

CITY OF LAKEWOOD - NOMINATION OF RESIDENTIAL PROPERTY FOR HISTORIC DESIGNATION

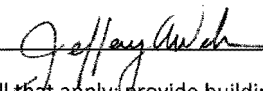
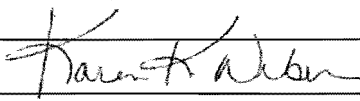
Instructions: Complete first page of nomination form; use second page as needed for additional information.
Email completed form with photos and any attachments to the Lakewood Heritage Advisory Board at LakewoodHAB@gmail.com
Questions regarding the nomination form, nomination process or LHAB can be emailed to the same address.

Property and Owner Information:

Property Address 1095 Homewood Drive

Property Owner(s) Jeff and Karen Weber

Phone 216-256-6176 Email jkweber@cox.net

Property Owner Signatures  

Property Information: (check all that apply, provide building description and/or current photos to explain nomination intent)

X House Garage Other: _____ Permanent Parcel Number: _____

Construction Date: 1917 Architect/Builder: George Kauffman

Building Description:

The home is a spin on the classic colonial revival style that was popular in the early 1900s. It's eclectic exterior does not indicate the classic New England colonial interior. The original building permit was issued on October 18, 1917. It indicates a ground dimension of 62 x 30. A circa 1921 photo for Templar Motors in front of the house shows very little change to the original structure. Three changes include: the original attached garage with barn doors has been changed to a window; a small window to the South of the main entrance door has been eliminated; and, the porch on the North side has been screened. (Picture attached).

HEATHER...Help please. Not sure what to write.

Considerations for Nomination: (Check all that apply to the property)

- X (1) Has character, interest or value as part of the heritage of the City, region, State of Ohio or United States;
- (2) The location is the site of a significant historic event;
- (3) Associated with a person or persons who significantly contributed to the historic development of the City;
- (4) Exemplifies the cultural, economic, social, archeological, or historic heritage of the City;
- (5) Reflects the environment of a group of people in an era of history characterized by a distinctive architectural style;
- (6) Reflects distinguishing historical characteristics of a group of people in an era of history characterized by a distinctive architectural style;
- X (7) The work of an architect or master builder whose individual work has influenced the development of the City;
- (8) Embodies elements of architectural design, detail, materials or craftsmanship which represent a significant architectural style or technological innovation;
- (9) Possesses a unique location or singular physical characteristics representing an established and familiar visual feature of a neighborhood, community or the City;
- (10) The likelihood of yielding information important to the understanding of prehistory or history.

Additional Considerations:

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1095 Homewood Drive

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- (1) Must have a high degree of historic integrity, without excessive loss of architectural or historic character.
- (2) Must have an internal historic cohesiveness in the sense of a shared common history of its inhabitants, historical development, a shared architectural style or design, or a body of architecture illustrating the evolution of architectural styles over a period of time.

Additional Information:

Eight different families have owned the property; three of them as long term caretakers for more than 25 years.

The house was designed by George Kauffman (1865-1940), a carpenter turned-residential architect, who moved to Cleveland from Canton in 1897. Some of his other homes in Lakewood, include: the Sly Mansion (13474 Edgewater) and the Nelson Cotabish Home (13105 Detroit) (NOTE: Cotabish was sales manager for National Carbon Company and Mayor of Lakewood, 1910-1912). Kauffman also designed at least two other homes on Cohasset (1446 and 1436); the Albert Diss home 57 (18143 Clifton Road) in Clifton Park, and one on Riverside. His firm was known for ornate houses that bridged the Victorian era and Revival styles that were popular in the early 20th Century. In addition to working on individual homes, Kauffman worked with several developers including Clark and Benton, George Graham, and B. Schatzinger on housing developments and apartment buildings. It has been said; Kauffman's later houses lacked the distinctiveness of his earlier homes. He died in Cleveland two weeks after an automobile accident in April 1940 and is buried in Forest Hill Cemetery in Canton.

Kauffman designed the 1095 house for a real estate executive, Robert Clark (15105 Lake Avenue). There is no evidence Clark actually lived in the house, although a September 15, 1918 real estate ad says this: "North of Lake Ave: A charming colonial residence. Surrounded with forest trees: 9 rooms, two tile baths. Lavatory with shower bath: sun room: garage built as part of house: large living room with open fireplace: pantry: breakfast room: center hall. Finished in old ivory: vapor heat, with gas and coal boiler: best weather strips and screens: lot 75 x 145. Built and occupied by owner. Two streets west of Nicholson." An earlier ad on September 15, 1918 made no mention of his occupancy. The later ad also said, "PRICE \$22,500; \$7,500 Down, Balance to Suit: On account of war conditions, I will sell the above home at this sacrifice. Could not be duplicated at \$25,000." This indicates a growing urgency to sell the house.

Regardless, Joseph Micheltree purchased the home on April 29, 1919. He and his family lived here until his untimely death on July 15, 1923. It is possible Micheltree was an executive of the Templar Motor company since the Plain Dealer reported on May 27, 1922 that he was one of 11 hosts to the annual May Party hosted by the President and Board of the Directors at the Clifton Club. He was also a member at the Westwood Country Club; where in July 1927 J. C. Pettee was awarded the 'Joseph Mitcheltree Trophy'. On March 23, 1924 a real estate ad with a picture shows the addition of a trellis around the center window (dining room) and screens on the porch.

David Lowensohn, owner of Lowensohn Construction Company, then purchased the home. Lowensohn and his company were in the news frequently as a non-union shop, which was targeted by union officials. During the 8-year time (1924-1932) the Lowensohn company built two significant bridges: the Lorain Carnegie Bridge and the Lorain Avenue Bridge over the Rocky River by Fairview Hospital. His company also served as the principal engineering firm for the Van Sweringen Company. This association served Lowensohn well since his obituary on March 9, 1958 indicates he was a "millionaire".

On June 19, 1932 a real estate ad for the property describes a "3-car garage" and "a library" indicating the attached garage space had been converted. A building permit issued in September 1931 verifies a new garage was built on the property. The real estate ad also says, "will lease to responsible party." Significant because County records indicate Mr. Fred Zimmerman owner of the adjacent property at 13514 Lake Avenue <currently an

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Edgewater Drive address known as the Munson Estate and one of only 3 remaining original lakefront properties between West 117 and Summit> assumed a \$16,500 mortgage and then held the property until May 29, 1940 when the property transferred to Lewis G. and Muriel G. Winter. It is not known whether Mr. Zimmerman rented the property or used it to house a relative. There are no 'rental ads' in the Plain Dealer during this time frame.

Regardless, we know the Lowensohn's moved to a property west of the Zimmerman estate on Edgewater Drive, because on October 30, 1936 a Plain Dealer real estate announcement says the "...residence of David Lowensohn on lakefront at 13904 Edgewater <the current Morgenthauer residence> was acquired by Mrs. Lillian Roberts for \$60,000. After selling the Edgewater property, the Lowensohn's moved to 2823 Winthrop Road in Shaker Heights. The steady climb in home values confirms Mr. Lowensohn's continued success in business. One other interesting side note on Mr. Lowensohn: a March 18, 1937 Plain Dealer correction notice said, "David Lowensohn and his son, Robert were the first Clevelanders to fly across the Pacific Ocean on a Pan American Clipper from Honolulu to Manila on November 13, 1936."

The Winter family was the first longtime owner of the property (1940-1965). Two children were raised in the home: a son, Gordon and a daughter, Marjorie. Marjorie attended Hathaway Brown and Sullins College in Bristol, Virginia. She married a local boy: Mr. Harold Henry Herrington, Jr. who attended Ohio Wesleyan and served as a lieutenant in the U. S. Air Force. His parents lived at 17459 Lake Avenue. Brother Gordon, after graduating from Williams College where he was Delta Upsilon, served as a lieutenant in the U.S. Army. He married Ann Lausch of Munich, Germany, having met in Germany where he was stationed. Years later in 1956, Gordon served as an usher in George Steinbrenner's marriage to Elizabeth Joan Zieg in Columbus, OH. George's grandparents lived in the house across the street at 1096 Homewood Drive.

On June 21, 1965 James F. and Margaret B. Connors purchased the house and lived here for three years.

On August 1, 1968 Gordon B. and Barbara J. Loux purchased the house. The Loux's, although divorced during their tenure with the house, owned the home until August 15, 1990 when Barbara sold it to the current owners Jeffery A. and Karen K. Weber.

Lakewood Heritage Advisory Board Review Date: _____ Action: _____

Date of Planning Commission Review (Eligibility): _____ Action: _____

Date of Planning Commission Review (Designation): _____ Action: _____

Heritage Advisory Board recommended approval of the nomination to the Planning Commission.

Signature of Heritage Advisory Board Chair

Date

Planning Commission approved the designation of the historic property.

Signature of Planning Commission Chair

Date

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Notice of designation was forwarded to the following:

- Mayor's Office Date: _____
- City Council Date: _____
- Architectural Board of Review Date: _____
- Building Department Date: _____
- Other: _____ Date: _____

DATE	DESCRIPTION	SIGNIFICANCE	NOTES
10/18/1917	Building Permit	Lists Owner and Architect	Original City of Lakewood building permit issued to Robert P. Clark of 15105 Lake Avenue. Architect is listed as George Kaufman. Ground dimensions: 62 x 30. Estimated cost: \$10,000
9/15/1918	Real Estate Ad	First published ad	North of Lake Ave: A charming colonial residence. Surrounded with forest trees: 9 rooms, two tile baths. Lavatory with shower bath: sun room: garage built as part of house: large living room with open fireplace: pantry: breakfast room: center hall. Finished in old ivory: vapor heat, with gas and coal boiler: best weather strips and screens: lot 75 x 145. Built and occupied by owner. Two streets west of Nicholson
10/6/1918	Real Estate Ad	Picture shows open porch, no house to the south.	PRICE \$22,500; \$7,500 Down, Balance to Suit: On account of war conditions, I will sell the above home at this sacrifice. Could not be duplicated at \$25,000. Located on Lakewood's finest street; north of Lake Ave, within a few hundred feet of the Lake. Center hall, large living room, dining room, breakfast room, pantry and kitchen. Four bedrooms, sunroom, 3 baths, garage attached. Old Ivory finish. Lot 75 x 165. Don't fail to investigate this bargain. Complete in every detail.
Mitcheltree Purchases		April 29, 1919	
5/27/1922	Plain Dealer Announcement	Joseph Mitcheltree hosts a party at the Clifton Club	Clifton Club May Party--The largest event of the for the Clifton Club members is the annual May Party given by the President and Board of Directors. Over 200 guests assembled for the event on 5/26. Mitcheltree was one of 11 hosts, indicating he was a Board member.
7/16/1923	Mitcheltree Obit	Funeral Service held in the home	Joseph F., beloved husband of Nettie (nee Andes) and brother of Mrs. Susan N. Grace of Longmont Colorado. Sunday morning, July 15, at 5:45 o'clock. Funeral services at his late residence, 1095 Homewood Dr. Lakewood, Wednesday, July 18 at 11 am and at the First Presbyterian Church, Fostoria OH at 3 pm. St Omer Commandery No. 59, Knights Templars of Toledo to have charge of services at Fostoria. Toledo and Fostoria papers please copy. NOTE: Templar Car is pictured in front of 1095 Homewood Drive approximately 1921. Picture is available.
3/23/1924	Real Estate Ad	Picture shows porched screened and trellis around center dining room window.	This is a very artistic home with unusual entrance; a handsome winding stairway: beautiful living room and screened open porch at the side, and a large Colonial fireplace; artistic breakfast room, dining room and kitchen. 4 beautiful bedrooms, 2 baths; most unusual den or sun room. Maid's room; garage attached to the house; most unusual decorations and lighting effects. To see this call C. J. Marlow.
Lowensohn Purchases		September 18, 1924	
6/7/1926	PD Article	Lowensohn Awarded Contract	Installation of a 24" water main on Clifton Blvd. was awarded to David Lowensohn. Main will supply water to Rocky River and Bay Village
7/27/1927	PD article re: Westwood CC	Joseph Mitcheltree trophy is awarded	J. C. Pettee, Westwood veteran ripped out a five 76 in taking the low gross in the medal handicap for the Joseph Mitcheltree Trophy yesterday...MORE
1/22/1928	PD Article	Open Shop Blamed for Slowdown	Lowensohn Construction Co. is seeking to maintain its work on the new NKP Freight Terminal after a shout down by Selden Excavating Co. employees, objecting to the "open shop" conditions.
1/6/1929	PD article re: Lowensohn engagement		Mr. and Mrs. David Lowensohn, 1095 Homewood Drive, Lakewood announce the engagement of their daughter, Gladys Elaine, to Mr. L. Jack Newman, son of Mr. and Mrs. I. Newman, 1629 Crawford Road.
3/10/1929	PD Announcement	Mrs. Lowensohn Returns	On Thursday after a month in Miami

6/30/1929 Plain Dealer Article for Lowensohn engagement		Mr. and Mrs. David Lowensohn, 1033 Homewood Drive, Lakewood announce the approaching marriage of their daughter, Miss Gladys Lowensohn to Mr. L. Jack Newman, son of Mr. and Mrs. Isaac Newman, 1629 Crawford Road NE, which will take place Wednesday evening, July 3 at 6 o'clock, in the Chamber of Commerce Club. There will be a reception at the club later in the evening.
7/16/1929 Plain Dealer Announcement		Gladys Lowensohn married by Rabbi from Philadelphia at the Cleveland Commerce Bldg. Reception attended by 500 several from out of town including: LA, Chicago, NYC, Kent and Detroit
6/1/1930 Plain Dealer Article	Lowensohn Work Dispute	Lowensohn embroiled in work dispute on \$1.0 million bridge pier contract on the "Lorain Central High Level Bridge"
6/3/1930 Plain Dealer Article	Bridge Construction Dispute	Additional detail on above.
6/8/1930 Plain Dealer Article	Chamber Backs Lowensohn	Additional detail on above.
6/28/1931 Plain Dealer Announcement	Harp Recital	Mrs. Gladys Lowensohn-Newman will perform in a harp recital at the Studio of Mme. Carmella Cafarelli located at 1846 Taylor Rd.
9/1/1931 Building Permit	Garage	3-Car garage built
5/29/1932 Plain Dealer Announcement	Lowensohns At Home	Mr. and Mrs. David Lowensohn are now at home in Edgewater Drive, Lakewood having moved from their former residence on Homewood
6/19/1932 Real Estate Ad	First reference to "Library, recreation room and 3-car garage"; Indicating the attached garage has been converted to a rec room and breakfast nook may have been converted to a library	See this beautiful ten-room home; large square center hall with open colonial stairway, large living room, library, dining room, modern kitchen with breakfast nook, five large bed rooms, three tile baths, recreation room, Mouat vapor heat, 3-car garage, 75-foot wooded lot.
Zimmerman Purchases		
May 4, 1932		
10/30/1936 Plain Dealer Announcement	Lowensohn Edgewater Home Sole	The residence of David Lowensohn on lakefront at 13904 Edgewater was acquired by Mrs. Lillian Roberts for \$60,000. It is an English brick of 11 rooms and three baths on a wooded parcel 90 x 600 feet. There is a large outdoor swimming pool. NOTE: Article on 10/27/1940 lists the Lowensohn's home as 2823 Winthrop Road, Shaker Heights
3/18/1937 Plain Dealer Retraction	Lowensohn 1st to Fly Pacific	David Lowensohn and his son, Robert were passengers on the Pan American Clipper from Honolulu to Manila on November 13, 1936
Winter Purchases		
May 29, 1940		
12/25/1949 PD Article	Home From School	Miss Marjorie G. Winter, student at Sullins College, Bristol VA is spending Christmas with her parents, Mr. and Mrs. Lewis Winter at 1095 Homewood Drive
2/2/1949 PD Announcement	Home From School	Arriving today from Williams College for his midsemester vacation is Gordon Winter
7/23/1952 Building Permit	Furnace	
12/7/1953 PD Article	Winter Son is Married	Lieutenant Gordon Carsley Winter, US Army, quietly married Christa Ann Lausch of Munich, Germany at the Church of the Ascension in Lakewood, having met in Germany where he was stationed. At the wedding was sister, Marjorie. Bride was given in marriage by Mr. Edward Henri Yost. Bridegroom's father was Best Man. Groom graduated Williams College where he was Delta Upsilon
12/25/1954 PD article	Marjorie Winter to Wed	The William Lewis Gordon Winter's announced the engagement of their daughter to Mr. Harold Henry Harrington Jr. An April Wedding is planned. She attended Hathaway-Brown and Sullins College. He, Ohio Wesleyan (Phi Gamma Delta). He served as a lieutenant in the US Air Force. Parents reside: 17459 Lake Ave.

3/9/1958 PD Obit	Millionaire Lowensohn Dies	Yesterday of a heart attack in St. Luke's Hospital. Builder of the Lorain Carnegie and Lorain Bridge over the Rocky River. Obit says Mr. Lowensohn's first wife, the former Ida Schlesinger whom he married in 1905 died in 1936 (the year the Edgewater house sold). Obit also says Lowensohn's Company "for many years served as engineers for the Van Swerinzen Co."
5/8/1956 PD Announcement	Gordon Winter Usher at George Steinbrenner Wedding	Gordon Winter was an usher at George Steinbrenner's marriage to Elizabeth Joan Zieg in Columbus, OH. A reception for 400 at the Scioto Country Club
Conners Purchases	June 21, 1965	
Loux Purchases	August 1, 1968	
10/17/1971 PD Listing	School Districts Elect	Gordon B. Loux of 1095 Homewood Drive
8/12/1977 PD Ad	Garage Sale	Several families...won't walk away empty-handed, most items under \$1.00
7/9/1979 Building Permit	Repairs	
3/20/1981 Building Permit	Kitchen	
3/27/1981 Building Permit	3 over 3 ????	
4/3/1981 Building Permit	Sink, WC <water closet?>, etc.	1/2 bath on first floor added (?)
Weber Purchases	Aug 15, 1990 for \$225,000	