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United States Department of the Interior
National Park Service

National Register of Historic Places Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in National Register Bulletin, *How to Complete the National Register of Historic Places Registration Form*. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional certification comments, entries, and narrative items on continuation sheets if needed (NPS Form 10-900a).

1. Name of Property

historic name Westerly Apartments

other names/site number N/A

2. Location

street & number 14300 Detroit Avenue

N/A	not for publication
N/A	vicinity

city or town Lakewood

state Ohio code OH county Cuyahoga code 035 zip code 44107

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended,
I hereby certify that this X nomination request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60.

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

 national X statewide X local

Barbara Power Department Head, Inventory & Registration August 22, 2013
Signature of certifying official/Title Date

Ohio Historic Preservation Office, Ohio Historical Society
State or Federal agency/bureau or Tribal Government

In my opinion, the property meets does not meet the National Register criteria.

Signature of commenting official Date

Title State or Federal agency/bureau or Tribal Government

4. National Park Service Certification

I hereby certify that this property is:

entered in the National Register determined eligible for the National Register

 determined not eligible for the National Register removed from the National Register

 other (explain:)

Patrick Andrews 9/27/2013
Signature of the Keeper Date of Action

Westerly Apartments
 Name of Property

Cuyahoga, Ohio
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5. Classification

Ownership of Property
 (Check as many boxes as apply.)

- private
- public - Local
- public - State
- public - Federal

Category of Property
 (Check only **one** box.)

- building(s)
- district
- site
- structure
- object

Number of Resources within Property
 (Do not include previously listed resources in the count.)

Contributing	Noncontributing	
1		buildings
		sites
	1	structures
		objects
1	1	Total

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

N/A

Number of contributing resources previously listed in the National Register

None

6. Function or Use

Historic Functions
 (Enter categories from instructions.)

DOMESTIC multiple dwelling

SOCIAL civic

Current Functions
 (Enter categories from instructions.)

DOMESTIC multiple dwelling

SOCIAL civic

7. Description

Architectural Classification
 (Enter categories from instructions.)

MODERN MOVEMENT Modernistic

Materials
 (Enter categories from instructions.)

foundation: CONCRETE

walls: BRICK

GLASS

roof: COMPOSITE - RUBBER BASE

other: _____

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Narrative Description

(Describe the historic and current physical appearance of the property. Explain contributing and noncontributing resources if necessary. Begin with a **summary paragraph** that briefly describes the general characteristics of the property, such as its location, setting, size, and significant features.)

Summary Paragraph

The three interconnected high-rise buildings of the Westerly Apartments, designed specifically to provide affordable housing for the elderly, are located on the north side of Detroit Avenue, a main traffic artery of the city of Lakewood, Ohio. The site was intentionally chosen for its proximity to a local shopping district, churches, a public library and a large regional hospital. Dependable public transportation is available on Detroit Avenue. The site slopes down to its north boundary which is defined by the Norfolk and Southern Railroad track separating the Apartments from a residential district beyond. There is one contributing structure composed of four interrelated buildings and one non-contributing structure on the property, a small one-story, aluminum-clad storage shed at the northwest corner (1994). Westerly I, to the southeast, was built in 1962-63, Westerly II, joining Westerly I to the northeast, dates to 1967-1969, Westerly III, to the southwest, together with a one-story glass and Plexiglas sheathed rotunda that connects it to Westerly I were built in 1973-74. The sloping terrain allows the basement levels of Westerlys I and III to open at grade level on their north sides. Although the three high-rise apartment buildings were built over a twelve-year period and vary in height, they are uniform in their Modernist design, which features ribbon glass and aluminum windows and red-brick spandrels. The buildings are skillfully placed to establish taut, perpendicular and parallel relationships that create a visually harmonious composition, consistent with the concepts of the Modernist, International style, architecture of the mid-20th century. The entire complex is well maintained and in good condition. The architectural files for the Westerly Apartments are preserved at Herman, Gibans, Fodor, the successor firm to Weinberg, Teare, Fischer & Herman and have been consulted extensively in preparing the narrative.

