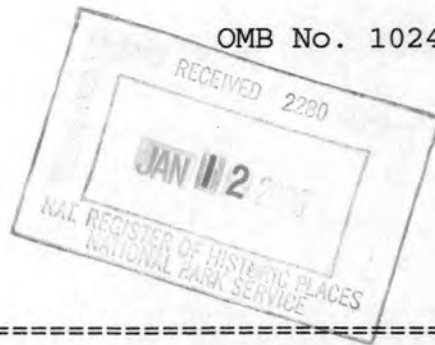


NPS Form 10-900
(Rev. 8-86)

OMB No. 1024-0018

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
REGISTRATION FORM



=====

1. Name of Property

=====

historic name: South Brooklyn Commercial District

other name/site number: Old Brooklyn, Brighton Village

=====

2. Location

=====

street & number: Pearl Road: 4138-4146, 4150, 4160, 4162, 5170, 4180, 4186-4196, 4192-4196, 4200, 3428, 4221, 4209, 4197-4207, 4189-4195, 4179, 4175, 4163, 4147, 4143, 4141. Broadview Road: 3409, 3321-3329, 3301-3315, 3312, 3330, 3326.

not for publication: N/A

city/town: Cleveland

vicinity: N/A

state: OH county: Cuyahoga code: 035 zip code: 44129

=====

3. Classification

=====

Ownership of Property: Private/ Public

=====

Category of Property: District

Number of Resources within Property:

Contributing	Noncontributing
<u>23</u>	<u>7</u> buildings
<u> </u>	<u> </u> sites
<u> </u>	<u> </u> structures
<u> </u>	<u> </u> objects
<u>23</u>	<u>7</u> Total

Number of contributing resources previously listed in the National Register: N/A

Name of related multiple property listing: N/A

=====

4. State/Federal Agency Certification

=====

As the designated authority under the National Historic Preservation Act of 1986, 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. _____ See continuation sheet.

Barbara Powers Department Head
Signature of certifying official Inventory & Registration Date January 5, 2005

Ohio Historic Preservation Office, Ohio Historical Society
State or Federal agency and bureau

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

Signature of commenting or other official Date

State or Federal agency and bureau

=====

5. National Park Service Certification

=====

I, hereby certify that this property is:

☒ entered in the National Register
_____ See continuation sheet.

☐ determined eligible for the
National Register

_____ See continuation sheet.

☐ determined not eligible for the
National Register

☐ removed from the National Register

☐ other (explain): _____

Edson Beall 2/25/05

[Signature]

Signature of Keeper

Date
of Action

=====

6. Function or Use

=====

Historic: Domestic _____ Sub: Multiple Dwelling _____
Commercial _____ Business, Professional, Financial
institution _____
Religious _____ Religious facility _____

Current : Domestic _____ Sub: Multiple Dwelling _____
Commercial _____ Business, Professional, Financial
institution _____
Religious _____ Religious facility _____

=====

7. Description

=====

Architectural Classification:

Late Victorian: Queen Anne, Romanesque
Late Nineteenth and 20th Century Revivals: Beaux Arts, Colonial Revival,
Classical Revival, Italian Renaissance
Late 19th and Early 20th Century American Movements: Commercial Style,
Chicago
Modern Movement: Art Deco

Other Description: _____

Materials: foundation Sandstone roof built-up tar _____
walls Brick, Limestone, _____

Describe present and historic physical appearance. ☒ See continuation
sheet.

=====

8. Statement of Significance

=====

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

Applicable National Register Criteria: A, C

Criteria Considerations (Exceptions) : _____

Areas of Significance: Community Planning and Development _____
Architecture _____

Period(s) of Significance: 1890 - 1948 _____

Significant Dates : 1905 _____

Boundary Justification: X See continuation sheet.

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South Brooklyn Commercial Historic District
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The South Brooklyn Commercial Historic District consists of 30 buildings that line the intersection of Pearl and Broadview roads. The period of significance for this district is from 1890 to 1948. Seven of these buildings are considered noncontributing due to age or significant alterations. Located in a southwestern section of the City of Cleveland, the commercial area is immediately south of a four-lane bridge spanning the Cuyahoga River tributary of Big Creek. The valley floor is approximately 100 feet below the commercial district and is home to the Cleveland Metroparks Zoo, Cleveland's most popular tourist attraction. Pearl Road is the dominant road through the district and is 4 lanes wide with a central turning lane. Pearl Road is also a part of the CanalWay Ohio National Scenic Byway due to its historic association with Ohio & Erie Canal related commerce. Broadview west is a two lane residential street, while east of Pearl, Broadview is four lanes tapering down to 2 lanes.

The buildings on Pearl Road south of Broadview are densely spaced with little or no openings between them. (photo 1) The opposite side of the street also evidences a compact streetscape, except for the lawn fronting the 1924 Pearl Road United Methodist Church educational building. (photo 2) The 1898 church and sanctuary burned in 1925. In 1951 the congregation landscaped the former church site. Alleys exist between some of the buildings, providing access to rear parking lots. (photo 3)

North of Broadview, Pearl Road's streetscape is fairly dense on the western side. Except for the parking setback for the Dollar Family Store on the corner of Broadview and Pearl, the building line is to the sidewalk and solid up to and including the Krather Block. The east side of Pearl Road, north of Broadview is punctuated with parking and setbacks for garage entrances between the Andresen Building and the Hulett Building and the Gil Dor Furniture store.

Broadview east of Pearl has gaps between the Pearl – Broadview Building, the Miller Block, and also between the Miller Block and the noncontributing Wholesale Furniture Building. Across the street there is a three-lot wide sidewalk edge gap between the Sumpth Florist Building and the Constellation School Building, providing a substantial break in the density of the streetscape.

The district is comprised of 1-3-story commercial masonry buildings in a variety of architectural styles associated with the late 19th and early 20th century periods. Dominant building materials are brick, limestone, and sandstone and the Pier and Spandrel building type dominants. Four buildings in the district not only evidence the Pier and Spandrel type, but also reflect the two-story, two-bay with central, second floor access building. The majority of the buildings are built to the sidewalk

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and primary access to the buildings is provided through façade entryways. Building widths range from 2-5 bays.

Roofs are predominately flat, built-up membranes and cornice treatments include simple sandstone copping, brick corbelling, classical entablatures, and a projecting arcaded and bracketed treatment. Many pier and spandrel buildings have piers that pierce the roofline, creating capitals decorated with plain geometric forms. Many of the frieze areas of the buildings display panels created by patterned brick or inset stone that suggest panel forms.

Second floor windows are predominately 1/1 sash, and many are grouped in twos and threes. Brick buildings typically have stone sills and some have stone lintels. A few of the building façades have stone string or belt courses. Some of the buildings have decorative ornament on the façade walls, such as swags, cartouches and medallions.

Three of the four corners of the intersection have buildings with corner entrances, creating an emphasis on the intersection. Entry doors vary from single notable entry doors, such as those found on the Pearlbrook Post Office, the Pearl Street Savings and Loan, and the I.O.O.F. Lodge, to multiple entry doors, as evidenced by the Miller Block and Pearl – Broadview buildings. Most of the buildings have retail storefronts, creating multiple entries into the buildings.

Typical storefronts have large display windows -- many are replacements in anodized aluminum frames. Most of these storefronts are not deeply recessed but have articulated aprons in a variety of materials, such as terrazzo, polished limestone, tiles, and wood. Some have decorative grillwork that served as steam vents.

Individual buildings will be described from north to south along Pearl Road. The west side of the street will be described first, followed by the east side moving south to north. Broadview Road will be described from west to east beginning with the one building in the district west Pearl Road. The buildings on the south side of Broadview will be described first and followed by those across the street, moving east to west. Buildings that have corner entries will be described as part of the Pearl Road streetscape.

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Pearl Road

Krather Block – 4138 – 4146 Pearl Road, 1895
(photo 4 and 5)

This 3-story, 7 bay red brick building features two symmetrically placed, 2-story bay windows flanking the center bay with the name and date block located under the corbeled cornice. Rough cut lintel and sill stone courses demarcate the 1/1-sash windows. The building corner that faces Krather and Pearl roads is chamfered, providing an additional entryway. Transom windows on the storefront contain the 19th century square glass prismatic panes and the cast iron attached columns that divide up the storefronts are original. The 2-story brick addition was added onto the Krather Road elevation in 1911.

A freestanding 2-story support structure constructed in 1922 of molded cement block is located behind the Krather Block and features heavy wood interior framing suggesting some industrial function. The Sanborn Map identifies it as a hardware warehouse, implying it was associated with the Heninger & Decker Hardware store, which was a long-time tenant of the Krather Block.

The Institute of Divine Metaphysical Research – 4150 Pearl Road, 1922
(photo 6),

Across Krather Road from the Krather Block is this two-story wire-cut brick structure. Tapestry brick patterns are evident on the parapet facing and consist of bands of soldier and header rows. Historic photographs of the adjacent building provide clues about the building's original façade. The second story row of windows is apparent, a copy of the architect's rendering of the building next door indicated a multipaned sash window type, not the current 1/1. (Image E) Both the historic photograph and the rendering show a rectangular first floor window with transom light above. The first floor façade has been altered by filling in two of these windows with glass blocks.

Pearlbrook Station United States Post Office – 4160 Pearl Road, 1935
(photo 7)

The 1935 WPA Post Office is a two-story brick and stone structure with five bays. The clean lines of the building are consistent with its restrained Art Deco detailing. The original multi-paned casement windows and Art Deco double door with transom have been replaced. Deco style lettering

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on a metal panel above the doors identifies the building as "Pearlbrook Station, Cleveland, Ohio 44109". The façade contains both American and English bond pattern, buff sandstone base, slate spandrels, original wrought iron lamp lights with hinged panels, an original flag sandstone corbel base and bronze ornament at the base of the flagpole, and original ten inch bronze lettering that is applied to the brick above the second floor windows. Sandstone aprons under first floor windows are bowed out. Above the postal window inside is a 1936 Work Progress Administration mural by Richard Zoellner, "Ore Docks and Steel Mills." The verdiare and pink terrazzo flooring is original.

Alterations made to the building include the 1966 replacement of the front doors. In addition, sections of the sandstone facing were replaced, windows on the west and south sides were bricked up, skylights were removed, and a new addition was added to the back. In 1977 the flagpole and windows were tinted gray and in 1984 the vestibule doors and windows were replaced.

China Express – 4162 Pearl Road (Noncontributing)
(photo 8)

A blue plastic awning dominates this one-story brick faced concrete block building. A central entry and large display windows are surrounded with anodized aluminum. The apron area below the windows are covered in red glazed faux brick. The interior floor is a terrazzo logo design of a former occupant, Royal Burgers. The logo has a streamlined Moderne line and says that Royal Burger is fit for a king!

Family Dollar – 5170 Pearl Road (Noncontributing)
(photo 9)

A post-modern 1-story building, the Family Dollar store has substantial set back to accommodate a parking lot. Constructed in the 1990's this sand colored block building replaced the glazed terra cotta Broadvue Theatre.

Marshall Drug Company – 4180 Pearl Road, 1926
(photo 10)

This one story white glazed terra cotta commercial building has a corner entry and large display windows running the length of the two street elevation walls. Single light transom windows run above the display windows. The apron is faced with terrazzo slabs.

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The top of the building has a small smooth parapet. Below is a row of shield decorations, which are alternately decorated and plain faced, that end in terra-cotta panels representing the personification of the four Greek elements of nature: air, water, earth and fire. Symbols of these elements were often used to identify drug stores in the same way that a barber pole denotes a barber's shop. A row of dentils runs under this ornamentation. Three swag decorations are located on each of the façade elevations. Pilasters of vertically placed slightly fluted tiles are located on each of the four corners and are topped with four sided capitals. The decorative shield, fasces, and swag features contrast with the building walls as they are done in unglazed terra cotta. (photo 11) The building's interior features a mezzanine that was likely used by the druggist to do his work.

Broadview-Pearl Building – 4186 – 4196 Pearl Road, 1890
(photo 12)

This two-story, two bay brick building has two storefronts and a middle entrance accessing the second story. The Broadview-Pearl building is primarily brick, but is dominated by stone piers. Small stone parapet coping is divided by vertical piers capped by tapered blocks with diamond pattern detailing forming a band through the mid-section. Rectangular panels framed by vertical bricks and stone corner blocks mark the frieze area. Second floor windows are large single light panes topped by 2 horizontal lights. A brick header row marks the lintel and a sandstone sill runs below the windows. The central bay has a 1/1-sash window. Storefronts have side entry doors and large display windows. Below the plate glass storefronts are green and black tiles which wrap around toward the entrances.

The construction date for the building is identified as 1890, but the architectural style of the façade suggests a later date. A close look at a front corner of the building indicates that the current façade is an addition. Sandstone foundation blocks do not run under the current façade and the brick changes – and is currently spalling along the line where the current Commercial style façade was attached to the original building. (photo 13)

People's Store – 4192 – 4196 Pearl Road, 1890
(photo 14)

The People's Store building is another two-story, two-bay with central stairway bay plan. Plain stone copping caps the roof and rests above brick corbelling. Frieze level small rectangular windows are framed by heavy rusticated stone lintels and thinner stone sills. Second floor 1/1 sash

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windows mirror the above lintel and sill forms. The windows are not quite evenly spaced -- a 3-1-3 pattern is evident with the central stair bay window slightly set off from the two principal bay's fenestration. The first floor has two storefronts and a center entry and is covered in corrugated metal painted gray. The plate glass windows are divided into three sections by metal posts.

Pearl Road United Methodist Church, 4200 Pearl Road, 1925
(photo 15)

This two story Gothic Revival educational building was the congregation's remaining building after the 1898 church was destroyed by fire in 1925. The building has been used for a church and activity center ever since. The building is brick and has an eave oriented gable roof. Heavy stone trim surrounds main entry double doors and the name of the church is written in Gothic lettering and located in the arch transom area. (photo 16) The interior worship space is predominately blonde wood and includes the altar, pulpit, baptismal font and a quatrefoil wood paneling behind the altar. The rear of the building contains an entrance and large window openings that communicate its original school function. The southwest elevation of the building is a blind wall with irregular roofline. (photo 17)

St. Luke's Evangelical and Reformed Church - 4200 Pearl Road, 1903, 1922
(photo 18)

St Luke's Church consists of the original 1903 building and the 1922 addition. The 1903 church façade consisted of three bays. The central, recessed bay is gabled and is dominated by a large lancet shaped stained glass window. Under the stained glass is a band of three 1/1-sash windows. The other two bays are similar in form, but the southern bay dominates due to slightly greater height; a crenellated parapet containing two small lancet-shaped vents tops the tower. Both tower bays feature paladin windows (the central window has a lancet head, rather than rounded arch) and large Gothic arch door entryways. The crenellated tower section has two story engaged buttresses, while the other end bay has one-story engaged corner buttresses. Stringcourses, parapet coping, door and molded door and window surrounds, buttress caps, a pronounced water tables and base course are all sandstone. Some of the sandstone has been painted a moron color, but the unpainted trim pieces reveal a reddish tint and original tooling marks. The side façade is comprised of three pairs of gothic style windows and shows a gable roof. Every window has a sash panel of stained glass. The "Christ the Good Shepherd" window is best seen on the inside. Ornate arches abound in the sanctuary; all windows and sliding panel doors have floral motifs.

