

PH0368750

UNITED STATES DEPARTMENT OF THE INTERIOR  
NATIONAL PARK SERVICE

FOR NPS USE ONLY

DATA SHEET

RECEIVED

JUN 21 1976

DATE ENTERED

NOV 7 1976

NATIONAL REGISTER OF HISTORIC PLACES  
INVENTORY -- NOMINATION FORMSEE INSTRUCTIONS IN *HOW TO COMPLETE NATIONAL REGISTER FORMS*  
TYPE ALL ENTRIES -- COMPLETE APPLICABLE SECTIONS

## 1 NAME



HISTORIC

Brown, John Hartness, House

AND/OR COMMON

## 2 LOCATION

STREET &amp; NUMBER 2380 Overlook Road

CITY, TOWN

Cleveland Heights

VICINITY OF

22 - Charles A. Vanik

STATE

Ohio

CODE

039

COUNTY

Cuyahoga

CODE

035

## 3 CLASSIFICATION

## CATEGORY

☒ DISTRICT  
☒ BUILDING(S)  
☐ STRUCTURE  
☐ SITE  
☐ OBJECT

## OWNERSHIP

☐ PUBLIC  
☒ PRIVATE  
☐ BOTH

## PUBLIC ACQUISITION

☐ IN PROCESS  
☐ BEING CONSIDERED

## STATUS

☒ OCCUPIED  
☐ UNOCCUPIED  
☐ WORK IN PROGRESS  
☐ ACCESSIBLE  
☐ YES: RESTRICTED  
☐ YES: UNRESTRICTED  
☒ NO

## PRESENT USE

☐ AGRICULTURE ☐ MUSEUM  
☐ COMMERCIAL ☐ PARK  
☐ EDUCATIONAL ☒ PRIVATE RESIDENCE  
☐ ENTERTAINMENT ☐ RELIGIOUS  
☐ GOVERNMENT ☐ SCIENTIFIC  
☐ INDUSTRIAL ☐ TRANSPORTATION  
☐ MILITARY ☐ OTHER:

## 4 OWNER OF PROPERTY

NAME

Mrs. Jeri Zauder

STREET &amp; NUMBER

~~3365 Euclid Heights Boulevard.~~ 2380 Overlook Rd

CITY, TOWN

Cleveland Heights

VICINITY OF

STATE

Ohio

## 5 LOCATION OF LEGAL DESCRIPTION

COURTHOUSE,  
REGISTRY OF DEEDS, ETC.

Cuyahoga County Building

STREET &amp; NUMBER

1219 Ontario

CITY, TOWN

Cleveland

STATE

Ohio

## 6 REPRESENTATION IN EXISTING SURVEYS

TITLE

DATE

☐ FEDERAL ☐ STATE ☐ COUNTY ☐ LOCALDEPOSITORY FOR  
SURVEY RECORDS

CITY, TOWN

STATE

## 7 DESCRIPTION

### CONDITION

☒ EXCELLENT  
☐ GOOD  
☐ FAIR

☐ DETERIORATED  
☐ RUINS  
☐ UNEXPOSED

### CHECK ONE

☒ UNALTERED  
☐ ALTERED

### CHECK ONE

☒ ORIGINAL SITE  
☐ MOVED      DATE \_\_\_\_\_

### DESCRIBE THE PRESENT AND ORIGINAL (IF KNOWN) PHYSICAL APPEARANCE

This is a large, three-story, sandstone structure laid out in rectangular form. The exterior is broken-course, rock-faced sandstone with finished margins that has discolored almost to a black shade, but the beaded mortar still retains its rose hue. Almost all the mullions and transoms are finished in the same manner, as is the remainder of the building, including the ground floor buttresses near the conservatory. The windows and doorways of the house are what give the structure its Tudor element, as most of them are in the form of the flattened arch, with some having hoodmolds over them. A second-story bay window of copper, decorated with shields, is on the north side of the house. A two-story bay extends from the west side of the house, and a large hood serves as a porte-cochere on the north side. Gothic detailing is found on many of the doorways in the form of geometric tracery.

The interior is well-lit by large windows of the flattened arch shape, but especially by the tall, round-arch windows of the second and third floors which serve the three-and-a-half story open stairwell on the north side of the house. The entry hall, next to the reception hall, is half a floor lower than the remainder of the living rooms on the first floor, but its connecting staircase forms part of the general sweep of the main staircase serving the upper three floors. All of the ground floor rooms are commodious, basically rectangular rooms with small alcoves and bay windows which add interest and dimension to the rooms. The woodwork is particularly fine and is noted for its depth of color, degree of finish, variety of species and fine state of preservation. Many of the ceilings are beamed and some of them are painted in the Italianate manner. A built-in desk in the library is carved with trefoils and tracery. All hardware in the house is of a whimsical Gothic nature, possibly reflecting the historical distortions of the "Gothick" era fifty years before. The second floor is comprised of large, basically unadorned rooms, as is the third floor with its tea-tray ceilings. Two second-story sun decks serve the bedrooms of the house.



## 8 SIGNIFICANCE

### PERIOD

☐ PREHISTORIC  
☐ 1400-1499  
☐ 1500-1599  
☐ 1600-1699  
☐ 1700-1799  
☒ 1800-1899  
☐ 1900

☐ ARCHEOLOGY-PREHISTORIC  
☐ ARCHEOLOGY-HISTORIC  
☐ AGRICULTURE  
☒ ARCHITECTURE  
☐ ART  
☐ COMMERCE  
☐ COMMUNICATIONS

### AREAS OF SIGNIFICANCE -- CHECK AND JUSTIFY BELOW

☒ COMMUNITY PLANNING  
☐ CONSERVATION  
☐ ECONOMICS  
☐ EDUCATION  
☐ ENGINEERING  
☐ EXPLORATION/SETTLEMENT  
☐ INDUSTRY  
☐ INVENTION

☐ LANDSCAPE ARCHITECTURE  
☐ LAW  
☐ LITERATURE  
☐ MILITARY  
☐ MUSIC  
☐ PHILOSOPHY  
☐ POLITICS/GOVERNMENT

☐ RELIGION  
☐ SCIENCE  
☐ SCULPTURE  
☐ SOCIAL/HUMANITARIAN  
☐ THEATER  
☐ TRANSPORTATION  
☐ OTHER (SPECIFY)

SPECIFIC DATES

1896

BUILDER/ARCHITECT

Alfred Hoyt Granger

### STATEMENT OF SIGNIFICANCE

This residence, one of the original four on Overlook Road, was the home of John Hartness Brown, who is credited with the conception of the development of the area now referred to as University Circle and Cleveland Heights. Also significant is the architecture of the house, a large sandstone dwelling embellished with Tudoresque and Gothic Revival detailing, plus its location at the intersection of two roads at the entrance to the Cleveland Heights development.

Little is known of John Hartness Brown's early career, but he is listed as early as 1891 in the Cleveland City Directory as a dealer in real estate and real estate securities. University Circle, now recognized as the home of many of Cleveland's cultural institutions, was first planned by Brown who, when difficulties arose, turned the project over to Calhoun and Company which carried it through to completion, although with some alterations. Euclid Heights, now known as Cleveland Heights, was originally conceived by Brown and a group of investors. It was Cleveland's first planned, upper-income development on the east side of the city.

Alfred Hoyt Granger, architect of the residence, designed several of the early homes on Overlook Road before moving to Chicago where he set up a successful architectural practice which excelled in the design of railway terminals.

## 9 MAJOR BIBLIOGRAPHICAL REFERENCES

William Ganson Rose, Cleveland: The Making of A City (Cleveland, 1950),  
Recollections of Homer H. Johnson, November 15, 1929 (Western Reserve  
Historical Society, Ms.).  
Heights-Press, August 19, 1932.  
Cleveland Heights Landmarks Commission Files.

## 10 GEOGRAPHICAL DATA

ACREAGE OF NOMINATED PROPERTY Less than one

UTM REFERENCES

A 

1	7
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4	5	0	3	1	0
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4	5	9	4	9	6	0
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ZONE EASTING NORTHING

B 

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ZONE EASTING NORTHING

C 

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D 

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VERBAL BOUNDARY DESCRIPTION

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

STATE	CODE	COUNTY	CODE
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STATE	CODE	COUNTY	CODE
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## 11 FORM PREPARED BY

NAME / TITLE Derek Ostergard, Preservation Assistant

ORGANIZATION Western Reserve Historical Society

DATE September 1975

STREET & NUMBER 10825 East Boulevard

TELEPHONE 216-721-5722

CITY OR TOWN Cleveland

STATE Ohio

## 12 STATE HISTORIC PRESERVATION OFFICER CERTIFICATION

THE EVALUATED SIGNIFICANCE OF THIS PROPERTY WITHIN THE STATE IS:

NATIONAL     

STATE     

LOCAL X

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

STATE HISTORIC PRESERVATION OFFICER SIGNATURE [Signature]

TITLE State Historic Preservation Officer

DATE 6/14/76

FOR NPS USE ONLY

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

Attest:

DATE 11/9/96

DIRECTOR, OFFICE OF ARCHEOLOGY AND HISTORIC PRESERVATION

ATTEST:

DATE 11/2/76

KEEPER OF THE NATIONAL REGISTER

Property

Brown, John Hartness, House

State

Ohio

Working Number

6.21.76.3636

Cuyahoga

TECHNICAL

Photos 3

Maps 1

CONTROL

OK <sup>pl</sup> 6.23.76

HISTORIAN

accept  
B. Grosvenor

7/6/76

ARCHITECTURAL HISTORIAN

ACCEPT  
LEBOUR

10.21.76

ARCHEOLOGIST

OTHER

HAER

Inventory \_\_\_\_\_

Review \_\_\_\_\_

REVIEW UNIT CHIEF

BRANCH CHIEF

accept  
Cold  
10-29-76

KEEPER

Wm  
11/4/76

National Register Write-up \_\_\_\_\_

Send-back \_\_\_\_\_

Entered NOV 7 1976

Federal Register Entry 12-7-76

Re-submit \_\_\_\_\_

INT:2106-74





Brown, John Hartness, House

Cuyahoga Co  
ohio

South elevation, looking north.

E. Johannesen 1975 Western Reserve Historical Society

11.7.76

PROPERTY OF THE NATIONAL REGISTER



UNITED STATES DEPARTMENT OF THE INTERIOR  
NATIONAL PARK SERVICE

**NATIONAL REGISTER OF HISTORIC PLACES  
PROPERTY PHOTOGRAPH FORM**

FOR NPS USE ONLY

RECEIVED JUN 21 1976

DATE ENTERED NOV 7 1976

SEE INSTRUCTIONS IN *HOW TO COMPLETE NATIONAL REGISTER FORMS*  
TYPE ALL ENTRIES -- ENCLOSE WITH PHOTOGRAPH

**1 NAME**

HISTORIC Brown, John Hartness, House

AND/OR COMMON

**2 LOCATION**

CITY, TOWN Cleveland Heights VICINITY OF STATE Ohio COUNTY Cuyahoga

**3 PHOTO REFERENCE**

PHOTO CREDIT E. Johannesen DATE OF PHOTO 1975

NEGATIVE FILED AT Western Reserve Historical Society

**4 IDENTIFICATION**

DESCRIBE VIEW, DIRECTION, ETC. IF DISTRICT, GIVE BUILDING NAME & STREET

PHOTO NO.

South elevation, looking north





Brown, John Hartness, House

Cuyahoga <sup>Co.</sup>  
Ohio

West elevation, looking east.

E. Johannesen 1975, Western Reserve Historical Society

11.7.76

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**1 NAME**

HISTORIC

Brown, John Hartness, House

AND/OR COMMON

**2 LOCATION**

CITY, TOWN Cleveland Heights — VICINITY OF

STATE Ohio

COUNTY Cuyahoga

**3 PHOTO REFERENCE**

PHOTO CREDIT

E. Johannesen

DATE OF PHOTO

1975

NEGATIVE FILED AT

Western Reserve Historical Society

**4 IDENTIFICATION**

DESCRIBE VIEW, DIRECTION, ETC. IF DISTRICT, GIVE BUILDING NAME & STREET

West elevation, looking east

PHOTO NO.

2.





Brown, John Hartness, House  
North elevation, looking southeast.

Cuyahoga Co  
Ohio

E. Johannes 1975

11.7.76

PROPERTY OF THE NATIONAL REGISTER



UNITED STATES DEPARTMENT OF THE INTERIOR  
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TYPE ALL ENTRIES -- ENCLOSE WITH PHOTOGRAPH

**1 NAME**

HISTORIC Brown, John Hartness, House

AND/OR COMMON

**2 LOCATION**

CITY, TOWN Cleveland Heights VICINITY OF STATE Ohio COUNTY Cuyahoga

**3 PHOTO REFERENCE**

PHOTO CREDIT E. Johannesen

DATE OF PHOTO 1975

NEGATIVE FILED AT Western Reserve Historical Society

**4 IDENTIFICATION**

DESCRIBE VIEW, DIRECTION, ETC. IF DISTRICT, GIVE BUILDING NAME & STREET

North elevation, looking southeast

PHOTO NO.

3.



UNITED STATES DEPARTMENT OF THE INTERIOR  
NATIONAL PARK SERVICE

**NATIONAL REGISTER OF HISTORIC PLACES  
PROPERTY MAP FORM**

FOR NPS USE ONLY

RECEIVED JUN 21 1976

NOV 7 1976

DATE ENTERED

SEE INSTRUCTIONS IN *HOW TO COMPLETE NATIONAL REGISTER FORMS*  
TYPE ALL ENTRIES -- ENCLOSE WITH MAP

**1 NAME**

HISTORIC Brown, John Hartness, House

AND/OR COMMON

**2 LOCATION**

CITY, TOWN Cleveland Heights VICINITY OF COUNTY Cuyahoga STATE Ohio

**3 MAP REFERENCE**

SOURCE U.S.G.S. East Cleveland Quadrangle

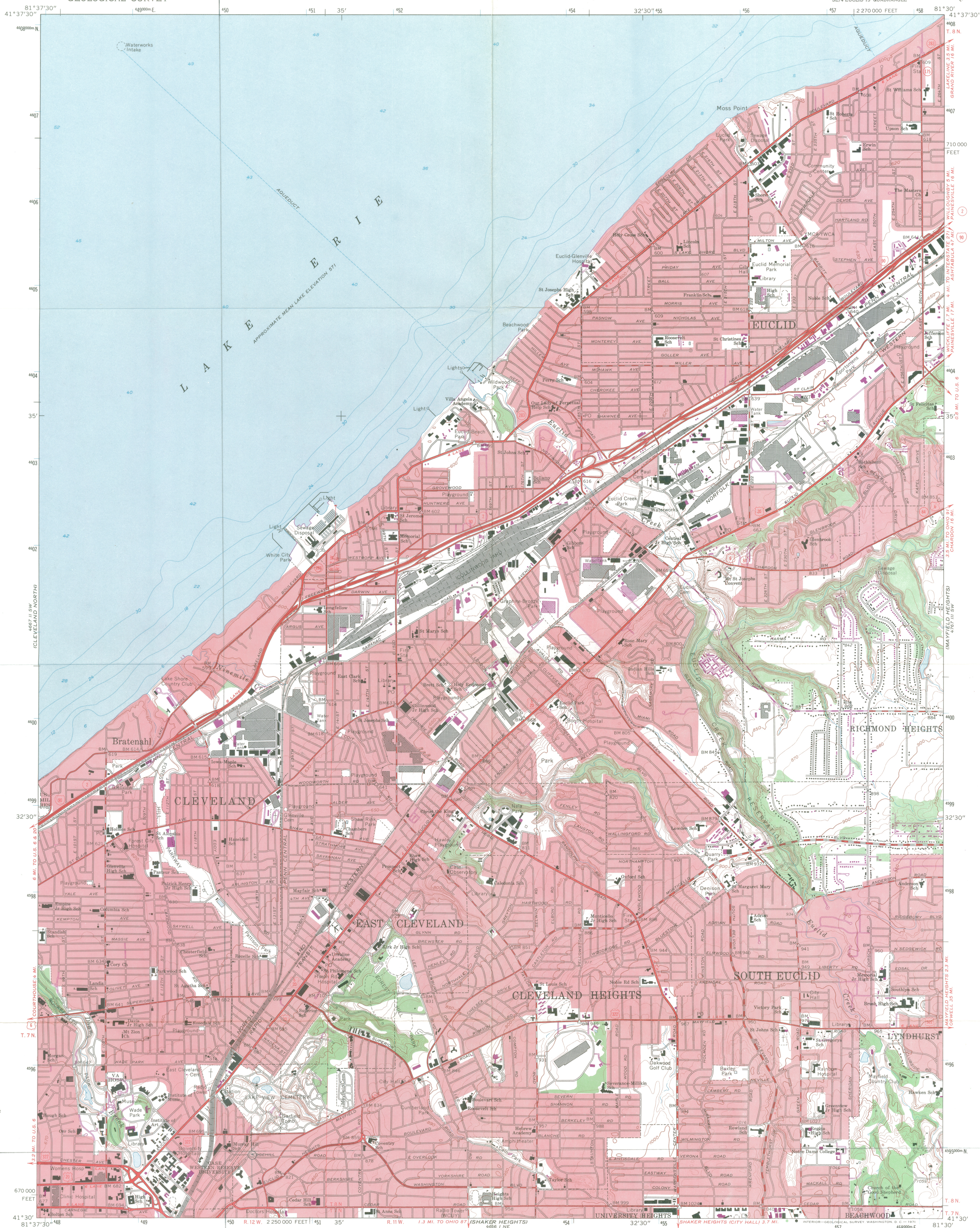
SCALE 1:24,000 DATE 1970

**4 REQUIREMENTS**

TO BE INCLUDED ON ALL MAPS

1. PROPERTY BOUNDARIES
2. NORTH ARROW
3. UTM REFERENCES

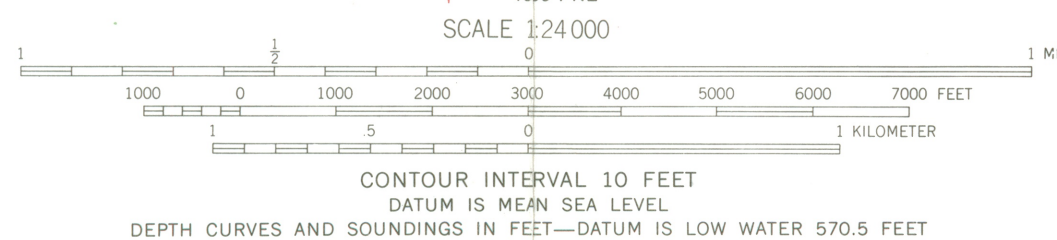




Brown, John  
Hartness, House  
17 450/310 East  
4594/960 North

Mapped, edited, and published by the Geological Survey  
Revised in cooperation with State of Ohio agencies  
Control by USGS, USC&GS, and Cleveland Regional Geodetic Survey  
Topography by photogrammetric methods from aerial photographs  
taken 1952, by planetable surveys 1953, and in part by  
Cleveland Regional Geodetic Survey. Revised from  
aerial photographs taken 1962. Field checked 1963  
Selected hydrographic data compiled from U.S. Lake Survey Chart 35 (1959)  
This information is not intended for navigational purposes  
Polyconic projection. 1927 North American datum  
10,000-foot grid based on Ohio coordinate system; north zone  
1000-meter Universal Transverse Mercator grid ticks,  
zone 17, shown in blue  
Red tint indicates areas in which only landmark buildings are shown  
Entire area lies within the Connecticut Western Reserve  
Dotted land lines established by private subdivision  
of the Connecticut Western Reserve

UTM GRID AND 1970 MAGNETIC NORTH  
DECLINATION AT CENTER OF SHEET



Revisions shown in purple compiled in cooperation with  
State of Ohio agencies from aerial photographs taken 1970  
This information not field checked

ROAD CLASSIFICATION  
Heavy-duty ——— Light-duty ———  
Medium-duty ——— Unimproved dirt ———  
Interstate Route ——— U.S. Route ——— State Route ———

EAST CLEVELAND, OHIO  
SE/4 EUCLID 15' QUADRANGLE  
N4130—W8130/7.5

1963  
PHOTOREVISED 1970  
AMS 4667 II SE—SERIES V852





# ENTRIES IN THE NATIONAL REGISTER

STATE OHIO  
Date Entered NOV 7 1976

<u>Name</u>	<u>Location</u>
Brown, John Hartness, House	Cleveland Heights Cuyahoga County
Society for Savings Building	Cleveland Cuyahoga County
Mecklenburg's Garden	Cincinnati Hamilton County
Kingwood Center	Mansfield Richland County
Millen-Schmidt House	Xenia Greene County
Bailey-Thompson House	Georgetown Brown County
Henderson, John, House	West Andover Ashtabula County
St. Paul's Sunday School and Parish House	Akron Summit County
Campbell, Hugh, House (Phoenix Park)	Harrison vicinity Hamilton County

## Also Notified

Hon. Robert Taft, Jr.  
Hon. John H. Glenn, Jr.  
Hon. Charles A. Vanik  
Hon. James V. Stanton  
Hon. Willis D. Gradison, Jr.  
Hon. John M. Ashbrook  
Hon. Clarence J. Brown  
Hon. William H. Harsha  
Hon. J. William Stanton  
Hon. John F. Seiberling  
Hon. Donald D. Clancy

State Historic Preservation Officer  
Dr. Thomas H. Smith  
Director  
The Ohio Historical Society  
Interstate 71 at 17th Avenue  
Columbus, Ohio 43211



**Regional Office: Western Reserve Historical Society  
10825 East Boulevard Cleveland, Ohio 44106 (216) 721-5722**

October 4, 1977



William J. Murtagh  
Keeper of the National Register  
National Park Service  
Washington D. C.

Dear Mr. Murtagh:

The correct address for the owner of the John Hartness Brown House is:

Mrs. Jeri Zauder  
2380 Overlook Road  
Cleveland Heights, Ohio 44106

*Cuyahoga Co.*

Sincerely,

*Tom Fisher*

Tom Fisher

# NR Data Sheet

DATE: 7/6/76  
Reviewer INITIALS: BG

KP

(NR)

DOE

NOV 7 1976

NAME AS IT APPEARS IN FEDERAL REGISTER: Brown, John Hartness, House

OTHER NAMES:

## LOCATION:

STREET &amp; NUMBER 2380 Overlook Road Rd.

CITY/TOWN Cleveland Heights

CONGRESSIONAL DISTRICT 22

STATE Ohio 039

VICINITY OF

COUNTY code

Cuyahoga 035

OWNER OF PROPERTY: (Circle) PRIVATE STATE LOCAL GOV'T MUNICIPAL COUNTY OTHER

ADMINISTRATOR (underline)

FEDERAL (AGENCY NAME):

NPS REGION: (CIRCLE) N. ATLANTIC MID ATLANTIC SOUTHEAST MIDWEST  
SOUTHWEST ROCKY MOUNTAIN WEST PACIFIC NORTHWEST

## FEATURES:

<u>INTERIOR</u>	<u>EXTERIOR</u>	<u>ENVIRONS</u>
<input checked="" type="checkbox"/> Substantially intact-1	<input checked="" type="checkbox"/> Substantially intact-2	<input type="checkbox"/> Substantially intact-3
<input type="checkbox"/> unknown - 4	<input type="checkbox"/> unknown - 5	<input type="checkbox"/> unknown - 6
<input type="checkbox"/> not applicable - 7	<input type="checkbox"/> not applicable - 8	<input type="checkbox"/> Not applicable-9

☐ Interior, exterior, environs not intact-0

CONDITION -

☒ EXCELLENT☐ DETERIORATED☐ UNALTERED☒ ORIGINAL SITE☐ GOOD☐ RUINS☐ ALTERED☐ MOVED☐ FAIR☐ UNEXPOSED☐ Reconstructed☐ Unknown☐ Unexcavated☒ Excavated

ACCESS -

☐ Yes-restricted☐ Yes-unrestricted☒ No access☐ Unknown

historic district?

YES

☒ NO

WITHIN NATIONAL REGISTER HISTORIC DISTRICT?

YES

☒ NO

IF YES, NAME:

WITHIN NATIONAL HISTORIC LANDMARK?

YES

☒ NO

IF YES, NAME:

ADAPTIVE USE:

YES

☒ NO

Saved?

YES

NO

FUNCTION(S): (use vocabulary words)

then- House

now- House

## SIGNIFICANCE:

☒ ARCHEOLOGY-PREHISTORIC☒ ARCHEOLOGY-HISTORIC☒ AGRICULTURE☒ ARCHITECTURE☐ ART☐ COMMERCE☐ COMMUNICATIONS☐ CONSERVATION☐ ECONOMICS☐ EDUCATION☐ ENGINEERING☐ EXPLORATION☐ INDUSTRY☐ INVENTION☐ LANDSCAPE ARCHITECTURE☐ LAW/Gov't/politics☐ LITERATURE☐ MILITARY☐ MUSIC☐ PHILOSOPHY☐ POLITICS/GOVERNMENT☐ RELIGION☐ SCIENCE☐ SOCIAL/HUMANITARIAN☐ TRANSPORTATION☐ OTHER (SPECIFY)☐ entertainment☐ health☐ recreation☐ settlement☒ socio/cultural☒ Urban & commun planning

## Claims

"first" YES NO

"oldest" YES NO

"only" YES NO



ARCHITECTURAL STYLE: EX Tudor Revival With Gothic Elements  
architect/m-builder: Alfred Hoyt Granger  
landscape/garden designer:  
interior decorator:  
engineer:  
artist/artisan:  
builder/contractor:

ETHNIC GROUP:

NAMES:

(label role  
&  
appropriate date)

personal John Hartness Brown - original owner + resident, 1896-?

events

institutional

DATES:

DATE OF CONSTRUCTION (Specific date or 1/4 of century): 1896

DATE(S) OF "MAJOR" ALTERATIONS:

HISTORICALLY SIGNIFICANT DATE(S):

SOURCE:

(OF NOMINATION)

PRIVATE

STATE

LOCAL GOV'T

MUNICIPAL

COUNTY

OTHER

FEDERAL AGENCY:

ACREAGE:

(to nearest tenth of an acre)

.1 - .9

COMMENTS: (include architectural information here)

~~Description: sandstone, modified rectangle, gabled roof with cross gables, interior chimneys, dormers, 2 1/2 story, front entrance with 1-story stone porch, irregular 4-pointed-arched fenestration, polygonal oriel 4 bays; lavish interior features fine woodwork & 3 1/2-story open stairwell.~~

Rusticated sandstone, 2 1/2 stories, modified rectangle, gabled roof with small cross gables & dormers, interior chimneys, front entrance with 1-story stone porch, irregular 4-pointed-arched fenestration, polygonal oriel 4 bays; lavish interior features fine woodwork & 3 1/2-story open stairwell. Jacobethan & Gothic Revival Elements.

SIGNIFICANCE: (maximum two sentences)

~~The John Hartness Brown House was the home of the man credited with the conception of the development of University Circle, was the home of many of Cleveland's cultural institutions, and Cleveland Heights, the first planned, upper-income development on the east side of the city. The house is an architecturally significant example of the late 19th-century revival of English architectural styles.~~