Narrative Description

The Existing Site Plan. (See Additional Items 1,2 and 3, and Photos 1 and 2) Located in the heart of a major middle-class community and within its central business district, the Westerly Apartments stand on a 4.2 acre parcel that is bounded on the south by Detroit Avenue, on the east by a church and houses, on the west by commercial property and on the north by the Norfolk and Southern Railroad. The site slopes sufficiently to allow the two southerly buildings' basements direct access at grade level on their north sides, which also provides direct access to the glass, Plexiglas and aluminum-frame Rotunda that links Westerly I and Westerly III and the courtyard between these two structures. The east portion of the site has an asphalt paved double-loaded surface parking lot for its entire length. The north half of the site is devoted to surface parking with vehicular access from Detroit Avenue on the west side of the site. The eight-story Westerly I, the southeast building, is a rectangular structure with its long axis oriented north/south. It is joined to the eleven-story Westerly II at its north end by a one-story connecting link that serves as the main entrance to the Barton Center, a senior citizen facility that provides various recreational and other services to the Westerly residents and to other seniors in Lakewood. Westerly II has two wings of the same height, one projecting north, the other projecting west. The sixteen-story Westerly III, at the southwest corner, parallels Westerly I. The one-story glass and aluminum rotunda serves as a glazed corridor between Westerlys I and III and includes a sun-lit lounge and small greenhouse that opens onto the site's only significant landscape feature, a south courtyard bordered by low retaining walls, shrubbery and lawn facing Detroit Avenue. Westerly III is located on a parcel that was previously occupied by the Podway automobile dealership and was not available for development at the time the first two Westerlys were built. (The number of stories for Westerlys I and III include the basements, which open to grade on the north. Westerly II does not have a basement.)

The Evolution of the Site Plan. (See Additional Items 4 and 5.) According to an undated (ca. 1974) typescript with pencil annotations that the late Wallace Teare prepared for a HUD report on Westerly III: "*The first building of 160 suites [Westerly I] was completed in 1963 and at that time there was no thought of further expansion. The project proved so successful and popular, however, and developed such a long waiting list that an application was submitted and approved for a second building [Westerly II] of another 160 suites on the same property, and that building was completed in 1969. The waiting list continued to grow and the sponsoring organization maintained its keen interest in meeting the obvious need. As Section 236 of the 1968 Housing Act had supplanted Section 202, the sponsors chose that program for the third building [Westerly III].*" (See Section 8, below, for discussion of the project sponsors and the HUD programs referenced.)

¹ MS, Herman Gibans Fodor, Inc. Architects: Office Files. (Note: Westerly 1 has a total of 159 residential units, not 160.)

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The Buildings. (Additional Items 4, 5 and 11 and Photos 3 – 17.) The three high-rise buildings are constructed in the same manner and use the same materials which give the entire complex its unified appearance. The structural system is typical of the 1960s and 1970s: a) poured, reinforced concrete footings and foundation walls; b) a steel grid frame with open-web steel joists supporting 4" reinforced concrete floor and roof slabs; and c) exterior curtain walls consisting of masonry spandrels with red face brick and concrete block backing, and aluminum framed, clear glass, sliding windows that create a uniform horizontal ribbon window effect. The interior finishes are: plaster walls and ceilings (mounted to the underside of the open-web joists) for Westerly I and drywall for Westerlys II and III; and resilient flooring with a carpet option in the residential units and corridors. Commercial-grade resilient flooring, carpet or finished concrete floors are used in heavily-trafficked public areas. The roofs of all three buildings are composite-rubber base sheets, pitched to internal drains that carry the surface water to the municipal storm sewers. The one-story, glass, and aluminum frame Rotunda that is located on a wide corridor that joins Westerly I and Westerly III has a shallow conical Plexiglas roof supported on aluminum framing. Westerly I has common-area balconies off its central corridor on the south wall above the first floor, an amenity that is not incorporated in the designs of Westerlys II and III, except originally for a single balcony over the south entrance to Westerly III that was later abandoned (see Changes below). After Westerly I, HUD determined that balconies were not essential and they became ineligible for federal funding.

Access and Circulation. (See Additional Items 2, 3 and 11 and Photos 18 - 24.) Westerlys I, II and III are interconnected and easily accessible from Detroit Avenue and the internal parking lots. Westerlys I and III have direct access from Detroit Avenue on the south. The enclosed glazed entries provide security and climate control. They open into attractive lobbies with elevators for easy access to the upper floors. Westerly I has its second elevator off the main corridor near the north entrance, close to the Barton Center connecting link which serves additionally as the main entrance to Westerly II, which has secondary access through its north and west wings. Two elevators located at the junction of its north and west wings serve Westerly II. Westerly III's north entrance is connected to the rotunda and corridor at its west side with its second elevator immediately west of the rotunda corridor. Internal circulation for all residential floors is by central, double-loaded corridors. Circulation at the basement level combines double-loaded corridors and large, open common areas in the Barton Center portions of the complex.

Living Units. (See Additional Item 11.) All living units, studio, one and two bedroom, are entered off the central corridor via a short hallway between the kitchen or kitchen/dining area and bathroom with the living area and bedroom or bedrooms beyond on the exterior wall. Again, quoting from the Teare typescript cited above: "*In the planning of the three buildings as wide a variety of suite sizes and therefore rental levels as possible was provided, from compact efficiencies to some two-bedroom units to provide for as wide a variety of residents from the community as possible. The third building [Westerly III] consists entirely of one-bedroom suites, as the waiting list indicated the greatest need for this size, whether for one or two persons.*"ⁱⁱ Throughout this three building complex the corridor and apartment walls are insulated for effective sound isolation. Interior finishes are plaster or drywall walls and ceilings, resilient floors (with a carpet option for the living area) and kitchens and ceramic tile for the bathrooms.

Function. (See Additional Item 11 and Photos 20 - 24.) The ground floors of all three high-rise buildings are occupied by the nationally-recognized Barton Center, successor to the Westerly Senior Center, which was named for DeArV G. Barton, a retired executive and vigorous proponent for affordable elderly housing in the 1960s. Included in the Center are a 200-seat auditorium, arts and crafts rooms, a large lounge, a bank, shops and a small grocery store. All of the upper floors, with the exception of offices at the first floor, south, of Westerlys 1 and III are devoted to apartments. There were a total of 498 units originally and there are now 492 units, due to the conversion of 18 efficiencies to 12 one-bedroom units in Westerly II. The current occupancy rate is 97%. The residents participate in the programs of the Barton Center together with approximately 500 other elderly patrons from the community. Outside participants have numbered up to 1000 in earlier years when Lakewood had a higher population. The combination of the multi-unit apartment buildings and the Barton Center was precedent setting.ⁱⁱⁱ Due to the fact that these buildings were built at different times, each building has its own boiler room and roof-mounted air-handling equipment.

Changes. (See Photos 3 - 17.) 1. The ribbon windows and metal HVAC grilles of Westerly I were replaced in 2011 with new sash and grilles that closely approximate the original appearance. 2. The main south and east entrances of Westerlys I, II and III have new electrically-operated sliding doors that have been installed over the past 20 years that

ⁱⁱ *ibid*

ⁱⁱⁱ See Additional Items 10 and 11. The Lakewood Senior Citizens, Inc. files contain the HUD Section 202 Ohio loan number 001 for Westerly 1. See Joe J. Jordan, FAIA: *Senior Center Facilities*, Washington, DC 1975. 93-100 for critique of the Barton Center.

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replaced the original hinged doors in order to comply with current ADA access standards for housing for the elderly. 3. The north entrance of Westerly III was modified with a new glass storefront enclosure as well as the automated doors in 2007.

4. Westerly III's north side dumpster door was changed from the original hinged type to a roll-up door in 2005. The original landscaped areas to the northeast and north of Westerlys I and II were removed and replaced with asphalt surface parking to accommodate the increased residential occupancy at the site in 1974 and further enlarged in 2000. 5. The original single balcony located over the south entrance to Westerly III was closed, the brick balcony walls removed and replaced with a stucco-clad entrance canopy in 2008. 6. The Westerly III south entrance lobby waiting room windows were modified by removing the 18 inch band of operable hopper windows and replacing them with fixed sash in early 2012 to improve climate control. The general fenestration pattern was retained. 7. Brick replacement and patching at Westerly III, especially on the south wall, has been insensitively done and is visually obtrusive. 8. Cell towers have been added on the roofs of all three buildings, beginning in 1991. 9. A metal frame and canvas awning was added to the Barton Center east wall ca. 1990. 10. The interior of Westerly II was modified by converting 18 efficiency units to 12 one-bedroom units to meet client demand in 2006 - 2007.

None of these changes have adversely effected the geometric integrity of the Modernist parallel and perpendicular volumetric relationships that evolved as Westerlys I, II and III were constructed. The original design configuration of horizontal bands of ribbon windows separated by red-brick spandrel panels is retained, even though the windows of Westerly I have been replaced. The interiors of all three structures retain their essential configuration and primary finishes. The only significant landscape feature - the south courtyard, low retaining walls, shrubbery and lawn at the glazed rotunda between Westerlys I and III - remains essential as it was constructed in 1974.

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8. Statement of Significance

Applicable National Register Criteria

(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing.)

- A Property is associated with events that have made a significant contribution to the broad patterns of our history.
- B Property is associated with the lives of persons significant in our past.
- C Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- D Property has yielded, or is likely to yield, information important in prehistory or history.

Areas of Significance

(Enter categories from instructions.)

ARCHITECTURE

SOCIAL HISTORY

Period of Significance

1962 - 1974

Significant Dates

1962, 1969, 1974

Significant Person

(Complete only if Criterion B is marked above.)

N/A

Cultural Affiliation

N/A

Architect/Builder

Weinberg & Teare, Architects (Westerly I)

Weinberg, Teare, Fischer & Herman, Architects

(Westerlys II and III)

Criteria Considerations

(Mark "x" in all the boxes that apply.)

Property is:

- A Owned by a religious institution or used for religious purposes.
- B removed from its original location.
- C a birthplace or grave.
- D a cemetery.
- E a reconstructed building, object, or structure.
- F a commemorative property.
- G less than 50 years old or achieving significance within the past 50 years.

Period of Significance (justification)

The time during which the three high-rise apartment buildings were constructed.

Criteria Considerations (explanation, if necessary)

Criterion G. This property has achieved historical significance under Criteria A and C within the past 50 years as explained in Section 8 below.

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Statement of Significance Summary Paragraph (Provide a summary paragraph that includes level of significance and applicable criteria.)

The Westerly Apartments are considered to be of local and statewide significance under Criterion A, within the area of significance of Social History; and locally significant under Criterion C, within the area of significance of Architecture. The property meets Criterion A because it is a precedent-setting community-wide effort to provide affordable multi-unit housing for the elderly combined with a community center to provide various services to this age group in Lakewood, Ohio. These goals were achieved through the first use in Ohio and one of the earliest nationally, of the U. S. Housing and Urban Development Section 202 initiative. The Westerly Apartments meets Criterion C because it is a fine example of Modernist, International style, design that flourished in the early post-WWII period and that successfully meets its social service objectives. The Westerly Apartments merits Criterion Consideration G because it is the earliest known use of Modernist architectural and planning principles for low-income housing for the elderly in the greater Cleveland area. Although built over a 12-year span, all three high-rise structures follow closely the precedent of the first in their Modernist style. It represents the work of an established Cleveland architectural firm whose two early principals, Joseph L. Weinberg and Wallace G. Teare, came to the attention of the Museum of Modern Art in 1932 when it was mounting its pioneering exhibition on Modern architecture, titled *The International Style*, for their early Modernist designs for a public housing project. The firm has continued to do notable work in multi-unit high-rise residential buildings in Ohio and elsewhere in the northeast with special emphasis on housing for the elderly.

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

OVERALL HISTORY

Criterion A, Social History.

Contributing Factors. (See Additional Item – 9) Beginning with President Roosevelt's second term, the federal government enacted legislation, the 1937 Wagner-Steagall Act, which contained provisions in support of public housing projects through federal subsidies. The Depression and World War Two forestalled progress until the late 1940s.^{iv} By the early 1960s, under authority of the Housing Act of 1959, HUD Section 202 was in place to provide federal loans for multi-unit, high-rise housing for the elderly. The combination of a strong local initiative, including encouragement from local government, and the federal loan program made the Westerly Apartments (Buildings I, II and III) possible during the period of significance from 1962 to 1974. (See History of the Nominated Property, below.)

The key factor in the development of the Westerly Apartments was the desire of a local group of prominent Lakewood residents, the Housing Committee for the Lakewood Golden Age Housing Project, to find a sponsor, purchase land, and create an affordable, multi-unit rental building and a community center for the city's elderly residents that would be located within convenient walking distance of Lakewood's central shopping district, houses of worship, medical facilities and entertainment venues. This group then became Lakewood Senior Citizens, Inc. (LSC) and the Lakewood Jaycees agreed to serve as the project's sponsor, becoming the first Jaycees chapter nationally to take on a project of this nature.

Brief History of Lakewood, Ohio. Lakewood is an inner-ring city within Greater Cleveland. It is bounded on the east and south by Cleveland, on the west by Rocky River, and, on the north by Lake Erie. It occupies 5.6 square miles. This area had been settled in 1819 but the Village of Lakewood was not formed until 1903. In 1911 it was incorporated as the City of Lakewood with a population of approximately 15,000. Within the next decade the population had grown to 40,000. Although predominantly a bedroom community to Cleveland, it also housed industrial and commercial enterprises. In 1980 the city had 1,100 small businesses. During the period of significance (1962-1974) Lakewood's population peaked at about 70,000. Today, according to the 2010 U. S. Census, there are approximately 52,000 residents in the city still indicating a high population density of nearly 9,300 persons per square mile. 87% of the residents are white.^v

^{iv} J. Paul Mitchell, *Federal Housing Policy & Programs, Past and Present*. New Brunswick, NJ: Rutgers Center for Urban Policy Research. 187-206, 319-336.

^v David Van Tassel and John Grabowski, eds. *Encyclopedia of Cleveland History*, 2nd Edition, Bloomington, IN, 1996. 628, 629 and City of Lakewood website

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Criterion C. Architecture.

The Modernistic or Modernist Style of architecture is the direct result of the Modern Movement in architecture that emerged during the first four decades of the 20th century which was based on a conscious rejection by a relatively small group of younger architects in Europe of the then prevailing academic style of Beaux Arts neo-classicism. This new approach sought to achieve an aesthetic featuring clean, undecorated surfaces, ribbon windows set within sparse rectilinear forms that suggested machine-made components. In the United States, Frank Lloyd Wright was pursuing another approach that grew from the Arts and Crafts Movement of the late 19th century providing a uniquely American Modernist alternative. Kenneth Frampton and Charles Jencks, among other architectural historians, have clearly established that the theoretical roots of Modernistic Architecture date to the late 18th century and have emphasized that the entire fabric of the Modern Movement encompasses a number of separate and diverse strands, ranging from Wright to Mies van der Rohe to Charles Jeanneret (Le Corbusier).^{vi} The particular strand that applies to the Westerly Apartments is what Henry-Russell Hitchcock and Philip Johnson defined as "The International Style" in their pioneering exhibition at the Museum of Modern Art in New York in 1932.^{vii} This was a style that celebrated a machine-precision aesthetic and that was brought to the American academic scene by Walter Gropius and Ludwig Mies van der Rohe in the late 1930s. Both had been deeply involved earlier in the Bauhaus in Germany. In 1938 Gropius was invited to head the architecture school at Harvard University. Mies had arrived in the United States in 1937 and subsequently became director of the Armour Institute (now the Illinois Institute of Technology) in Chicago. Until their arrival, there had been virtually no serious interest in the Modern Movement in the American architecture schools and only a handful of buildings in the International style had been done by a few firms and most of their works were private residences. There were two American high-rise buildings, however, that were featured in the Museum of Modern Art show: Hood & Fouilhoux's McGraw-Hill Building in New York (1931) and Howe & Lescaze's Philadelphia Saving Fund Society (1932).

Beaux Arts classicism dominated the schools of architecture throughout the country from the 1890s until the late 1940s; its principal proponent being Paul Phillippe Cret at the University of Pennsylvania's architecture school. Following World War Two, Modernist principles quickly overtook the more conservative design of the Beaux Arts throughout the country's architectural schools. Early examples of this shift are Mies' master plan for the Illinois Institute of Technology, designed in 1940 and executed over the next ten years, and Walter Gropius and the Architect's Collaborative's Harvard University Graduate Center (1948-50). Both were low-rise projects.

An important force in shaping the objectives and aesthetics of Modernism was the International Congresses of Modern Architecture, known by its French acronym: CIAM. The group was founded in Switzerland in 1928 by Le Corbusier (whose *Towards a New Architecture* was the first book to clearly advance Modernism), Siegfried Giedion (who later taught at Harvard) and 26 other artists and intellectuals. Walter Gropius joined later. In 1933, they issued their Athens Charter which defined the functional concept of Modernism that emphasized architecture as a social art. CIAM attempted to realize its objectives following World War Two with the overwhelming need to rebuild over 300 cities reduced to rubble by Allied and Axis bombing. However, their overtures were not well received in Western decision-making circles due, in part, to their outspoken pro-communist leanings.^{viii} Nevertheless, much of what they proposed, such as the use of Modernist design principles, modern construction materials and techniques, radical replacement of older urban neighborhoods with park-like planar settings on which were placed high-rise apartment buildings separated by wide streets for rapid automobile and other ground transportation, did have an impact – both positive and negative - on American architects and urban planners from the 1940s to the 1960s. CIAM became increasingly factional through the 1950s and dissolved in September 1959. The Westerly Apartments with their formal, dynamic volumetric relationship placed in a park-like, albeit sloping terrain, as well as their Modernist design clearly reflects CIAM influence.

The Architectural Firm.

^{vi} Kenneth Frampton. *Modern Architecture: A Critical History*, London, 1985; and Charles Jencks. *Modern Movements in Architecture*, New York, 1973. Also, see Vincent Scully. *Modern Architecture*, New York, 1971 for a survey that places the Modernist movement in a broad, American historical context.

^{vii} Henry-Russell Hitchcock and Philip Johnson. *The International Style*, New York, 1932.

^{viii} See: Le Corbusier: *Towards a New Architecture*, 1927; Eric Mumford and Kenneth Frampton. *The CIAM Discourse on Urbanism, 1928-1960*, Cambridge, MA, 2000. And Siegfried Giedion, 5th ed. *Space, Time and Architecture*. Cambridge, MA, 1956 Part VI.

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Both Joseph L. Weinberg and Wallace G. Teare were trained in the Beaux Arts tradition but what clearly brought them together was their strong desire to enlist Modernist (International Style) principles in the design of public housing. At least a year prior to the forming of their partnership they were affiliated in a firm called Weinberg, Conrad and Teare which designed a housing development for a site bounded by East 22nd St., Central Avenue, East 38th St. and Scoville Avenue in Cleveland that came to the attention of Philip Johnson, then Chairman of the Department of Architecture at the Museum of Modern Art in New York at the time the *International Style* exhibition was opening.^{ix} Johnson was eager for their housing project to be shown at a satellite show in Cleveland that was scheduled to open in October, 1932. They appear to have been strongly influenced by the potential for architecture to have a profound and positive effect on society, but tended to see that ideal realized through the softer humanism of Gropius than by the more severe steel and glass of Mies' designs. The Project for a Housing Development that Weinberg and Teare exhibited was not built, probably due to lack of funding during the Great Depression, but it led to their highly-publicized Lakeview Terrace of 1937, one of the first public housing developments in the United States.

Joseph L. Weinberg and Wallace G. Teare established their architectural partnership in 1933 and continued in practice until their deaths, except for their individual and different government service during the period from 1938 to 1946. The firm has undergone several name changes as new partners were added and is today known as Herman Gibans Fodor, Inc., Architects. During the period of significance it was Weinberg and Teare for Westerly I and Weinberg, Teare, Fischer and Herman for Westerlys II and III. The firm has been nationally recognized for its pioneering work in multi-family housing design, beginning with Cleveland's Lakeview Terrace (1937) and for innovation in senior living design starting with the Westerly I (1963) and continuing with, among others, Council Gardens, Cleveland Heights (1963 and 1980); The Educator, Parma Heights (1965), Villa Serena, Mayfield Heights (1967), The Westmoor, Toledo (1968), The Hillrise, Cincinnati (1968), The Viewpoint, Sandusky (1969), Westerly II (1969), Davenport Residence, Hamden, CT (1970 and 1979), Kiwanis Manor of Tiffin, Tiffin (1971), Conrad House, Erie, PA (1971), Westerly III (1974). The firm has remained active in the design of senior housing up to the present. (See Additional Items 6, 7 and 13.)

The Principal Partners, 1962 – 1974).

Joseph Lewis Weinberg, FAIA, was born on 12 November 1890 in Omaha, NE and died on 14 January 1977 in Cleveland, OH. He was made a Fellow of the American Institute of Architects because of his pioneering efforts in urban-renewal and slum-clearance, in particular for the Lakeview Terrace (1937). He attended Cleveland's Central High School and graduated from Harvard University, Class of 1912. Weinberg was trained in architect's offices in New York, Detroit and Cleveland, where he worked in the offices of Walker & Weeks and J. Milton Dyer. During World War I, Weinberg served a year in the Army Signal Corp. In 1919, he began practice in Cleveland and formed a partnership, Morris & Weinberg (1923-30) prior to joining forces with Wallace Teare in 1933. From 1928 to 1941, he taught in the architecture school at Western Reserve University. During World War II, Weinberg was the chief architect in the U. S. Army's 5th Construction Zone and later chief engineer at Holston Ordnance Works, Kingsport Tennessee. He resumed practice after the war and continued, until his death to make contributions to the field in multi-family and low-income housing. ^x

Wallace Gleed Teare, FAIA, was born in Cleveland, OH on 5 June 1907 and died in Lakewood, OH on 10 March 1989. He was made a Fellow of the American Institute of Architects for his contributions to low and moderate income housing. Teare was the lead partner for the Westerly Apartments and remained an active advisor to Lakewood Senior Citizens, Inc. throughout his life. He graduated from Lakewood High School and received a Bachelor of Architecture degree from Western Reserve University in 1929 and an M.A. in 1933. In 1930, he attended the Fontainebleau School of Fine Arts, France, where he received a diploma. Teare was licensed to practice architecture in 1932. Throughout his professional life, Teare maintained memberships in a number of organizations, in addition to the American Institute of Architects, that focused on planning, social and housing issues, including the American Society of Planning Officials (Honorary Life Member), Royal Society of Health, London (Fellow), International Association for Housing Science, National Housing Conference, Plan of Action for Tomorrow's Housing, Federation for Community Planning, Committee on Older Persons, Golden Age Center, Cleveland, and the Lakewood Chamber of Commerce. He knew and maintained friendships with leading housing specialists including Henry Wright, