviewing instructions, gathering and maintaining data, and preparing and transmitting nominations. Send comments regarding these estimates or any other aspect of the requirement(s) to the Service Information Collection Clearance Officer, National Park Service, 1201 Oakridge Drive Fort Collins, CO 80525.



Stadium Square Historic District - Boundary Map

■ NON-CONTRIBUTING BUILDINGS

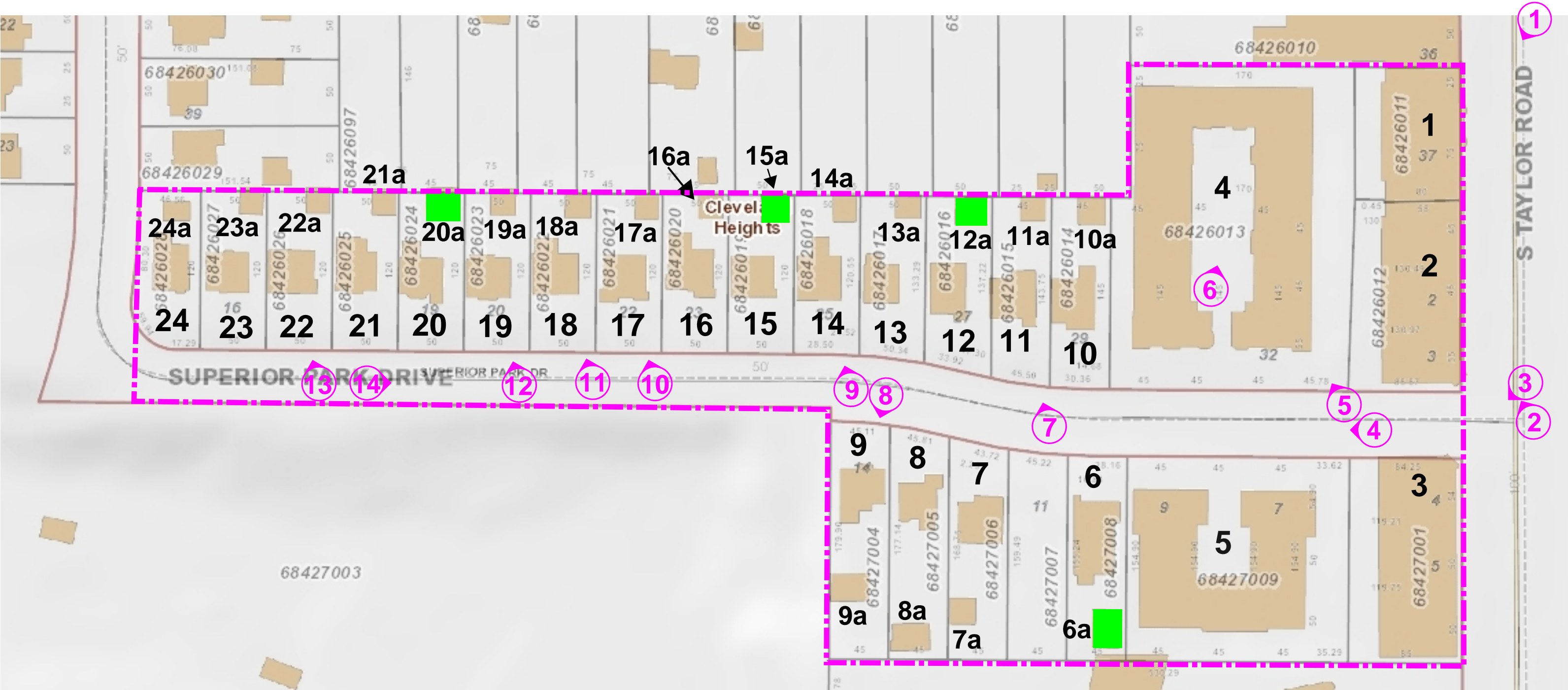
**STADIUM SQUARE HISTORIC DISTRICT  
BOUNDARY MAP**  
CLEVELAND HEIGHTS, CUYAHOGA COUNTY, OHIO

**National Register Nomination**  
Photo Key - NTS  
Summer 2018 / Spring 2019

Historic Preservation Group, LLC  
2425 West 11th Street, Suite 4  
Cleveland, OH 44113







# Stadium Square Historic District - Photo Key

**STADIUM SQUARE HISTORIC DISTRICT**  
**CLEVELAND HEIGHTS, CUYAHOGA COUNTY, OHIO**

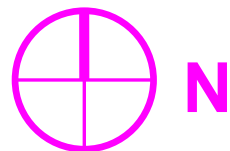
**National Register Nomination**  
Photo Key - NTS  
Summer 2018 / Spring 2019

**PHOTO KEY**

 Photo Numbering

Historic Preservation Group, LLC  
2425 West 11th Street, Suite 4  
Cleveland, OH 44113

 NON-CONTRIBUTING BUILDINGS



State Historic Preservation Office (Ohio History Connection)  
National Register of Historic Places Historic District Nomination Property Information List

	A	B	C	D	F	G	I	J	K	L	N	O	P	Q	R
1	Resource Number	NR Resource Category	Property Name	Street Number	Street Name	Street Type	City/Town	County	Date of Construction	Architectural Style	Architect (if known)	Builder (if known)	C	N/C	Prev. Listed
2	1	Building	Taylor Block	1900 - 1910	South Taylor	RD	Cleveland Heights	Cuyahoga	1929	Tudor Revival	Max Weis		1		0
3	2	Building	Taylor-Superior Building	1912 - 1926	South Taylor	RD	Cleveland Heights	Cuyahoga	1927-1928	Tudor Revival	Max Weis		1		0
4			Monroe Apartments	3445	Superior Park	DR									
5	3	Building	Commercial Building	1932 - 1946	South Taylor	RD	Cleveland Heights	Cuyahoga	1928	Tudor Revival	Max Weis		1		0
6			Superior Park Apartments	3444	Superior Park	DR									
7	4	Building	Apartment Building	3435-3439	Superior Park	DR	Cleveland Heights	Cuyahoga	1928	Tudor Revival	Max Weis		1		0
8	5	Building	Apartment Building	3436-3440	Superior Park	DR	Cleveland Heights	Cuyahoga	1928	Tudor Revival	Maxwell Norcross	Max Berkhoff	1		0
9	6	Building	House	3428	Superior Park	DR	Cleveland Heights	Cuyahoga	1930	Tudor Revival			1		0
10	6a	Building	Garage		Superior Park	DR	Cleveland Heights	Cuyahoga	1966					1	0
11	7	Building	House	3420	Superior Park	DR	Cleveland Heights	Cuyahoga	1945				1		0
12	7a	Building	Garage		Superior Park	DR	Cleveland Heights	Cuyahoga	1945				1		0
13	8	Building	House	3416	Superior Park	DR	Cleveland Heights	Cuyahoga	1941		Leonard L. Broida	Victor Foccoli	1		0
14	8a	Building	Garage		Superior Park	DR	Cleveland Heights	Cuyahoga	1941				1		0
15	9	Building	House	3412	Superior Park	DR	Cleveland Heights	Cuyahoga	1928	Tudor Revival			1		0
16	9a	Building	Garage		Superior Park	DR	Cleveland Heights	Cuyahoga	1928				1		0
17	10	Building	House	3423	Superior Park	DR	Cleveland Heights	Cuyahoga	1952				1		0
18	10a	Building	Garage		Superior Park	DR	Cleveland Heights	Cuyahoga	1952				1		0
19	11	Building	House	3419	Superior Park	DR	Cleveland Heights	Cuyahoga	1927	Tudor Revival			1		0
20	11a	Building	Garage		Superior Park	DR	Cleveland Heights	Cuyahoga	1927				1		0
21	12	Building	House	3415	Superior Park	DR	Cleveland Heights	Cuyahoga	1931	Tudor Revival		G. A. Monroe	1		0

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1															
22	12a	Building	Garage		Superior Park	DR	Cleveland Heights	Cuyahoga	1979					1	0
23	13	Building	House	3411	Superior Park	DR	Cleveland Heights	Cuyahoga	1937			F. G. Kemper	1		0
24	13a	Building	Garage		Superior Park	DR	Cleveland Heights	Cuyahoga	1937				1		0
25	14	Building	House	3407	Superior Park	DR	Cleveland Heights	Cuyahoga	1926	Tudor Revival	Brooke & Burrows	Reno Neuter	1		0
26	14a	Building	Garage		Superior Park	DR	Cleveland Heights	Cuyahoga	1926				1		0
27	15	Building	House	3403	Superior Park	DR	Cleveland Heights	Cuyahoga	1926	Tudor Revival	Brooke & Burrows	Reno Neuter	1		0
28	15a	Building	Garage		Superior Park	DR	Cleveland Heights	Cuyahoga	1987					1	0
29	16	Building	House	3399	Superior Park	DR	Cleveland Heights	Cuyahoga	1926	Tudor Revival	Brooke & Burrows	Reno Neuter	1		0
30	16a	Building	Garage		Superior Park	DR	Cleveland Heights	Cuyahoga	1926				1		0
31	17	Building	House	3395	Superior Park	DR	Cleveland Heights	Cuyahoga	1926	Tudor Revival	Brooke & Burrows	Reno Neuter	1		0
32	17a	Building	Garage		Superior Park	DR	Cleveland Heights	Cuyahoga	1926				1		0
33	18	Building	House	3391	Superior Park	DR	Cleveland Heights	Cuyahoga	1926	Tudor Revival	Brooke & Burrows	Reno Neuter	1		0
34	18a	Building	Garage		Superior Park	DR	Cleveland Heights	Cuyahoga	1926				1		0
35	19	Building	House	3387	Superior Park	DR	Cleveland Heights	Cuyahoga	1926	Tudor Revival	Brooke & Burrows	Reno Neuter	1		0
36	19a	Building	Garage		Superior Park	DR	Cleveland Heights	Cuyahoga	1926				1		0
37	20	Building	House	3383	Superior Park	DR	Cleveland Heights	Cuyahoga	1926	Tudor Revival	Brooke & Burrows	Reno Neuter	1		0
38	20a	Building	Garage		Superior Park	DR	Cleveland Heights	Cuyahoga	c.1970				0	1	0
39	21	Building	House	3379	Superior Park	DR	Cleveland Heights	Cuyahoga	1926	Tudor Revival	Brooke & Burrows	Reno Neuter	1		0
40	21a	Building	Garage		Superior Park	DR	Cleveland Heights	Cuyahoga	1926				1		0
41	22	Building	House	3375	Superior Park	DR	Cleveland Heights	Cuyahoga	1926	Tudor Revival	Brooke & Burrows	Philo R. Brooke	1		0
42	22a	Building	Garage		Superior Park	DR	Cleveland Heights	Cuyahoga	1940				1		0
43	23	Building	House	3371	Superior Park	DR	Cleveland Heights	Cuyahoga	1926	Tudor Revival	Brooke & Burrows	Philo R. Brooke	1		0
44	23a	Building	Garage		Superior Park	DR	Cleveland Heights	Cuyahoga	1926				1		0

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	Resource Number	NR Resource Category	Property Name	Street Number	Street Name	Street Type	City/Town	County	Date of Construction	Architectural Style	Architect (if known)	Builder (if known)	C	N/C	Prev. Listed
1															
45	24	Building	House	3367	Superior Park	DR	Cleveland Heights	Cuyahoga	1945		Fred Meyer	Hall Building Co.	1		0
46	24a	Building	Garage		Superior Park	DR	Cleveland Heights	Cuyahoga	1945				1		0
47												Totals	39	4	0