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The 1922 addition abuts the north elevation of the original church structure and mirrors the 1903 church's, height, setback, materials and stylistic influences. The addition is three stories high and 3 bays wide. The central bay has a gable pediment with stone copping and a stone niche under the gable apex. The façade of this bay is dominated by a large stain glass lancet window. Below the window is a molded stone panel and double door with flat transom. The entire central bay fenestration is surrounded by stone trim with quoins. A stone water table is a continuation of the stone water table on the church's façade. A limestone crenellated parapet with shield motif characterizes the southern most bay of the addition, while the northern bay of the addition is capped by a half-slope, eave oriented gable roof. The north side of the addition contains rectangular, 1/1 sash windows. All the trim on the 1922 addition is limestone and contrasts with the darker and softer sandstone trim of the adjoined church. An elevated landing at entrance level is fronted by a small brick wall capped with wrought iron fencing that is apparent in historic photographs. (photo 19)

Green Line Building – 3428 Memphis (corner of Memphis and Pearl roads.), 1922
(photo 20)

The two-story yellow wire-cut brick building has a triangular plan that suggest a flatiron type building, but the rear elevation is not a street façade. The building features four bays of wide window openings and storefronts separated by piers, which are marked only by a stone base, and first and second floor stone blocks located at the top of the first and second floor window openings. The building is capped by stone coping, which rests on a row of soldier bricks. Above each of the large Chicago style second floor windows are panels framed by slightly projecting header row with stone end blocks. The panels are characterized by a parquet pattern of alternating horizontal then vertical 3-brick squares. The Chicago style windows consist of one large central fixed pane capped by square transom lights, flanked by 1/1-sash windows. The same brick panels are located below the second floor windows and first floor fenestration is capped by a row of header brick.

Storefront windows and the storefronts are surrounded by bronzed aluminum, which were added in a 1995 storefront improvement project. Storefront windows are tall single pane lights separated by bronzed aluminum framing. The first two most easterly bays have no entry doors, but the primary store is centrally located in the third bay and two entry doors are located in the last bay. Four-inch square tiles cover the original wooden apron areas under the display windows. The rear wall is covered with brown brick and in the top right corner is an old metal sign saying "Green Line Building". The rear elevation's western half is characterized by segmental arch windows, which are

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capped by three rows of header bricks and stone sills. This wall section has a variety of window types and three entries, two first floor and one second floor accessed by a metal stairway.

3430-4 Memphis, 1910
(photo 21)

Located next to the Green Line is a 1-story building with three storefronts and a yellow brick façade. The horizontal lap sidewalls indicate that this is a frame building. Two types of brick are evident and details are few limited to soldier rows and apron-level corners feature bricks that are crosshatched. City records indicate the building dates from 1910, but the storefront was probably added later.

Broadview Savings and Loan – 4221 Pearl Road. 1948
(photo 22)

The 1948 Broadview Savings and Loan is a 2-story, brick Colonial Revival Building located on the east side of Pearl Road. A symmetrical 3 bay façade with a full-length front canopy features a balustrade on the roof, below which runs an entablature with dentil row. Attenuated, paired square Doric columns support the canopy roof. Below the brick parapet is a classical entablature with dentil row. Small second floor windows with simple molded frames are symmetrically placed in a 2-1-2 pattern placed under the entablature. There is a pair of triple windows and a door capped by small entablatures with side pilasters and accented by sidelights and arcaded transom. All façade windows have been replaced with fixed single panel lights. The second story addition was added in 1955 along with two elevators. A concrete pedestrian tunnel that connects the bank with another building (4209-4211 Pearl Road) was added in 1963.

Broadview Savings and Loan – annex -- 4209 Pearl Road, 1930
(photo 23)

This simple 1-story Colonial Revival brick and stone façade consists of a cut, dressed stone parapet wall with a molded cornice above and below the parapet. The projecting cornice under the parapet runs above a dressed stone frieze band. End pilasters have Corinthian capitals, incised panel shaft, and plain stone base. The façade consists of red brick laid in an American bond pattern. Four evenly spaced windows, filled in with glass brick, make up the façade. Each windows opening is

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capped by a cut stone flat arch lintel with slightly extended keystones. Lintels are plain stone members.

Mills Building – 4197 – 4207 Pearl Road, 1930
(photo 24)

The 1930 Mills Buildings is a one story commercial structure with a limestone façade and three separate storefronts. Synthetic marble was applied to the 4197 storefront. The parapet wall has a simple molded cornice and incised molded panels that indicate a five bay structure. The building's pilasters have decorative tracery and floral designs on the capitals. The central storefront apron is clad in granite panels and evidence decorative metal grills for steam heat ventilation. A large metal full-length awning is currently obstructing approximately one-third of the façade as well as the decorative pilaster capitals.

The Green Mill Ballroom – 4189-4195 Pearl Road, 1928
(photo 25)

The 1928 Chicago Commercial Style Cavana Dance Studio and Ballroom's 2-story façade is yellow brick with stone trim. The building's pier and spandrel form is one of several in the district. The Green Mill Ballroom's spandrels are two floors in height and demarcate the bays. The parapet is limestone and molded belt courses define the capitals of the piers. Stone capitals of the piers have a Y configuration at the top. The parapet has just recently (2003) been repaired as part of the city storefront renovation program. Yellow brick piers consist of protruding brick headers that framing inset panels of stacked two abutting stretcher bricks. Stone faces the aprons, projecting cornice above the storefronts, lintels, capitals and parapet wall. The northern most bay contains 5 windows and the other two bays contain 4 windows. The storefronts have large display windows flanking recessed entries. Display windows are large single panes set in anodized aluminum frames. Apron areas are clad in a variety of brick.

The Pearl Broadview Building – 4179 Pearl Road, 1928
(photo 26, 7)

This two-story Classical Revival style limestone building occupies the southeast corner of the Pearl and Broadview roads. Six storefronts are located on Broadview and four are located on the Pearl Road façade. A parapet wall rests on a projecting cornice that wraps around both street facades.

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The parapet wall is interrupted by numerous pilasters between the bays. The chamfered corner at Pearl and Broadview contains a primary retail entrance. Other entrances include a centered bay, flanked by 3 bays or piers on each side contain paired windows, each separated by two-story pilaster. The Pearl Road façade contains four bays, with a minor bay at the southern end containing an entry door. The pilasters are sparsely articulated with minimal molding separating the capital, shaft and base areas. The shaft is detailed with an incised panel. The original second floor 1/1 sash paired windows have been replaced by modern casements, but the original opening have been maintained. Underneath the windows is a sign course for the many retail businesses that occupy the building. Some original storefronts and details remain notably the jeweler on Pearl Road, along with the terrazzo aprons and vent grillwork.

Pearl Street Savings and Trust Company – 4175 Pearl Road, 1923
(photo 28)

This two-story Renaissance Revival masonry building is located at the northeast corner of Pearl and Broadview roads. The corner location creates two street facades, but the main entrance is centered on the chamfered corner. The cut and dressed limestone walls are capped by a plain cornice frieze and molded belt course above a projecting arched corbel table. A projecting cornice element runs under the arcaded corbels. A band of small rectangular 6/1 sash windows, predominately grouped in twos, separate the cornice from the monumental arch openings that characterize the first floor. Five elaborate cartouches are located on the façade. The one above the entrance contains the intertwining of the letters P, S, S, T. The four other cartouches are located at the ends of both the Pearl and Broadview facades above the only rectangular openings on the first floor. These cartouches are marked by decorative ribbon swags.

Three arches front the Pearl Street façade and seven line the first floor of the Broadview façade. Voissours and keystones that define the arch openings are elongated, adding to their pronounced visual effect. The windows are multi-paned casement windows with a strong transom element separating the lower portion from the fanlight upper arch portion and the metal paneled base section. Aprons have polished stone inset panels and rich detailing is found in the transoms, including key courses and spiral roping. The entryway arch contains an elaborate grillwork in the arch sections surrounding a marble-faced clock. Above the arch and flanking the cartouche is the carved nameplate "Pearl St Savings & Trust".

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Gil Dor Furniture Company West – 4163 Pearl Road (Non-contributing)
(photo 29)

The Gil Dor Furniture Company building is a noncontributing concrete block building with a dark brown brick facade and large display windows. This two-story building is built to the sidewalk and doesn't interrupt the rhythm of mass for the streetscape.

Hullet Co. Building – 4147 Pearl Road, 1910
(photo 30)

The Hulett Building is a brick 3-bay two-story building. The two end bays are capped by parapet walls that feature squared off gable peaks disrupting the run of a stone belt course. A shallow gable roof slope juts out between the end bays and is supported by slightly curved knee brace brackets and projects out over a band on four 1/1 sash windows – the dominant feature of the second floor façade. The storefront of the building has been remodeled and lacks its original materials and configuration. A one-story garage has been attached to the rear and north side and is covered with buff colored rough faced concrete block.

Andresen Building – 4143 Pearl Road, 1910
(photo 31)

The 1910 Andresen Building is a two story three bay commercial wire-cut brick structure with cut stone detailing. The plan is w in shape and the building's substantial depth is not evident from the façade view. Pier and spandrel forms are evident above the storefront, but the piers are interrupted at the frieze level. The parapet wall is capped with stone coping and the piers that extend structure are capped with stone. A stone cornice line runs under the parapet wall and a stone belt course runs over a band of solid bricks that serve as a common lintel for the second floor windows. Windows are 1/1-sash grouped in a 3-2-3 pattern. Piers that separate the window groupings have stone capitals with rectangular abstracted forms. Under each group of windows is a stone lintel. A rear garage addition was constructed in 1931.

The storefront has been altered; a 1965 photo shows transom windows and large display windows rather than the current tall rectangular window lights. The slightly recessed entries are in the south bay and the side-by-side doors provide access to store and second floor.

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Speed Exterminating Company – 4141 Pearl Road, 1929
(photo 31)

The Speed Exterminating Company Building is wire-cut red brick one-story structure with a front garage door in the northern most bay and a white, Lustron panel modern gas station attached to the northern rear elevation. (photo 32) The façade's stepped down parapet has a curved gable center with a stone finial at the peak. Beneath the final are stone coping is scrolled under forming a curved pediment form. Behind the perpendicular plastic sign is a stone cartouche with the date 1929 inscribed at a diagonal. The storefront consists of tall single light display windows that abut each other and separate the central recessed entry door.

Broadview Road

Independent Order of Odd Fellows – 3409 Broadview Road, 1913
(photo 32)

Full-height piers capped by small sandstone pediments divide the building's façade. Sandstone copping runs between the piers. Four of the six bays have a parapet wall above the pilaster caps and stringcourse. Double hung 1/1-sash tripartite windows are located between the piers. All window groupings have a common sandstone sill and the window groupings are capped by brick header rows. Stone caps mark the bases of the piers. Square basement window openings with brick header surrounds are located between the pier bases, but are currently boarded up.

The principal entry is located in the eastern most end bay and is characterized by a sandstone segmental arch surround containing a transom window which consists of three tall vertical lights separated from the doorway by a sandstone transom. The original door has been replaced. To the left of the door is a polished granite nameplate above the stone cap marking the base of the pier. In highly stylized Art Nouveau letting the nameplate identifies the building as the I.O.O.F. Glenn Lodge. Above the door is a large sign for the martial arts studio that currently occupies the first floor. The second floor of this bay contains a tripartite window above which is an inset sandstone panel containing the letters IOOF. The adjacent bay consists of first and second floor windows that are not as tall as the other façade windows, but have a consistent arrangement.

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Miller Block – 3321- 3329 Broadview Road, 1911
(photo 34)

The Arts and Crafts style Miller Block was constructed in 1911. The red brick two story building has three storefronts and nine sets of paired 1/1-sash windows on the second floor. Underneath the stone coping is a frieze area characterized by a large rectangular panel framed with soldier brick. The stone nameplate is located in the center of the frieze area and the use of stone blocks creates horizontal panel designs that flank the nameplate.

The pairs of second floor windows are grouped in a 3-2-3 arrangement and vertical oriented panels consisting of stone blocks separate the central window pairs. The first floor storefronts are capped by a building-length soldier brick row. All storefronts feature transom light panels and molded wood frames and apron panels. Piers are suggested by detail on the ends of the façade and first floor brick piers are located between 3-2-3 bay storefront arrangement. End piers are marked with stacked stretcher brick rows and square corner blocks that create a rectangular shape at the end of the frieze area. Light globes set in craftsmen style metal holders are located in front of the stone banding and decorative work that mark the transom line of the storefronts on the facade ends and the first floor piers.

Sumph Florists – 3312 Broadview Road, c1930
(photo 35)

This 2 story, 2 bay yellow brick building with stone trim is located on the north side of Broadview Avenue. The patterned brick includes vertical and horizontal bands of header and soldier brick rows, columns, and inset panels. Four pilasters separate the two commercial fronts, which have been altered and the central doorway to the upstairs apartment. The pilasters have plain stone bases and shafts of stacked stretcher bricks flanking a central stack of header bricks. The bottom and top of the central header stack terminate in small rows of soldier bricks. The capitals consist of stone rectangular blocks in an inverted zigzag pattern, capped by slightly tapered stone block with a carved diamond pattern band around the center.

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Self- Service car wash -- 3316 Broadview Road (Non-contributing)
(photo 36)

This is a 1 – story cement block and corrugated metal and fiberglass non-contributing structure with significant set back from the road.

Auto Repair Garage -- 3320 Broadview Road (Non-contributing)
(photo 36)

A small concrete block building with significant setback, this auto repair is of recent construction and is considered non-contributing.

Arby's – 3330 Broadview Road (Non-contributing)
(photo 37)

A modern commercial fast-food structure with dominant mansard roof cap and brick piers separating glass window panels. The building is significantly set back from the street and is non-contributing.

Constellation Community Schools – 3326 Broadview Road (Non-contributing)
(photo 38)

Built to the sidewalk edge, this two story brick building has a completely altered façade. Vertical glass panels that run the length of the building characterize the first floor. Glass entry doors are located in the western end of the first floor. The second floor is completely masked with stone facing panels. The building is considered non-contributing.

Boundary Justification

The boundary of the district represents the highest density of commercial buildings lining the intersection that maintain sufficient historic integrity to be readily associated with the late 19th, early 20th century period. Although buildings from this era continue further south on Pearl Road, beyond Memphis, two large intrusive buildings create an obvious point of demarcation. The Deaconess Hospital, which has been significantly altered and added onto, and the recent CVS Pharmacy and

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parking lot are located at the southwest intersection of Memphis and Pearl and terminate the south end of the district. The northern end of the district ends before the beginning of the bridge over Big Creek. Between the bridge and the Krather and Speed Exterminating buildings, a gas station, Burger King, and abandoned Rally Burger building exist, followed by the Foote family memorial park and Wildlife Way entrance to the Cleveland Zoo. The west end of Broadview beyond the I.O.O.F. Lodge is residential. The continuation of Broadview east beyond the district edge is characterized by greater alterations to the buildings, increased setbacks, less density and has more of the character of a major urban arterial rather than an urban neighborhood commercial district.

Boundary Description

The proposed historic district includes the properties that line the intersection of Pearl Road and Broadview Road including municipal parcels 01412049, 01412048, 01412047, 01412046, 01412045, 01410017, 01410018, 01410020, 01410021, 01410022, 01410023, 01410024, 01410354, 01418003, 01415004, 014188005, 01418006, 01418007, 01418009, 00910043, 00910044, 00910045, 00910046, 00910056, 00910001, 00910002, 00910003, 00910005, 00910006, 00910007, and 00910008.

The boundary of the nominated property is delineated by the polygon whose vertices are marked by the following UTM reference points:

Z E N

A – 17 441016 4588251
B – 17 441392 4587951
C – 17 441250 4587778
D – 17 440955 4587946

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Address	Date(s)	Style	C/NC Resource
1. 4138-44 Pearl Road	1895, 1911	Queen Anne	C
2. 4146 Pearl Road	1922	n/a	C
3. 4150 Pearl Road	1916	Commercial	C
4. 4160 Pearl Road	1935	Art Deco	C
5. 4162 Pearl Road	1938	n/a	NC (altered)
6. 5170 Pearl Road	1990s	Post-modern	NC
7. 4180 Pearl Road	1926	Beaux Arts	C
8. 4186-96 Pearl Road	1890, 1930s	Commercial	C
9. 4192 Pearl Road	1890	Richardsonian Romanesque	C
10. 4200 Pearl Road	1925	Gothic Revival	C
11. 4216 Pearl Road	1903, 1922	Gothic Revival	C
12. 3428 Memphis Road	1922	Chicago Style	C
13. 3430 Memphis Road	1910	Commercial	C
14. 4221 Pearl Road	1948	Colonial Revival	C
15. 4209 Pearl Road	1930	Colonial Revival	C
16. 4197- 4207 Pearl Road	1930	Commercial	C
17. 4189 – 4195 Pearl Road	1928	Chicago Style	C
18. 4179 Pearl Road	1928	Colonial Revival	C
19. 4175 Pearl Road	1923	Renaissance Revival	C
20. 4169 Pearl Road	1988	n/a	N/C
21. 4147 Pearl Road	1910	Craftsman	C
22. 4143 Pearl Road	1910	Commercial	C
23. 4141 Pearl Road	1929	Colonial Revival	C
24. 3409 Broadview Road	1913	Chicago Style	C
25. 3321-29 Broadview Road	1911	Arts and Crafts	C
26. 3312 Broadview Road	1930	Art Deco	C
27. 3316 Broadview Road	1966	n/a	N/C
28. 3320 Broadview Road	1949	n/a	N/C (altered)
29. 3330 Broadview Road	1977	n/a	N/C
30. 3326 Broadview Road	1938	International	N/C (altered)

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Photographs

1. South Brooklyn Commercial Historic District
2. Cuyahoga County, Ohio
3. Photographer: Jeffrey Winstel
4. Date of Photograph 4/30/04
5. Location of negatives: CVNP archives

No.	Building(s) Name	Description of view
1.	Corner of Pearl and Broadview	facing south
2.	Pearl Road, west side	facing north
3.	Pearl Road, east side alley	facing northwest
4.	Krathier Block, east corner	facing west
5.	Krathier Block, north elevation	facing south
6.	IDMR, east corner	facing west
7.	Pearlbrook Station PO	facing northwest
8.	China Express, east façade	facing west
9.	Family Dollar, east façade	facing west
10.	Marshall Drug, east corner	facing west
11.	Marshall Drug, detail	facing northwest
12.	Broadview-Pearl Building, southeast facade	facing northwest
13.	Broadview-Pearl Building, south corner	facing north
14.	People's Store, southeast façade	facing northwest
15.	Pearl Road Methodist Church, southeast façade	facing northwest
16.	Pearl Road Methodist Church, southeast façade	facing northwest
17.	Pearl Road Methodist Church, west corner	facing east
18.	St. Luke's Church, south corner	facing north
19.	St. Luke's Church, southeast façade detail	facing north
20.	Green Line Building, south elevation	facing northeast
21.	3430-4 Memphis Road, south elevation	facing northeast
22.	Broadview Savings and Loan, northwest façade	facing southeast
23.	Broadview Savings and Loan annex, northwest façade	facing south
24.	Mills Building, northwest façade	facing east
25.	Green Mills Ballroom, northwest façade	facing southeast

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Photographs (continued)

No.	Building Name	Description of view
26.	Pearl Broadview Building, north corner	facing south
27.	Pearl Broadview Building, northeast façade	facing southeast
28.	Pearl Street Savings and Trust Company, west corner	facing east
29.	Gil Dor Furniture, northwest façade	facing east
30.	Hullet Co. Building, northwest façade	facing east
31.	Andresen Building, Speed Exterminating, northwest façade	facing east
32.	Speed Exterminating, addition, north corner	facing south
33.	IOOF Glenn Lodge, northeast façade	facing west
34.	Miller Block, north façade	facing south
35.	Sumph Florist, west corner	facing east
36.	Self-serve Car Wash, southwest elevation	facing northeast
37.	Arby's, south corner	facing north
38.	Constellation Community School	facing north

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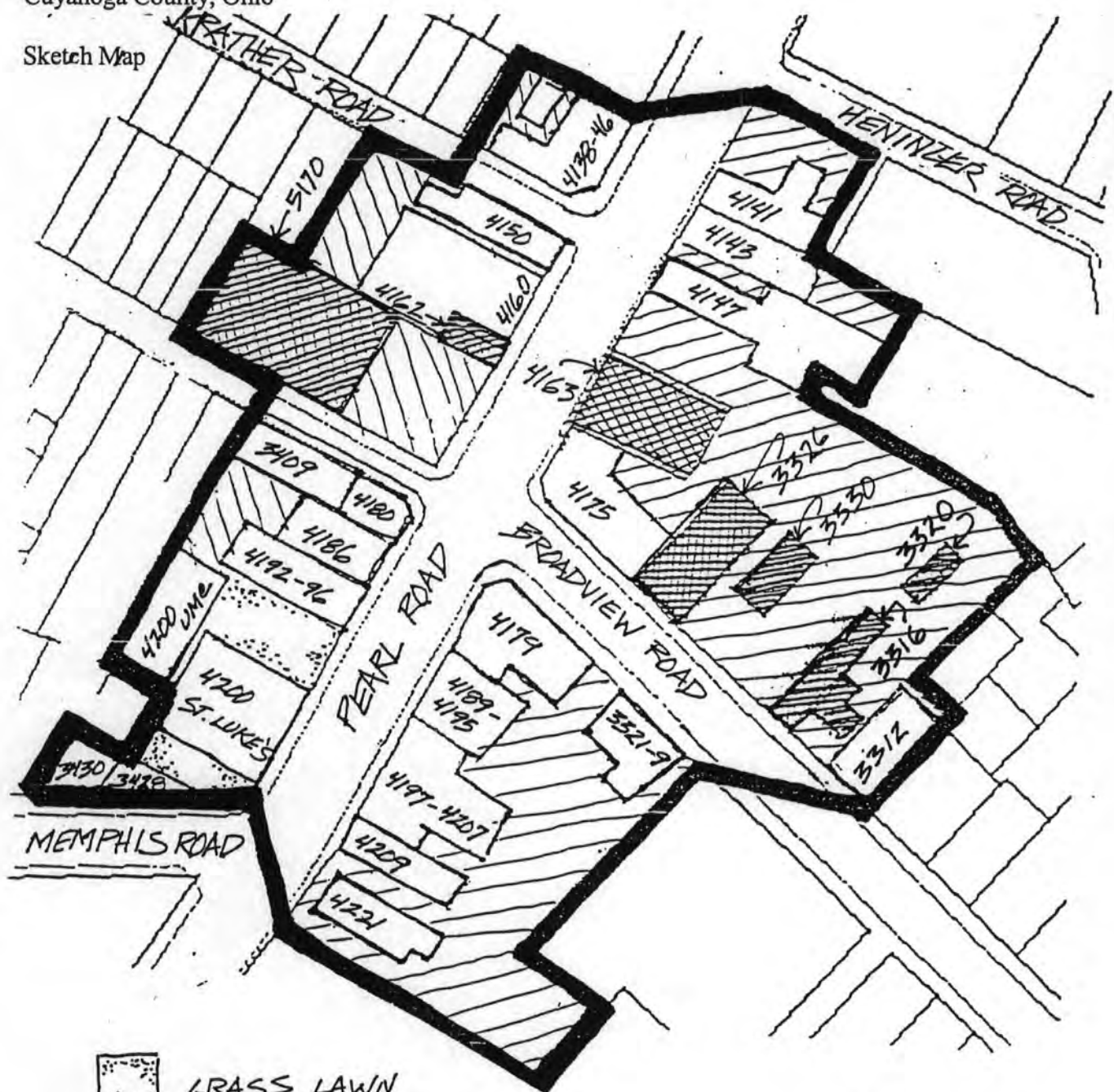
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Sketch Map



-  GRASS LAWN
-  NON CONTRIBUTING
-  PARKING

↑ NORTH
N.T.S.

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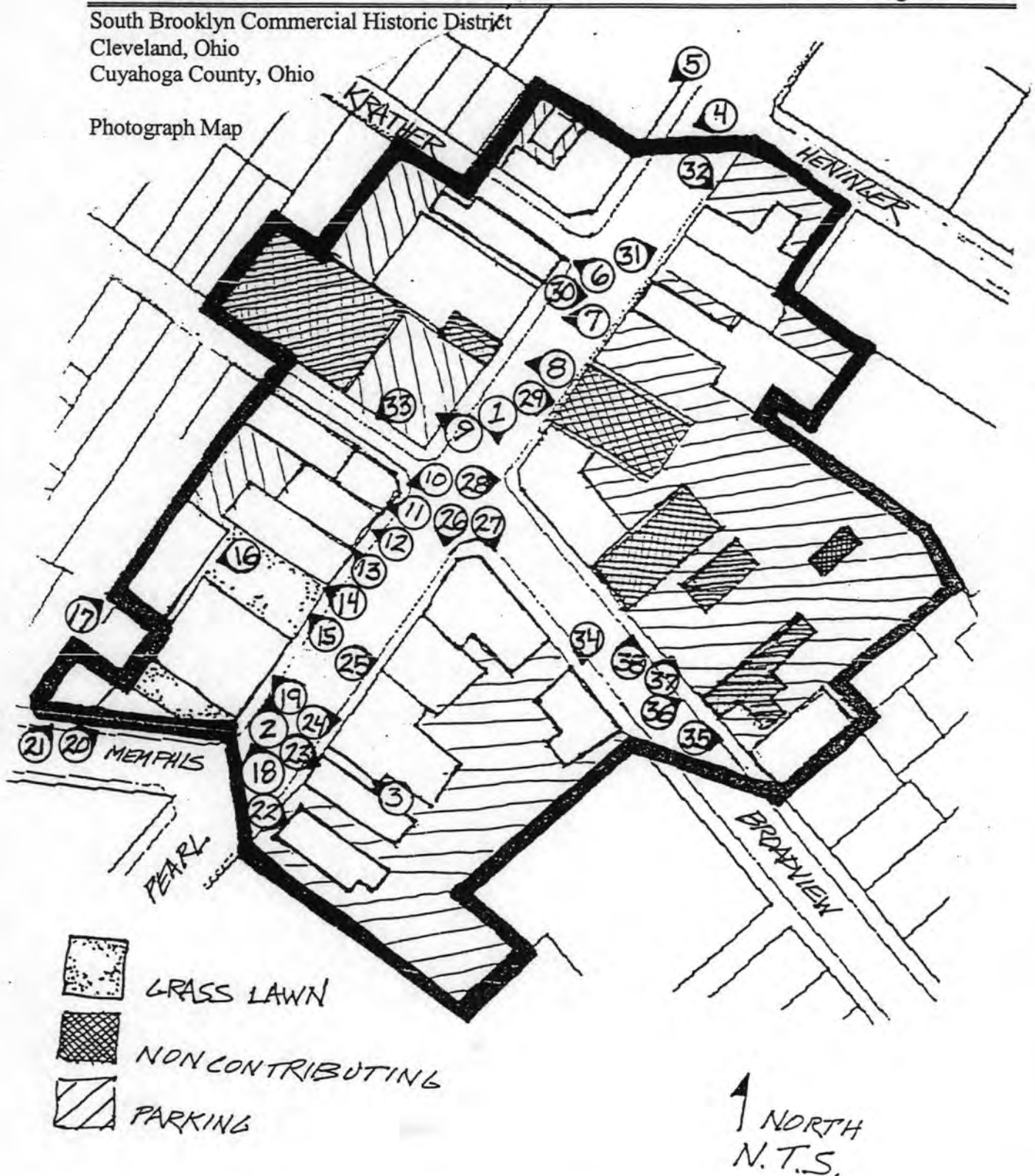
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Photograph Map



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Property Owners

Pearl Road

4138 – 4146 Pearl Road -- Krather Block

Edith M. Rosch
9138 Pearl Road
Cleveland, Ohio 44109

4150 Pearl Road -- The Institute of Divine Metaphysical Research

Cleveland Bible Research Inc.
4150 Pearl Road
Cleveland, Ohio 44109

4160 Pearl Road -- Pearlbrook Station United States Post Office

United States of America
4160 Pearl Road
Cleveland, Ohio 44109

4162 Pearl Road -- China Express

Royal Castle Inc.
4162 Pearl Road
Cleveland, Ohio 44109

5170 Pearl Road -- Family Dollar

Family Dollar Stores of Ohio, Indiana
PO Box 1017
Charlotte, North Carolina, 28201

4180 Pearl Road -- Marshall Drug Company

Al-Faleh Eyad
10301 Lake Avenue #425
Cleveland, Ohio 44102

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4186 – 4196 Pearl Road -- Broadview-Pearl Building
R. Simakis Efty
3506 Memphis Road
Cleveland, Ohio 44109

4192 – 4196 Pearl Road -- People's Store
Danylo Kulchytsky
4192 Pearl Road
Cleveland, Ohio 44109

4200 Pearl Road -- Pearl Road United Methodist Church
Pearl Road United Methodist Church
4200 Pearl Road
Cleveland, Ohio 44109

4200 Pearl Road -- St. Luke's Evangelical and Reformed Church
St. Luke's Evangelical and Reformed Church
4216 Pearl Road
Cleveland, Ohio 44109

3428 Memphis (corner of Memphis and Pearl roads.) -- Green Line Building
Richard Blake
10160 Manila Ave.
Cleveland, Ohio 44144

4221 Pearl Road -- Broadview Savings and Loan
The First Federal Savings
1215 Superior Avenue E.
Cleveland, Ohio 44114

4209 Pearl Road -- Broadview Savings and Loan – annex –
The First Federal Savings
1215 Superior Avenue E.
Cleveland, Ohio 44114

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4197 – 4207 Pearl Road -- Mills Building
A & K Inv. Corp.
PO Box 31060
Independence, Ohio 44131

4189- 4195 Pearl Road -- Cavana Dance Studio and Ballroom
Cavanna Walker Co.
19032 Detroit Road
Rocky River, Ohio 44116

4179 Pearl Road -- The Pearl Broadview Building
Thomas Pavlika
4179 Pearl Road
Cleveland, Ohio 44109

4175 Pearl Road -- Pearl Street Savings and Trust Company
Prefco Quatre Llc.
27 Waterview Drive
Shelton, Ct. 06484

4163 Pearl Road -- Gil Dor Furniture Company West
Gilbert Tutino
4163 Pearl Road
Cleveland, Ohio 44109

4147 Pearl Road -- Hullet Co. Building
Marzano Nunzio
4147 Pearl Road
Cleveland, Ohio 44109

4143 Pearl Road -- Andresen Building
Ricardo Montalvo
4143 Pearl Road
Cleveland, Ohio 44109

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4141 Pearl Road -- Speed Exterminating Company
John W. & Dianne G. Young
4141 Pearl Road
Cleveland, Ohio 44109

Broadview Road

3409 Broadview Road -- Independent Order of Odd Fellows
Sandra Kostantaras
2037 E. 115th St.
Cleveland, Ohio 44106

3321- 3329 Broadview Road -- Miller Block
Miller-Block Llc.
3321 Broadview Road
Cleveland, Ohio 44109

3312 Broadview Road -- Sumpfl Florists
Angelo Privolos
3312 Broadview Road
Cleveland, Ohio 44109

3316 Broadview Road -- Self- Service car wash
Christopher Moore
3970 Tennyson Lane
North Olmsted, Ohio 44070

3320 Broadview Road -- Auto Repair Garage
Daniel Yee
8571 Countryview Drive
Broadview Heights, Ohio 44147

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3330 Broadview Road -- Arby's
FFCA/IIP 1988 Property Co.
17207 N. Perimeter Dr.
Scottsdale, Arizona 85255

3326 Broadview Road - Constellation Community Schools
Marzano Nunzio
4147 Pearl Road
Cleveland Ohio 44109

Municipal and Elected Officials

Mayor Jane Campbell
Cleveland City Hall, Mayor's Office
601 Lakeside Avenue, Room 202
Cleveland, Ohio 44114

Mr. Chris Ronayne, Director
City of Cleveland Planning Commission
601 Lakeside Avenue, Room 501
Cleveland, Ohio 44114

Mr. Robert Kaiser
City of Cleveland Landmarks Commission
601 Lakeside Avenue, Room 519
Cleveland, Ohio 44114

Councilwoman Merle R. Gordon
Ward 15, City of Cleveland
1813 Tampa Avenue
Cleveland, Ohio 44109

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Representative Shirley A. Smith
Ohio General Assembly
77 S. High St. 10th Floor
Columbus, Ohio 43215-6111

Senator C.J. Prentiss
Ohio State Senate
Senate Building, Room 223, Second Floor
Columbus, Ohio 43215

Honorable Dennis J. Kucinich
United States Congress
5983 West 54th Street
Parma Ohio 44129

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The South Brooklyn Commercial Historic District is being nominated under Criterion A for significant association with community development and Criterion C as a locally significant collection of late 19th – early 20th century commercial architecture. The South Brooklyn area was promoted as providing affordable middle-class homes closer to the downtown area than other developing suburbs, yet above the industrial valley and removed from the noise and pollution of the city. The commercial area's transition from an agricultural materials processing area, or break of bulk node, to commuter commercial service area is associated with Cleveland's growth during its most intensive period of early 20th century economies of cities like Cleveland. The Old Brooklyn Commercial Historic District interfaces between the suburban semi-rural ideal – with personal services and convenience retail – and the economic power of a booming industrial city.

The architecture of the district not only represents an intact streetscape of an early 20th century neighborhood commercial area, but also illustrates popular styles and some landmark examples. Commercial architectural styles represented include Queen Anne, Commercial, Craftsman, Colonial Revival, Renaissance Revival, Beaux-Arts and Art Deco.

Old Brooklyn Historic Development

The South Brooklyn Commercial Historic District was, pre-European settlement era, a part of a Native American trading route. The Lake Trail, which ran east-west from roughly Buffalo to Detroit, passed through the Cleveland area along what are now Euclid and Detroit avenues. Paths leading south broke off the Lake Trail, one of them following the current alignment of Pearl Road until reaching the ridge that defined the edge of a prehistoric Lake Whittelsey.¹

In 1812 a squatter from Canada named Granger sold his "improvements" to Asa Brainard. "Granger Hill" as it was known, was a grassy slope overlooking the Cuyahoga River from the Riverside Cemetery area.² The first permanent settler in Brooklyn Township was James Fish, a settler from Groton, Connecticut. Johnson's history of Cuyahoga County states "At this time, as will have been observed, Brooklyn township was peopled exclusively by Fishes and Brainards. The autumn of 1814 witnessed a large and important accession to the little settlement when six families,

¹ Zieminski, Lynette, "The Broadvue – From Beginning to End (Part II)" *Old Brooklyn News*, April 1992: 1.

² Johnson, Grisfield, *History of Cuyahoga County, 1879* (reproduction) Evansville, Indiana, Whipporwill Publications, 1984, Cleveland, Ohio, D.W. Ensign & Co., publisher, 1879: 416.

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comprising forty persons, came thither from Connecticut within a week, thirty-one of them landing within the same hour".³

Brooklyn Township was organized in 1818, and embraced originally "all that part of Cleveland situated on the west side of the Cuyahoga River, excepting a farm owned by Alfred Kelly".⁴ Captain Ozias Brainard, one of the organizers of the township, strongly advocated that the new township be named Egypt "because so much corn was raised there." Perhaps Captain Brainard was somewhat prophetic; Brooklyn Township later became a leading center of greenhouse gardening. At the time, however, his suggestion raised little support and the name of Brooklyn was adopted. Although Johnson's history does not explain why this name was selected, he clearly states that it had nothing to do with Brooklyn, New York, since nearly all of the early settlers came from Connecticut.⁵

One of the township's early endeavors toward urbanization was The Village of Brighton, laid out on farmland owned by Warren Young, which included the South Brooklyn nominated area. In 1836 Samuel Barstow II procured the incorporation of the Village of Brighton and established a post office, concurrent with a high rate of land speculation in the area. The first election was held in 1837. Twenty-three votes were cast and Nathan Babcock was elected mayor receiving 14 votes to Barstow's nine. When it came time for the next election, the village had not grown and the villagers declined to hold an election. The charter went by default.

Milling was a prominent aspect of the 19th century economy of South Brooklyn. Jeremiah Gates, whose family later established the community of Gates Mills along the Chagrin River Valley, settled in the Brighton area in 1816 and started building mills. Memphis Street was formerly Mill Street. In 1848 Charles Gates built a steam-powered sawmill on Pearl Street. The Gate's Mills operated for 20 years and was known for shipping carloads of milled black walnut from the Big Creek Valley to the Winchester Gun Company in Connecticut for the manufacture of shot gun stocks. The Gates family became wealthy from their milling operations in South Brooklyn and the Chagrin River where Holsey Gates moved to in 1826 after 6 months in South Brooklyn.⁶ Gates

³ Ibid.

⁴ Alfred Kelly was the commissioner of the Ohio & Erie Canal and was a prominent landowner along the route of the canal in northeast Ohio.

⁵ Grisfield, p. 419. Grisfield does not clarify the relationship between Asa Brainard and Ozias Brainard, but some familial relationship is implied in the text.

⁶ Ziemiński, "The Miller's Tale Part, Conclusion" Old Brooklyn News (OBN), March 1990: 4.

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Mills became a favored location for the estates of early twentieth century Cleveland industrial barons and remains one of the wealthiest communities in the state.

In 1840, Mr. Huntington, a settler from Connecticut, opened a store in Brighton. Charles Mueller had a small tannery that turned out about 20 hides "on the Brighton side of the creek". In 1852 the corner of what is now Pearl and Broadview was owned by Martin Kellogg, an early settler and farmer who owned land north of Big Creek. Pearl Road was Columbus Road, because it led to Columbus Ohio, and Broadview Road was Broad Street, as it was the widest street in the area. In 1855 the Glen Lodge of the I.O.O.F. was organized in Brighton with ten charter members.

After the Civil War, Columbus Road was planked for 5 miles south. The planked section was a toll road and the tollhouse was thought to have been located where State Road splits off from Pearl – the current location of the library. The plank road was also referred to as Wooster Pike and Wooster Medina Turnpike.

A local historian characterizes the mid to late 19th century period as follows: "The farmers who were driving their produce – laden wagons in to the Pearl Street Market – now the West Side Market, via Columbus Street and Broad Street/ Independence Road found our community to be a good stopping place for the night."⁷ Two hotels were located at the intersection of Columbus and Broad. The Brighton House was a hotel of the Civil War era and was used by farmers coming to the Cleveland Markets. The Foster House, located on the northwest corner of the intersection was another such establishment.⁸ Another prominent local business found on the 1874 atlas map is George Heninnger's brewery on Columbus (now Pearl Road) just before Big Creek Valley. The structure was torn down in 1892 and property divided among the heirs.

The intersection of Pearl and Broadview (or Columbus and Broad) was regarded as "A Center of Business Activity". "It is here that most of the farmers of Brooklyn, Parma, and Independence townships, as well as part of Newburg and Rockport townships, get their supplies and do their trading." Johnson's 1879 publication describes Brighton as having progressed slowly, but considerably. "It has a population of perhaps eight hundred, is abundantly supplied with stores and hotels, has three churches and does a small business in the manufacture of wagons. The stores have

⁷ Ziemiński "The Broadvue – From Beginning to End, part III" OBN, May 1992: 10.

⁸ Ziemiński, "Miller's Tale Part II" OBN June 1990: 1.

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a good trade with the surrounding country, which contains numerous thrifty and substantial farmers, many of whom are Germans, as are also many of the villagers.”⁹

A prominent feature of the Columbus and Broad intersection during the 19th century was the business enterprises of John L. Johnson. Having grown up on a farm in Parma Township, John Johnson later became a farmer, but went on to have a much more varied career. He worked on a huckster wagon, drove mules on the Ohio Canal, and worked as a cooper. When Johnson married in 1846 he and his wife moved to Brighton. Three years later he caught “gold rush fever”, left his wife and went to California. In 1855 he returned a rich man and opened up a general store in Brighton.¹⁰ Johnson’s General Store was located on the southeast corner of Pearl and Broadview roads. The store was torn down in the 1901.¹¹

The later half of the 19th century brought changes in transportation that charted the course of development in South Brooklyn. In 1857 small horse drawn Omnibus companies were operating in the area. The 1874 Cuyahoga County atlas depicts a horse drawn Brooklyn Street Railroad car passing in front of T. N. Brainard’s grand home on Pearl Road. This atlas has a map for Brighton Village and contains the following listings for the Brighton Business Directory: Henry Ruessman, House & Sign Painter, Glaser and Paper Hanger, and Dealer in Sash, Doors & Blinds, Wm. N. Fair, Proprietor of Hotel, and Charles Huhn, General Undertaker. The map also identifies the Henninger Brewery, Foehlich General Store, German Church, J.L. Johnson Store, Coop. Shop and Brighton House.

During the 1870s mules replaced horses and by 1889 most of the lines in the city were electrified, including the W. 25th line, which included Pearl Road and was owned by future Cleveland Mayor Tom L. Johnson. Johnson’s new electric streetcars featured the following advertisement in each of the windows “Horses for sale at your own price”.¹² Electric streetcars ran in Old Brooklyn until 1947, when bus service replaced the electric streetcars.

⁹ Grisfield, p. 421.

¹⁰ Ziemiński, “Colorful history surrounded Johnson House” OBN July 1999: 8.

¹¹ Ziemiński, “The Broadvue – From Beginning to End Part III” OBN July 1992: 8.

¹² Ziemiński, “Cleveland streetcars leave horses behind, enter electric age” OBN May 2002: 10.

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The Brooklyn Township community was an important market-gardening center for generations, due to the introduction of greenhouse gardening in 1887 by local business Gustave Ruetenik & Sons.¹³ Martin L. Ruetenik began by raising leaf lettuce and tomatoes. Ruetenik used scientific methods of cultivation and many of his farming techniques were adopted widely, making him an industry leader both locally and nationally. Although not located within the nominated area, the local greenhouse industry dominated the township and contributed greatly to South Brooklyn's role as a key agricultural produce transport node.

The first high-level bridge over the Big Creek Valley was built in 1887.¹⁴ The Brighton Hotel housed the workers who built this bridge.¹⁵ In 1894, the Cleveland Park Board purchased the area of Big Creek Valley north of the bridge that would become Brookside Park. The site provided a natural setting for a playground in the wooded valley and the high bluff overlooking the surrounding area was originally landscaped to provide for recreational activities, picnic grounds, and a lake. The major portion of the park was destroyed by the construction of I-71, but the remaining lower level of the area is now the Cleveland Metroparks Zoo.¹⁶

The Johnson House, a three-story brick structure built in 1890 and located at the northeast corner of Pearl and Broadview, was a major feature of the intersection prior to the 1920s. (Image A) Johnson already owned a general store across the street on the southwest corner of Pearl and Broadview. A local historian describes the Johnson House as having a "first floor consisting of a large lobby, a dining hall which held over sixty people, and a bar.... noted for the 50-gallon barrels of whiskey and beer which supplied the 'guzzlers' at its 50-foot bar." The establishment had 36 second-floor guest rooms, and a 3rd floor ballroom that could accommodate 200 people. The boardwalk surrounded the building and was lit with gaslight. A large livery and barn was located in back of the hotel. Patrons of the establishment were described as "farmers, under-the-bridge-workers, Saturday dancers, Sunday diners, and the more unsavory bordello workers, neighborhood tipplers, and a gang of bank robbers."¹⁷ The area also contained the elegant Italianate Johnson residence, later acquired by the Deaconess Hospital, and the brick Johnson Block, located north of the hotel. The Johnson Residence, Hotel/ House and Block have been demolished.

¹³ Van Tassel, David D., editor and Grabowski, John J., editor, The Encyclopedia of Cleveland History: Second Edition, Indianapolis, Indiana, University of Indianapolis Press, 1996: 874.

¹⁴ Ziemiński, "A Miller's Tale Part II" OBN, June 1990: 1.

¹⁵ Ibid.

¹⁶ Van Tassel, p. 135.

¹⁷ Ziemiński, "Colorful history surrounded Johnson House", OBN July 1990:1.

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Commerce grew in the area and the frame buildings with the boom town fronts were replaced by 2-3 story brick and stone buildings. (Image B) The 1890 People's Store, built by Henry Binder, is featured in the 1903 Picturesque South Brooklyn Village advertises that it carries "Groceries, Seeds, Medicines, Etc., at cut prices." The store operated until the mid 1920s. Oral histories recorded by the Old Brooklyn Community Development Corporation identify Weber's Groceries as the main retail tenant. Standing out in the memories of children during that era was the "huge double wheeled coffee grinder" displayed in the storefront".

In 1897 Henry Binder bought property on the northeast corner of Pearl and Broadview. Businesses, such as druggist, jeweler, a haberdasher, a baker, a barber, and a saloon keeper all operated out of Binder's building on the corner of Pearl and Broadview, which was replaced by the Broadvue Theatre and then within the last decade, The Family Dollar store.¹⁸

The Broadview-Pearl Building, located immediately north of the People's Store, was also built in 1890. Although the city's building card does not list any alterations to the building, a photograph of the People's Store in the 1903 *Picturesque South Brooklyn Village* publication illustrates a different building at the site. (Image C) The photograph shows a building with a façade that is a combination of commercial front with bracketed cornice and gabled bay with Queen Anne decorative elements. A close look at a front corner of the building indicates that the current façade is an addition. Sandstone foundation blocks do not run under the current façade and the brick changes – and is currently spalling along the line where the current Commercial style façade was attached to the original building.

In 1895, Henry Krather, a successful farmer and meat merchant from Parma Township, moved two houses from the corner of the present Pearl and Krather intersection to lots on Krather Street and then built the present Krather Commercial Block facing Pearl. Krather was an important member of the community. He was Director of the Home Savings and Banking on Pearl Road, a member of the International Order of Odd Fellows (at the time located two blocks south of Pearl and Krather roads), along with owning adjacent property, which later became Krather Road.

Henry Krather was the first of six generations to live on Krather Road. Many commercial tenants of the Krather Block lived on Krather Road (Henninger 3450, 3500; Schwab 3512) and M.H.

¹⁸ Ziemiński, "The Broad-vue from Beginning to End, Part VI" OBV August 1992: 9.

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Rosenberg rented one of the four 2nd floor apartments and operated a dry goods and shoe store in the north half of the commercial front. The other commercial front was Joe Misbach's butcher shop and the third floor was a dance hall operated by Henry Krather and a partner.¹⁹

The Krather block was also home to Henninger and Decker Hardware, the first hardware store in South Brooklyn, and a landmark community establishment from 1906 to the mid 1960's.²⁰ The Henninger & Decker Hardware Store is described in a local history as follows:

Any size nut, bolt or screw could be readily obtained from the drawers that lined the walls from floor to ceiling. Ladders on casters were rolled along the sides of the store so that a salesman could step up to reach the higher shelves. Because the selection of implements was both complete and orderly, the Henninger and Decker co., had a reputation for quality all over the city.²¹

William Henninger was the grandson of Phillip Henninger, a German immigrant living in Parma. As a tinsmith and a quarry owner, Phillip provided stones for the Ohio and Erie Canal locks and spillways. Phillip Henninger's home in Parma was recently listed in the National Register of Historic Places (NR 8/03). An entrepreneurial family, William Henninger's uncle, George, owned a brewery on Pearl Road, as previously referenced as a Brighton Village business identified on the 1874 map.

In 1901 the South Brooklyn Improvement Association was formed, "composed of leading citizens of the village."²² Within 2 years the association listed among their accomplishments "a municipal lighting station, a new school building of the most approved style, the latest double sewer system and sewage disposal plan – the most sanitary system devised – the bituminous macadam pavement of Pearl street, the first pavement of that kind to be built in the vicinity of Cleveland, and the number of other improvements, such as free delivery of mail."²³ South Brooklyn is noted with "leading this section of the nation by using bituminous macadam to pave Pearl and State roads in

¹⁹ Wilmer, Kathryn Gasior, editor Old Brooklyn New: Book II, A Portrait of Old Brooklyn, 1981:42.

²⁰ Old Brooklyn New: Book II states that the hardware store started about 1906, but the 1903 Picturesque South Brooklyn Village publication contains a photograph of the Krather Block with a Henninger and Decker hardware storefront, and an advertisement for the business.

²¹ Wilmer, 61.

²² Knight, Thomas A., Picturesque South Brooklyn Village "Charming Suburb", The South Brooklyn Improvement Association, Cleveland, Ohio, 1903.

²³ Ibid., "The Improvement Association"

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1903".²⁴ The road is further described as four miles long and extending from the bridge connecting south Brooklyn to Cleveland to State Street where the road goes out into the country.

In 1903 the association published Picturesque South Brooklyn Village: Views and Descriptive Matter of Cleveland's Most Charming Suburb. This promotional publication espouses the virtues of suburban living, home ownership, and in particular, South Brooklyn. Noting that South Brooklyn appeals to "the better class of citizens—those who ardently desire to own their own home, with its attractive and cozy house, verdant lawn and garden plot".²⁵

In addition to the tax rate being lower than other suburbs and the conveniences and facilities being better than those found in other counties, the publication states

The chief charm of South Brooklyn, however, lies in its pure, clean atmosphere, untainted by the smoke and disease-breeding corruption's of the air of the city. The village is several hundred feet above the city and is far separated from the sooty manufacturing districts. The prevailing winds of this vicinity are from the West and Southwest and these come to South Brooklyn from over the pleasant country regions lying in those directions.²⁶

In 1905 the City of Cleveland annexed South Brooklyn. The old steel Brooklyn Brighton Bridge was torn down in 1916 and the new Brooklyn Brighton Concrete Bridge was constructed by Cuyahoga County. The bridge is 2,365 feet long and has eighteen arches – the longest span being 138'. The bridge contained two streetcar tracks and at its highest point is ninety-eight feet above Big Creek.²⁷

St. Luke's Evangelical and Reformed Church was constructed in 1903, replacing an earlier frame church. The German immigrant congregation began in 1839 and was located in Parma. The growing congregation purchased land on the corner of Pearl and Memphis in 1853. A local history states that the site once contained an ancient Indian burial ground.²⁸ The 1922 education addition

²⁴ Van Tassel, David D. 135.

²⁵ Knight.

²⁶ Ibid.

²⁷ McMichael, Stanley L. "Other Important Bridges in Cleveland" Bridges of Cleveland and Cuyahoga County, 1918. www.clevelandmemory.org/SpecColl. 31.

²⁸ Wilmer, 50.

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consists of a parapet brick façade featuring two separate entries, lancet window and door openings, and sandstone trim elements.

An aspect of the past agricultural character of South Brooklyn was the continuing growth, or even boom, in the greenhouse industry. By 1907 Ruetenik had an entire acre under glass, and by 1924 his greenhouse complex had expanded to 3 ½ acres.²⁹ In the 1920s, about 50 greenhouses in the area founded the Schaaf Road Coal & Supply Company. It was organized to serve the areas of Old Brooklyn and Brooklyn Heights, which were considered central to the greenhouse business in America.

In 1910 the Andresen Building was constructed on Pearl Road north of Broadview. This two-story Commercial style brick building housed a furniture store from 1914 until 1925 and then a series of auto repair shops from 1925 until the 1940s. The 1911 Miller Block was constructed on land that contained a wagon works. Brooklyn was known for having the largest wagon maker in the area. Charles Miller, of the Miller Meat Company, originally owned the Miller Block. Through most of its existence the building housed dentists on its upper floor.

The southwest corner of Broadview and Pearl also changed in the early 20th century. The International Order of Odd Fellows Hall was located on this corner in a three-story timber frame building, which housed Bader's Drugstore in the corner storefront. In 1913 the Odd Fellows constructed a new hall immediately behind the frame structure. The new Glen Lodge building contained bowling alleys in the basement, the first floor was a dance hall and the second and third floor was used for lodge meetings.³⁰ Fraternal societies were an important part of the social life in Old Brooklyn. The 1903 promotional booklet Picturesque South Brooklyn Village contains a picture of the former IOOF Hall and states that "the village is home of a number of lodges and chapters of fraternal organizations. The Odd Fellows and the Knights of Pythias were the most prominent, but the Odd Fellows is the only one having a hall of its own".

The 1913 Sanborn Fire Insurance Map of the nominated area indicates that the intersection still has roots in the 19th century more than the 20th century. The Krather Building has a two-unit outhouse in back, and across the street was a Blacksmith Shop. Many secondary buildings in the area are labeled as livery, private stable, wagon shed, and horse shed. The Johnson House at the northeast

²⁹ Van Tassel, David D. 133.

³⁰ Ziemiński, OBN July 1992: 9.

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corner of Pearl and Broadview roads is shown on the map as a hotel, dance hall with slated gables, and large attached livery.

The most significant change to the South Brooklyn area in the nineteen teens was the start of the Deaconess Hospital. The Evangelical Synod of North America met in South Brooklyn in 1914. They organized the Evangelical Deaconess Society of Cleveland with the goal of upgrading medical care by recruiting young women who would be willing to work in hospitals that the Church would establish.

A few hospitals of this type were already functioning in other parts of the county, notably the Deaconess Hospital in St. Louis, known as the motherhouse. Hospital care in the 19th century was largely limited to caring for the indigent, the insane and the tubercular. Patients were often poor, or the victims of a cholera epidemic. Very few hospitals were general health facilities.

In 1919 the society purchased the Johnson house property, which included the old family mansion, a second large house, and large carriage barn. In 1921 several of the sisters resigned, citing overwork. In 1923 a new hospital was constructed containing 22 beds and 6 bassinets. The old mansion was used as housing for the nurses. In 1927 the hospital expanded and the next year the hospital established a nurses training program. In 1961 a new building was added to the front of the hospital, obscuring much of the original building's façade.

Five buildings were added to the commercial intersection during the 1920s. The Green Line building, a triangular building located on the corner of Memphis and Pearl, was constructed in 1922. Constructed by James and Stella Flower, the building was named after the green line, the interurban Cleveland, Southwestern, and Columbus line that serviced the area. Mr. Flower owned the Green Line Garage and Supply Company, a building that was located roughly across the street (not extant).

The 1923 Pearl Street Savings and Trust Company building is a landmark high-style building on the northeast corner of Pearl and Broadview. The company was first formed in 1890 and their first offices were located in the lower level of the Johnson House, and then in the Johnson Block. The Renaissance Revival style building is clad in rusticated cut stone and features high round arch first floor windows. The prominent Cleveland firm of Hubbell and Benes, noted for such buildings as the West Side Market, and the Cleveland Museum of Art, designed the building. The firm's chief designer, Antonio DiNardo, was the architect of the building. In 1924 the Cleveland Chamber

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of Commerce named the building "Best Small Commercial Building of 1924". This honor is commemorated by a bronze plaque placed near the front entrance of the building.

In 1926 the I.O.O.F. sold their old lodge building on the corner of Pearl and Broadview to the Marshall Drug Company. Mr. Bader, the druggist who had maintained a pharmacy in the building's storefront, sold his business to the Marshall Drug Company the same year. Marshall Drug razed the frame building and constructed the current white glazed terra-cotta store. Marshall Drug was a Cleveland based chain founded in 1884 and eventually had 22 stores.

The Pearl Broadview Building and the Cavanna Building were both constructed in 1928. The two-story Classical Revival limestone Pearl Broadview building occupies the prominent southwest corner of the Pearl and Broadview. This commercial building housed a drug store, jewelry store, and other retail establishments on the first floor. The second floor contained the offices of the local doctors and dentists, who were the developers of the property. According to the current owner, the building was originally intended to be four stories high.

The Green Mill Ball Room, now the Cavanna Dance Studio and Ballroom, features a façade clad in light sand colored brick. Built in 1928, the building was first listed as the Green Mill Ball Room, one of twelve listed citywide in the 1930 directory. In 1936 the 4189 address is listed as vacant, but occupants include an A&P Tea Co. office, Harry Schwarzs' Men's Furnishings, a dentist, beautician, and physician offices were also located in the building. Additional businesses include Weinberger Drugs, Rembrandt Shoes and Blumenson Grocers.

Building did continue in the 1930s with the construction of two commercial buildings in 1930 and the WPA Pearl Station Post Office in 1935. The 1930 Mills Building is a two-story, three-bay commercial structure located on Pearl Avenue south of the Cavanna Building. Historically, the building was a Woolworth Store. The 1930 Sumpth Florist Building is a 2 story and two bays wide situated on Broadview across from the Miller Block.

One of five Works Progress Administration post offices built in Cleveland, the Pearlbrook Station United States Post Office was constructed between 1934 – 35. A total of 406 WPA post offices were built nationwide. The Art Deco style building was designed by Julius Boenisch and features a mural of Cleveland's working lakefront, "Ore Docks and Steel Mills" by Richard Zoellner, a graduate of the Cincinnati School of Art. Zoellner painted three other murals in Ohio post offices. In the 1960s the Pearlbrook Station had the highest mail volume in Cleveland. (Image D)

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In 1948 the Broadview Savings and Loan building was constructed on Pearl Avenue across from the intersection with Memphis Avenue. This Colonial Revival building has an underground tunnel to a one-story brick building immediately beyond the drive adjacent to the north elevation of the building.

Criterion A: Community Development

The Old Brooklyn Commercial District is significant under Criterion A for its association with the late nineteenth/ early twentieth century movement in community development known as the streetcar suburb. As the streetcar suburb of South Brooklyn grew, the business in the nominated area came to cater to the middle class commuter, providing services and convenience retail opportunities.

Two distinct advantages that Old Brooklyn had over the other street car suburbs surrounding Cleveland was the condition of the road and proximity to the central business core. Old Brooklyn was less than 4 miles from Public Square, the heart of Cleveland's central business district. The aggressive marketing found in the 1903 promotional booklet Picturesque South Brooklyn Village provides comparisons between South Brooklyn "one of the most charming, healthful and convenient residence districts in this vicinage" and other streetcar suburbs, such as Lakewood, Glenville, East Cleveland and Collinwood.

A large, and the most populous portion of South Brooklyn, is within four miles of the Public Square, Cleveland. Lakewood's eastern boundary is four and one-half mile from that nominal center of Ohio's metropolis, and Rocky River – the western limit – is four miles beyond, so that the average distance of Lakewood residents from the city is from six to seven miles. East Cleveland begins at a point more than five miles from the Square and extends eastward four miles. Glenville, too, is more remote than South Brooklyn and Collinwood is more distant than Glenville.³¹

In addition to being the closest suburb to Public Square (geographic advantage ranging anywhere from .5 to 3 miles) the promoters of the area point out that, although not in the city of Cleveland³² South Brooklyn is actually closer to the city center than the outer boundaries of the city.

³¹ Knight.

³² The annexation of South Brooklyn to Cleveland occurred in 1905, while the publication referenced dates from 1903.

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Here is a whole village lying without the walls and taxes of the big city, and yet no point of it is as far from the Public Square of Cleveland as the extreme boundaries of the East End at Lake View, the West End at Detroit street, and Highland avenue, or the South end, beyond Harvard street.³³

Residents of South Brooklyn could use one of two streetcar lines to travel the less than 4 miles within the half-hour's ride to Public Square. The Jennings – Brooklyn line ran “on a six minute schedule and alternating as to route at Pearl street and Clark Avenue, these cars carry the passenger—as he may elect—through the charming Lincoln Heights district, (now the Tremont Historic District) over the great Central viaduct to the Square, by way of busy Ontario street. Or he may take the Pearl street route.... past the Nickel Plate Railroad station, the projected new West Side market house, ... via the famous and colossal Superior street viaduct ... to the Square”. Another option was transferring to the “speedy Scranton avenue cars, which race through the flats, and up and down hill, reaching the Square several minutes before the cars of the other lines.”³⁴

Although the improvement association's promotional literature stressed the streetcar as commuter transport, the streetcar had a more recreational roll in the childhood memories of Loretta Young Oprzadek.³⁵ She recalls “the summer streetcar laden with tourists carrying picnic baskets.” The summer streetcar is described as “an open car with high seats for sightseeing” explaining that “to the rest of the city of Cleveland, South Brooklyn was a picturesque place that was ideal for a relaxing trolley ride.”³⁶

Trolley parks were common sites on the outskirts of American cities during the late 19th – early 20th century period. Although South Brooklyn did not have a park owned by the Trolley Company, nearby Brookside Park certainly fit this role, providing boating, baseball, tennis, and picnic grounds. The summer streetcars and their park destinations satisfied a growing need for urban dwellers. As industry boomed, cities became more crowded and dirty. “The notion of escaping from the heat and crowds of the city held great appeal to urban dwellers at the turn of the century. The Trolley Park soon developed into a ‘mecca on holidays and Sundays not only of what we are pleased to term the

³³ Ibid.

³⁴ Knight.

³⁵ Wilmer, 30.

³⁶ Ibid.

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working classes by the middle millions”³⁷ Trolley parks eventually became suburban developments. “By offering workers a relatively reliable, fast commute system, trolleys had allowed many workers to move further out from compacted central cities”³⁸

The first decade of the 20th century was a time of transition for South Brooklyn. Banks, drug stores, grocers and hardware stores replaced the area’s cooper shops, wagon makers, mills and hotels. With the growth of Deaconess Hospital, several pharmacies were located in the area and several doctors and dentists had offices on the second floors of the new commercial buildings. With connectivity to the central city and its business district, “the intersection of Pearl and Broadview Roads, no longer an agricultural crossroads, was changing and becoming a banking center in the community”, as noted by local historian Lynette Zieminski.³⁹

As Cleveland’s industrial economy and population was growing the city was spreading out and suburbs were developing in former agricultural hamlets, such as South Brooklyn. This former brake-of-bulk commercial intersection supported by services linked to transporting agricultural produce to market developed into as a residential suburb with a centralized transportation and commercial service node represented by the nominated area.

The development of new streetcar suburbs such as South Brooklyn was an important factor in countering growing labor unrest and radical political movements. Cities such as Cleveland that were rapidly industrializing and experiencing large waves of immigration became the centers of these movements. The Socialist Labor Party was organized in Cleveland in 1896 and actively opposed existing, more conservative labor unions. The violent Streetcar Strike of 1899 in Cleveland resulted in a “mob of 8,000” attacking the company car barns on the city’s south side. As noted by Historian Dennis I. Harrison, the ability of Cleveland’s working class to become homeowners contributed greatly to slowing the development of socialism.

Given the overt hostility of capital to labor organizations and harsh conditions of labor in 1900, one might expect a successful socialist movement—the opposite was true. ... A major factor mitigating the influence of socialism was the continued general prosperity of the working class. By 1900 40% of Clevelanders owned their

³⁷ Hall, Millicent, “The Park at the End of the Trolley” *Landscape* v. 22 #1 (1977) 11-18: 12.

³⁸ *Ibid.*, 18.

³⁹ *Ibid.*

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own homes, as opposed to 20% in 1880. In 1900 10,000 men were employed in the building trades, more than a twofold increase over 1880. A new generation of workers' homes came equipped with electricity and indoor plumbing.⁴⁰

The promotional booklet Picturesque South Brooklyn Village is certainly a reflection of this trend. A direct appeal to the human desire to own property is made in the text, which also praises the virtue of this goal. "The man who seeks such a home as this is surely superior in character and temperament to his brother who lives in the midst of the business house of a city. Nothing is more ennobling than the possession of a home of one's own, with its little duties, such as caring for the lawn, garden and house."

The booklet also notes "only in recent years that a residence in the suburb of a city has been practicable with the average man—that is, the working man of the higher order, and the business man of moderate means". The author postulates that streetcars have made this possible and have been responsible for a "culling out of society". Evidence or promises of electricity, paved roads, gas lines, water lines, sewer lines, a Carnegie Library, schools, free mail delivery, and fast dependable streetcar service to the central city are provided in this publication. The nominated area is associated with the broad trend of suburban development that countered the social and economic strains created by rapid industrialization in urban centers in the early 20th century.

Criterion C: Architecture

The Guide to Cleveland Architecture produced by the American Institute of Architecture, Cleveland Chapter, describes the district as follows:

A cluster of churches and commercial buildings at that point reflect the early 20th century's styles up to the Art Deco. Of special note is the Ameritrust branch (once Cleveland Trust) on the N.W. corner of Broadview and Pearl. Built (1924) its limestone exterior, in the manner of an Italian Palazzo, and richly detailed interiors was the product of Antonio DiNardo for the firm of Hubbell & Benes.⁴¹

⁴⁰ Van Tassel, David D. "Labor", Harrison, Dennis I., Case Western Reserve University, 621-2.

⁴¹ Gaede, Robert C. FAIA and Kalin, Robert, editors Guide to Cleveland Architecture, Cleveland, Ohio Carpenter Reserve Cleveland Chapter American Institute of Architects, edited by Robert C. Gaede, FAIA and Robert Kalin, Printed in Cleveland, Ohio 1996: 28.

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The district's buildings display dominant styles and stylistic influences associated with the late 19th early 20th century, creating a strong of place for the proposed district. In addition to the architectural styles, urban design features such as common set back, materials, height, fenestration pattern and density also contribute to the cohesion of the district. The architectural styles in the district include Chicago/ Commercial, Arts and Crafts, Art Deco and Renaissance Revival, Gothic Revival, Colonial Revival and even late commercial Queen Ann influences are represented in the district. Buildings range from large commercial blocks to two-bay wide structures. Heights run from single story to three stories. Materials include limestone, wire-cut brick, smooth faced brick, and glazed terra cotta.

The People's Store, the oldest remaining commercial building, was constructed in 1890 and is a two-story brick structure with heavy rusticated stone windowsills and lintels. The building is capped by a corbelled brick cornice, associated with the Queen Anne architectural style, but the use of small rectangular, deep set attic lights and the weight of the stone trim reflect a Richardsonian influence popular at the time.

The Krather Building, constructed in 1895 illustrates a Queen Ann influence with the 2-story bay windows flanking the central bay. Half-conical roofs cap each bay tower. A somewhat classical bay arrangement dominates the façade with the symmetrical arrangement of a central bay, stepping down to the bay window bays on either side and then flanked by stepped down four-window bays on either side. The chamfering of the southern corner provides a corner entrance to one of the commercial fronts and breaks the symmetrical façade arrangement.

A brick corbelled cornice caps the building, and wide, rough stone lintel course caps the third and second floor windows. A thinner stone sill course runs under the 1/1-sash windows. Three commercial fronts meet the sidewalk edge. The building name and date (1895 H. Krather) are located prominently at the top of the central bay.

The Gothic Revival St. Luke Evangelical and Reformed Church was constructed in 1903 and a school addition added in 1922. Features of the style found on the church include its crenellated corner tower, lancet window openings found on both the addition and the original building, and attached buttresses. The church is known for its Christ the Good Shepard stained glass window that dominates the Pearl Street façade of the original structure's gable section.

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In 1910 the Andresen Building was constructed on Pearl Road south of Broadview. This two-story Commercial style wire-cut brick building has stone trim and consists of three bays divided by four prominent piers. A stone belt course runs above the stone capitals of the piers and tripartite 1/1-sash windows found in each spandrel area. A continuous stone lintel course runs above the windows and stone sills rest under each grouping of windows.

The Arts and Crafts style Miller Block was constructed in 1911. The red wire-cut brick two story building has three storefronts, which have been undergone recent rehabilitation. The building's dominant stylistic element is the façade's use of brick and stone to create tapestry like patterns, associated with the Arts and Crafts style. Of note are the end pier top panels marked by stone corner blocks, three central vertical panels formed by stone trim pieces and the two frieze panels consisting of two thin rectangular stone pieces separated by a diamond oriented stone. The stone name block is located in the center of the frieze area. With a long history of housing dentist offices, it is appropriate that the building still performs this function has prominent signage, in the form of a large molar hung from a toothbrush coming out of the building's façade.

The Glenn Lodge of the I.O.O.F. was constructed in 1913. This brick structure is predominately Chicago style with its pier and spandrel construction, but the tripartite grouped windows, the segmental arch surround and stone details on the piers suggest some Arts and Crafts influence as well. A polished granite stone name block located near the entrance has "Glenn Lodge" written in Art Nouveau inspired lettering.

Architect A.F. Janowitz designed the 1922 yellow wire-cut brick Green Line building. The triangular plan of the building almost makes a flatiron in plan, but the back wall is nearly blind. The tapestry or patterned brick associated with the Arts and Crafts style is very much evident on the façade. The Chicago style windows – the large fixed central panes (2) with flanking smaller 1/1 sash windows characterizes the second floor façade. The smooth stone cornice rests on a line of bricks oriented in a vertical soldier pattern. Rectangular panels outlined with header bricks and corner stone blocks are located above each second floor window group and first floor storefront. Inside the panels are parquet brick pattern of squares consisting of alternating vertical and horizontal groupings of three bricks. The storefronts have been altered, but the fenestration pattern of the building has been retained.

The 1923 Renaissance Revival Pearl Street Savings and Trust Company building was designed by Antonio DiNardo of the prominent Cleveland architectural firm of Hubbell and Benes. DiNardo

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was the chief designer for the firm and a native of Italy. He studied at the University of Pennsylvania and the Beaux Arts Institute of Design in Philadelphia. He was known for his rendering of architectural designs, which displayed a sensitivity to line, fresh handling of the brush and the subtle use of inks.⁴²

The two-story limestone structure features a prominent corner entrance. The projecting entablature consists of a minor cornice and architrave with a blind frieze band all supported by arcading. Second floor windows are 6/1 double hung sash, most of which are paired. Five elaborate cartouches are located on the façade, one above the entrance and the others located at the ends of the two-façade walls. The voissours and keystones that define the arch openings are elongated, adding to their pronounced visual effect. The windows are multi-paned casements with a strong transom element separating the lower portion from the fanlight upper arch portion. The main entrance on the corner contains elaborately scrolled metal work surrounding an inlaid marble clock faced with Roman numerals. The interior contains plaster-coffered ceiling, arcaded columns, a stone faux fireplace, marble floors and plaster decorative wall elements.

The 1926 Marshall Drug Company is located diagonally across the intersection from the Pearl Street Savings and Trust Company. Although not as grand as the bank, the drug store also has a corner entrance and elaborate decorative detail. This white glazed terra cotta building evidences several elements associated with the Beaux Arts style, but also evidences an Art Deco influence. Below the small smooth parapet is a row of round shield decorations, which are alternately decorated and plain-faced, separated by fascies. The frieze runs end in corner panels containing bas-relief figures representing the four Greek elements of nature: air, water, earth and fire. These allegorical figures often used to identify a pharmacy reflect an Art Deco, even WPA depiction of body types with the emphasis on monumental proportions rather than idealized classical figures. A row of dentils runs under this ornamentation

Corners are marked by fluted pilasters capped with panels containing the above reference bas relief figures, above which is a parapet containing a circular opening. A row of round edged dentils is located below the shield and fascies frieze between the pilasters. Two somewhat bulbous garlands decorate the principal walls below the decorative frieze and transom windows. Square transom lights are located above large display windows. The apron of the building consists of terrazzo panels.

⁴² Wilmer, 58.

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
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The South Brooklyn Commercial Historic District
Cleveland, Ohio
Cuyahoga County, Ohio

The Pearl – Broadview Building is the other major building on the corner of Pearl and Broadview. This two-story Classical Revival style limestone building occupies the southeast corner. A parapet wall rests on a projecting cornice that wraps around both street facades. Numerous pilasters between the bays interrupt the parapet wall. The chamfered corner at Pearl and Broadview contains a principal entrance. Other entrances include a centered bay, flanked by 3 bays containing paired windows each separated by a two-story pilaster. The pilasters are sparsely articulated with minimal molding separating the capital, shaft and base. The shaft is detailed with an incised panel. The original, second floor 1/1-sash windows have been replaced by modern casements, but the original openings have been maintained. Underneath the windows is a sign course for the many retail businesses that occupy the building. Some of the original storefronts survive -- notably the jeweler on Pearl Road -- along with the terrazzo aprons and vent grillwork. (Image D)

The 1930 Mills Building was constructed to house a Woolworth Store. This 3-bay, 1- story limestone structure designed by architect Harlen Shimmin, a noted local architect who designed many of the National Register listed homes on Fairmont Boulevard in Cleveland Heights. The northern most of the 3 storefronts is covered in synthetic marble panels. The central portion of the building contains granite-faced aprons with decorative metal grillwork covering ventilation openings. Metal supports for the façade length metal awning masks the decorative floral pattern carved into the capitals of the pilasters that frame the building.

The 1930 Sumph Florist Building is a 2 story, 2 bay yellow brick building with stone trim. The extensively patterned brick façade includes vertical and horizontal bands of header and soldier brick rows, columns, and inset panels. Four pilasters separate the two commercial fronts and the central doorway. The capitals consist of stone rectangular blocks in an inverted ziggurat pattern, capped by slightly tapered stone block with a carved diamond pattern band around the center. The building evidences an Art Deco influence with its numerous geometric patterns, which is consistent with the architectural character of the district. In addition, the building form – 2 bay with central access entry bay, 2 story with parapet, paired windows, and two storefronts, is the most common building type in the district.

One of five Works Progress Administration (WPA) post offices built in Cleveland, the Pearlbrook Station United States Post Office was constructed between 1934 – 35. A total of 406 WPA post offices were built nationwide. The Art Deco style building was designed by Julius Boenisch. The smooth streamlined brick and stone building consists of five incised window spandrels. Slate panels

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separate the first and second floor windows. Convex sandstone panels divided by vertical lines run under the first floor almost the entire length of the façade. The central entrance shows machined Art Deco lines, original attached lamps and a projecting stone corbel base above the door for the flagpole.

Original oak woodwork is found in the interior lobby, which also contains a large wall mural above the central counter area. Richard Zoellner, an Ohio native and 1930 graduate of the Cincinnati School of Art, painted the Depression style WPA mural. He painted three other post office murals in Ohio, in Portsmouth, Georgetown, and Medina (removed 1956). The mural entitled "Ore Docks and Steel Mills" depicts a landscape of ore freighters on the lake. Iron-ore unloaders straddle freight trains next to mountains of raw materials that front Bessemer furnaces and smoke stacks of the industrial river valley. Steam and smoke billows in the skyline on both sides of the diminutive downtown skyline, which is dominated by a white silhouette of the Terminal Tower. (Image E)

One of two Colonial Revival buildings in the proposed district is the 1948 Broadview Savings and Loan building, constructed on Pearl Avenue across from the intersection with Memphis Avenue. The two-story red brick structure has a large wood entablature with dentil row under the parapet wall. A balustrade with turned balusters runs on top of the full-length porch roof rests on a similar entablature and paired square columns with Doric capitals. The central door with transom and sidelights is recessed in a classical frame consisting of pilasters and entablature. The two first floor windows are also capped with the classical entablature feature. The Colonial Revival style was a mainstay in American architecture during the mid 20th century. Buildings such as schools, post offices and banks, which were associated with the societal security and stability, were often done in this style to convey association with America's military and economic strength during this period.

Integrity

The proposed South Brooklyn Commercial Historic District has a high level of historic integrity. Architectural styles associated with early twentieth century commercial buildings are evident. The buildings run the gamut from vernacular interpretations of academic styles, such as the People's Store and the Andresen Building, to high-style architect designed, and even award winning buildings, such as the Pearl Street Savings and Loan or the Pearlbrook Station Post Office. Carved stonework details and intricate patterned brickwork convey the district's integrity of workmanship.

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Although several of the buildings have had the original windows and storefronts replaced, many of these original features are intact. All of the buildings have original façade materials, fenestration patterns, and the consistent setback, height and massing needed to maintain a sense of place.

The integrity of setting and location are still evident. The intersection still reads as the central commercial area of the neighborhood and defines the neighborhoods boundary with its location at the end of a long bridge over a wide valley that separates the community from more centralized areas of Cleveland. Association with the streetcar era of development is conveyed through the architectural styles and massing of the buildings, but the widening of the street has compromised the feel of the commercial district. The City of Cleveland is currently undertaking a traffic calming study for the area and plans to eliminate some of the width of the main thoroughfare, Pearl Road.

Period of Significance

The period of significance for the proposed district is from 1890 to 1948. These dates mark the construction date of the oldest building in the district that still maintains its historic integrity (The People's Store) and the construction date of the most recent contributing building in the district (The Broadview Savings and Loan). The period of significance also reflects the demise of the streetcar in this area. The Pearl Road branch of the W. 25th streetcar was converted to bus service in 1947.⁴³

9. Major Bibliographical References

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⁴³ Filipis, Lynette (formerly Ziemiński) "Cleveland Streetcars leave Horses Behind" OBN, May 2002: 10.

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The South Brooklyn Commercial Historic District
Cleveland, Ohio
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Improvement Association, 1903.

Historic Images

- A. Johnson House, Pearl Street, Picturesque South Brooklyn Village, 1903
- B. View of Pearl Street, Looking North, Picturesque South Brooklyn Village, 1903
Pearl-Broadview Business Section, 1946, OBN
- C. The People's Store, Picturesque South Brooklyn Village, 1903
- D. Broadview – Pearl Building, Jewelry Store, c. 1930s
- E. United States Post Office, Brooklyn Station, Cleveland Ohio, Architect's rendering
"Ore Docks and Steel Mills", Richard Zoellner, mural artist

United States Department of the Interior
National Park Service

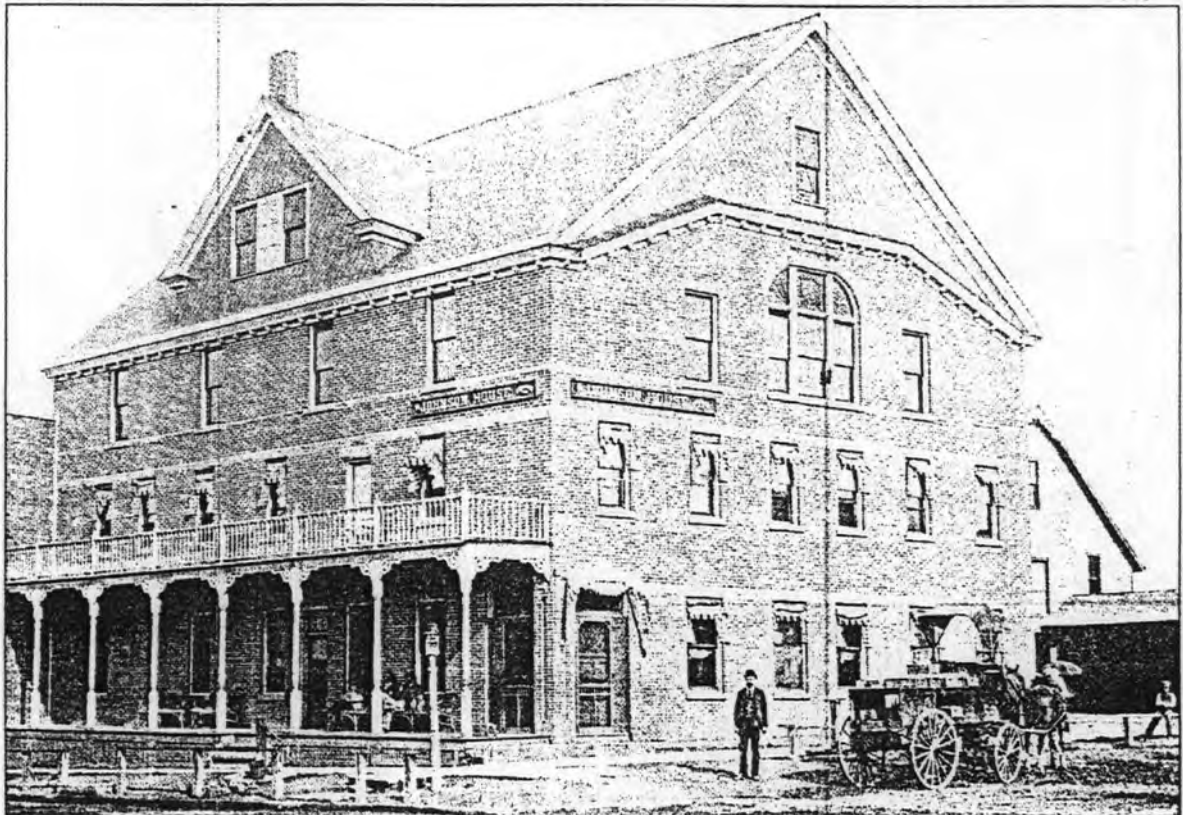
NATIONAL REGISTER OF HISTORIC PLACES
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A. Johnson House, Pearl Street, Picturesque South Brooklyn Village, 1903



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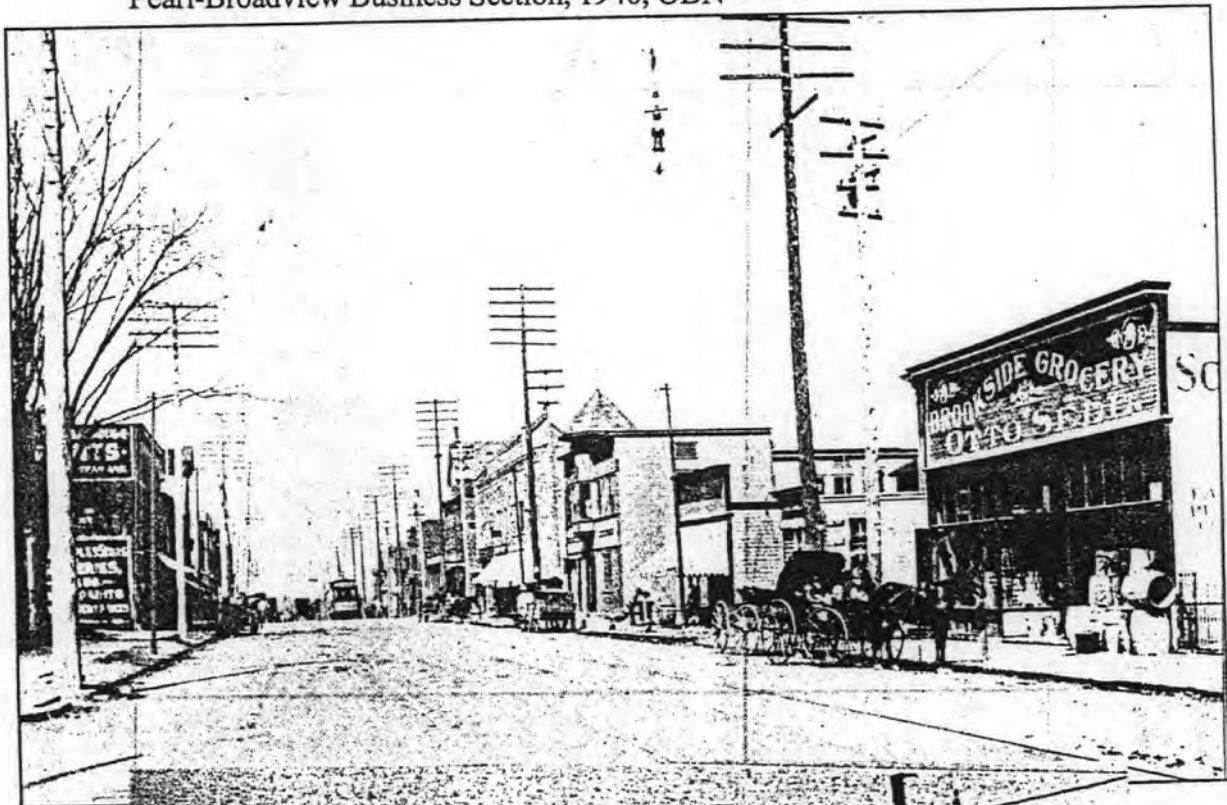
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The South Brooklyn Commercial Historic District
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- B. View of Pearl Street, Looking North, Picturesque South Brooklyn Village, 1903
Pearl-Broadview Business Section, 1946, OBN



Pearl-Broadview Business Section, 1946

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The South Brooklyn Commercial Historic District
Cleveland, Ohio
Cuyahoga County, Ohio

C. The People's Store, Picturesque South Brooklyn Village, 1903

THE PEOPLE'S STORE



Groceries, Seeds,
Medicines, Etc.
At Cut Prices.

We handle only the best quality in all our departments, as we find they give the best satisfaction and are SURE to please. All our goods are of a high grade and absolutely pure. Our prices are the very lowest possible. Our aim is to supply our patrons with goods that will give them every satisfaction and secure further favors.

The People's Store.

United States Department of the Interior
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D. Broadview – Pearl Building, Jewelry Store, c. 1930s



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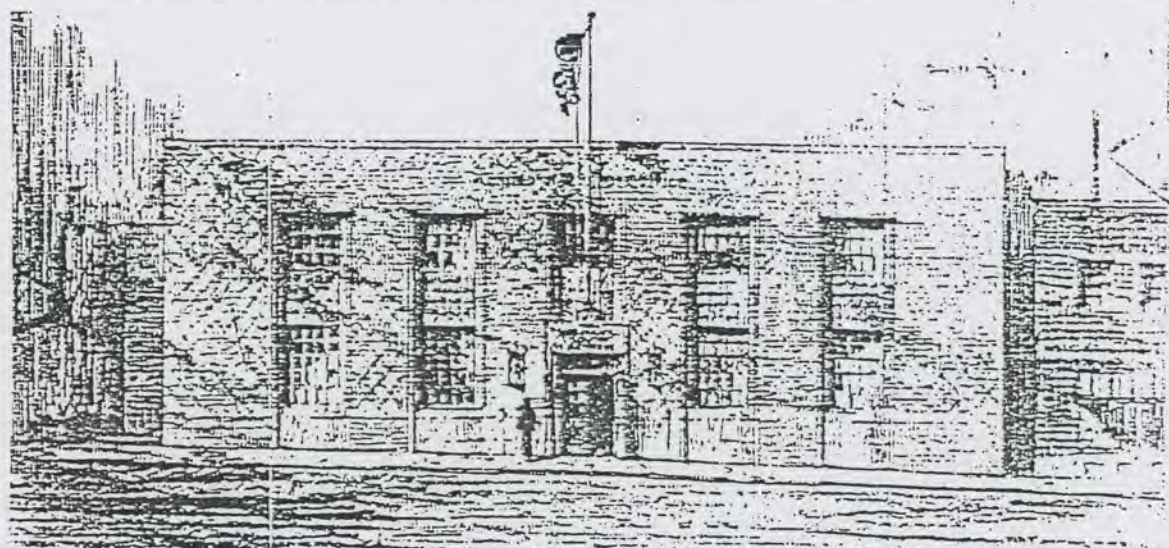
NATIONAL REGISTER OF HISTORIC PLACES
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The South Brooklyn Commercial Historic District
Cleveland, Ohio
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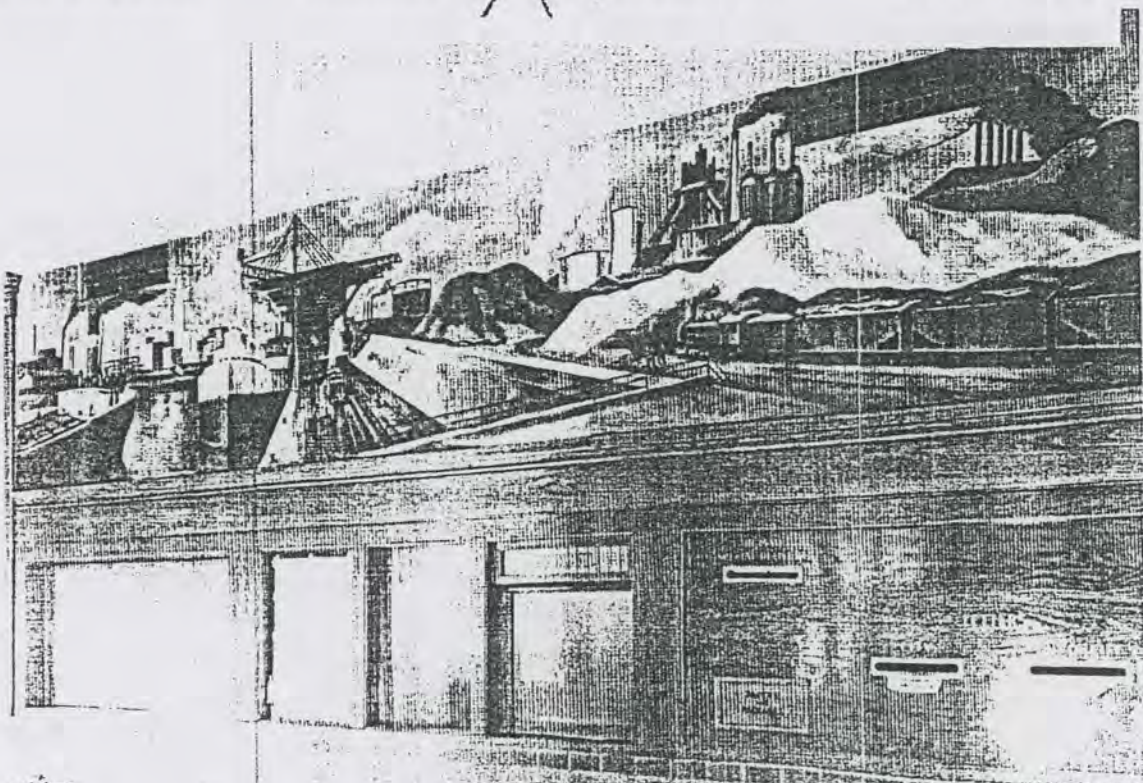
- E. United States Post Office, Brooklyn Station, Cleveland Ohio, Architect's rendering
"Ore Docks and Steel Mills", Richard Zoellner, mural artist



RENDERING OF THE
POST OFFICE, BROOKLYN STATION

UNITED STATES POST OFFICE
BROOKLYN STATION, CLEVELAND, OHIO

J. B. BOWMAN
DESIGNED AND DRAWN



11. Form Prepared By

=====

Name/Title: Jeffrey Winstel, AICP Planner, for Old Brooklyn Neighborhood Development Corporation

Organization: Cuyahoga Valley National Park Date: April 1, 2004

Street & Number: 1556 Boston Mills Road Telephone: 330/657-2982

City or Town: Peninsula State: OH ZIP: 44264

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

REQUESTED ACTION: NOMINATION

PROPERTY South Brooklyn Commercial District
NAME:

MULTIPLE
NAME:

STATE & COUNTY: OHIO, Cuyahoga

DATE RECEIVED: 1/12/05 DATE OF PENDING LIST: 2/14/05
DATE OF 16TH DAY: 3/01/05 DATE OF 45TH DAY: 2/25/05
DATE OF WEEKLY LIST:

REFERENCE NUMBER: 05000092

REASONS FOR REVIEW:

APPEAL: N DATA PROBLEM: N LANDSCAPE: N LESS THAN 50 YEARS: N
OTHER: N PDIL: N PERIOD: N PROGRAM UNAPPROVED: N
REQUEST: N SAMPLE: N SLR DRAFT: Y NATIONAL: N

COMMENT WAIVER: N

☒ ACCEPT ☐ RETURN ☐ REJECT 2/25/05 DATE

ABSTRACT/SUMMARY COMMENTS:

Entered in the
National Register

RECOM./CRITERIA _____

REVIEWER _____ DISCIPLINE _____

TELEPHONE _____ DATE _____

DOCUMENTATION see attached comments Y/N see attached SLR Y/N

If a nomination is returned to the nominating authority, the nomination is no longer under consideration by the NPS.

Recommendation: SLR_Return Action: SLR_Return_None

Documentation Issues-Discussion Sheet

State Name: OH County Name Cuyahoga Resource Name S. Brooklyn HD

Reference No. _____ Multiple Name _____

Solution:

Problem: ~~Not~~ ~~Local~~ Public ownership not specified as to state/local/fed.
Coded local.

Resolution:

SLR: Yes No

Database Change:



1/38

SOUTH BROOKLYN COMMERCIAL HISTORIC DISTRICT
CLEVELAND, OHIO
CUYAHOGA COUNTY



2/38

SOUTH BROOKLYN COMMERCIAL HISTORIC DISTRICT
CLEVELAND, OHIO
CUYAHOGA COUNTY



3/38

SOUTH BROOKLYN COMMERCIAL HISTORIC DISTRICT

CLEVELAND, OHIO

CUYAHOLA COUNTY



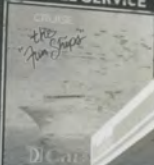
4/38

SOUTH BROOKLYN COMMERCIAL HISTORIC DISTRICT

CLEVELAND, OHIO

CUYAHOGA COUNTY

TRAVELRAMA
TRAVEL SERVICE



(210) 749-2400

Food Center

SELF
SERVE
Quality
Products
for
Quality
Eating

DORAL

2.78
FREE
GAS

CIGARETTES



SPEED
LIMIT
25

5/38

SOUTH BROOKLYN COMMERCIAL HISTORIC DISTRICT
CLEVELAND, OHIO
CUYAHOGA COUNTY



6/38

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CUYAHOLA COUNTY



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CLEVELAND, OHIO

CUYAHOGA COUNTY



16/38
SOUTH BROOKLYN COMMERCIAL HISTORIC
DISTRICT

CLEVELAND, OHIO
CUYAHOGA COUNTY

PEARL ROAD
UNITED METHODIST CHURCH

1001 PEARL RD. ENTRANCE



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SOUTH BROOKLYN COMMERCIAL HISTORIC DISTRICT

CLEVELAND, OHIO

CUYAHOLA COUNTY



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CUYAHOGA COUNTY



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CLEVELAND, OHIO

CUYAHOGA COUNTY

DEAR ROAD

3434

Picture Yourself
PHOTOGRAPHY & VIDEO
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SOUTH BROOKLYN COMMERCIAL HISTORIC DISTRICT

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CUYAHOGA COUNTY



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CUYAHOLA COUNTY



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CLEVELAND, OHIO

CUYAHOGA COUNTY



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SOUTH BROOKLYN COMMERCIAL HISTORIC DISTRICT

CLEVELAND, OHIO

CUYAHOGA COUNTY

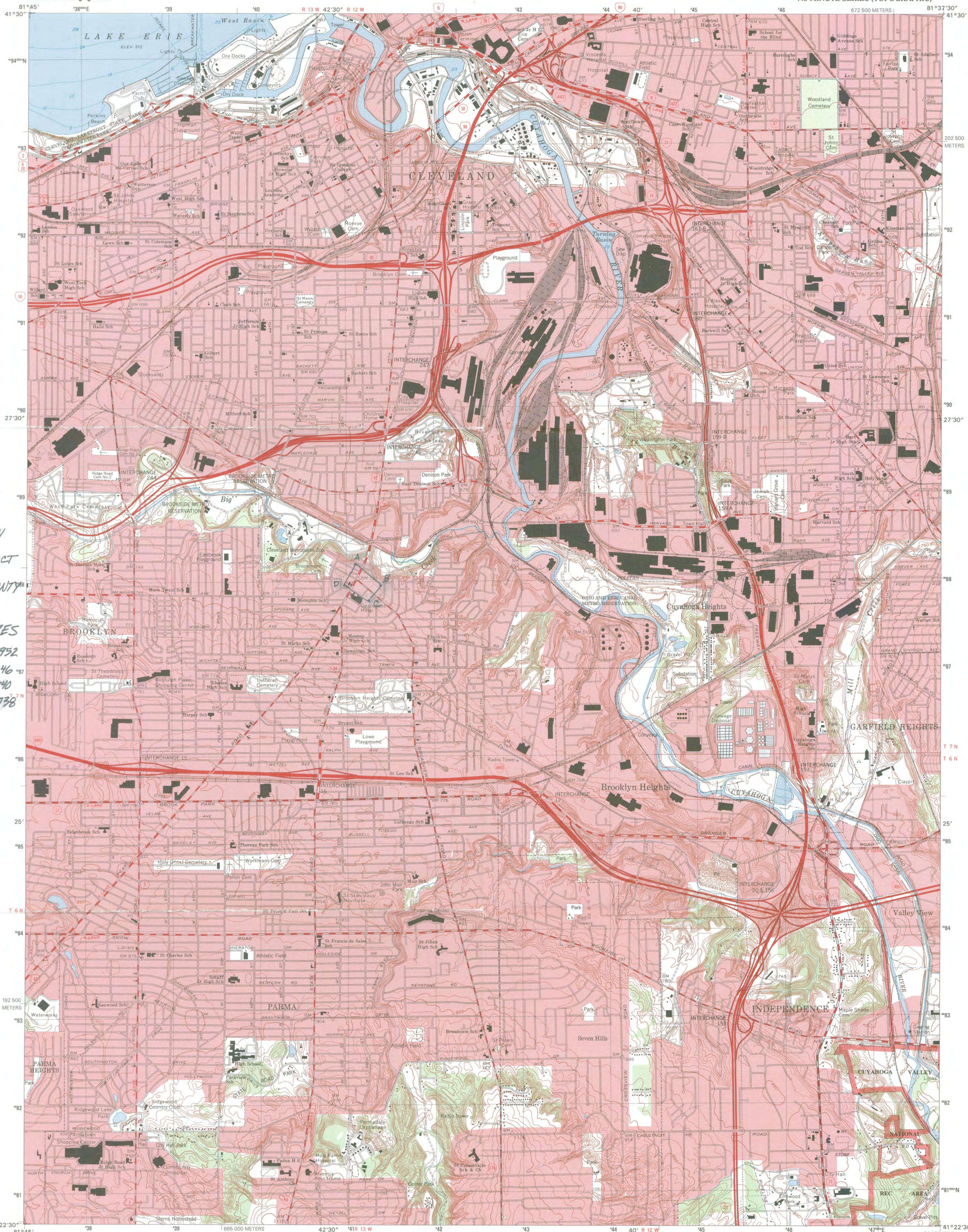


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SOUTH BROOKLYN COMMERCIAL HISTORIC DISTRICT

CLEVELAND, OHIO

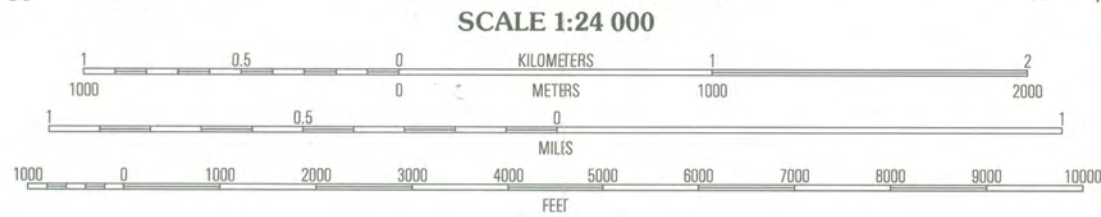
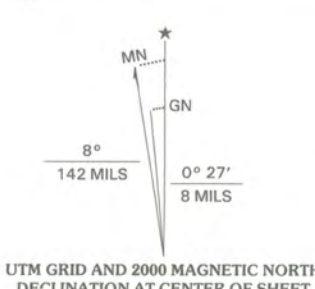
CUYAHOGA COUNTY



SOUTH BROOKLYN
COMMERCIAL
HISTORIC DISTRICT
CLEVELAND,
CUYAHOGA COUNTY
OHIO

UTM REFERENCES
Z E N
A. 17-441088-4587952
B. 17-441228-4587546
C. 17-441377-4587740
D. 17-440971-4587738

Produced by the United States Geological Survey
Topography compiled 1952. Planimetry derived from imagery
taken 1994 and other sources. Public Land Survey System and
survey control current as of 1963.
Selected hydrographic data compiled from NOS Charts 35 (1959)
and 354 (1962). This information is not intended for navigational
purposes.
North American Datum of 1983 (NAD 83). Projection and
1:000-meter grid: Universal Transverse Mercator, zone 17
2500-meter ticks: Ohio Coordinate System of 1983 (north zone)
North American Datum of 1927 (NAD 27) is shown by dashed
corner ticks. The values of the shift between NAD 83 and
NAD 27 for 7.5-minute intersections are obtainable from
National Geodetic Survey NADCON software.
There may be private inholdings within the boundaries of the
National or State reservations shown on this map.
Entire area lies within the Connecticut Western Reserve.
Dotted land lines established by private subdivision of the
Connecticut Western Reserve.
Landmark buildings verified 1963.



CONTOUR INTERVAL 10 FEET
NATIONAL GEODETIC VERTICAL DATUM OF 1929
TO CONVERT FROM FEET TO METERS, MULTIPLY BY 0.3048
DEPTH CURVES AND SOUNDINGS IN FEET
REFERENCE LEVEL 568.6 FEET; INTERNATIONAL GREAT LAKES DATUM
THE RELATIONSHIP BETWEEN THE TWO DATUMS IS VARIABLE

THIS MAP COMPLIES WITH NATIONAL MAP ACCURACY STANDARDS
FOR SALE BY U.S. GEOLOGICAL SURVEY, P.O. BOX 25886, DENVER, COLORADO 80225
A FOLDER DESCRIBING TOPOGRAPHIC MAPS AND SYMBOLS IS AVAILABLE ON REQUEST



1	2	3	1
4	5	6	2 Cleveland North
7	8	7	3 East Cleveland
		8	4 Lakewood
			5 Shaker Heights
			6 Berea
			7 Broadview Heights
			8 Northfield

CLEVELAND SOUTH, OH
1994

NIMA 4666 1 NW-SERIES V852



Ohio Historic Preservation Office

567 East Hudson Street
Columbus, Ohio 43211-1030
614/ 298-2000 Fax: 614/ 298-2037

Visit us at www.ohiohistory.org

October 4, 2004

COPY



**OHIO
HISTORICAL
SOCIETY**
SINCE 1885

Ms. Tina Norwood
Federal Preservation Officer
Facilities Headquarters
U.S. Postal Service
4301 Wilson Blvd., Suite 300
Arlington, VA 22203-1861

Dear Ms. Norwood:

RE: SOUTH BROOKLYN COMMERCIAL HISTORIC DISTRICT,
4160 Pearl Road, "Pearlbrook Station," Cleveland, Ohio

The Ohio Historic Site Preservation Advisory Board is scheduled to meet December 3, 2004. One of the properties to be reviewed for nomination to the National Register of Historic Places at this meeting is the above named historic district, which includes the U.S. Post Office located at 4160 Pearl Road, Cleveland, Ohio.

As you are aware, federal regulations require that the SHPO provide 30 day notification and comment period for federal agencies owning properties to be nominated to the National Register. I am enclosing a copy of the nomination for your consideration and comment. The specific resource inventory sheet(s) identifying the federally owned building(s) is also included. We are inviting your comment on the nomination.

If our office can be of additional assistance, please contact me at 614-298-2000.

Sincerely,

Stephen C. Gordon
Survey and National Register Manager

SCG/tch

Enc: CUY-3612-9

CC: NR File

tharrah/steve/letters/notification to comment



FAMILY DOLLAR.

VIA FEDERAL EXPRESS, OVERNIGHT DELIVERY

November 30, 2004

Rachel M. Tooker,
State Historical Preservation Officer
c/o National Register Staff
Ohio Historic Preservation Office
567 East Hudson Street
Columbus, Ohio 43211-1030

Re: Family Dollar Store – 5170 Pearl Road
South Brooklyn Commercial Historic District

Dear Ms. Tooker:

The purpose of this letter is to state Family Dollar Stores of Ohio, Inc.'s opposition to listing the property referenced above on the National Register. In the past we have found such listings to not be compatible with retail operations.

ATTEST:

Thomas E. Schoenheit
Assistant Secretary

STATE OF NORTH CAROLINA

NOTARY

COUNTY OF MECKLENBURG

I, Sharon Wood, a Notary Public in and for the aforesaid State and County, do hereby certify that Thomas E. Schoenheit personally appeared before me this day and acknowledged that the foregoing instrument was signed and executed by him for the purposes therein expressed.

WITNESS my hand and notarial seal this the 30th day of November, 2004.

Printed Name: Sharon Wood
Notary Public

My Commission Expires: 8/15/06

Ohio Historic Preservation Office

567 East Hudson Street
Columbus, Ohio 43211-1030
614/ 298-2000 Fax: 614/ 298-2037

Visit us at www.ohiohistory.org



**OHIO
HISTORICAL
SOCIETY**
SINCE 1885

January 10, 2005

Ms. Carol Shull, Chief of Registration
National Park Service
National Register of Historic Places
1201 Eye Street, NW 8th Floor
Washington DC 20005

Dear Ms. Shull:

Enclosed please find two (2) new National Register nominations. All appropriate notification procedures have been followed for these new submissions.

NEW SUBMISSION

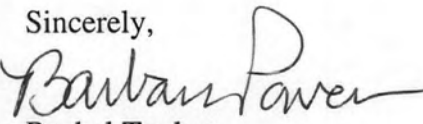
COUNTY

South Brooklyn Commercial District
Eastwood Historic District

Cuyahoga
Hamilton

If you have questions or comments about these documents, please contact the National Register staff in the Ohio Historic Preservation Office at (614) 298-2000.

Sincerely,

for 
Rachel Tooker
State Historic Preservation Officer

enclosures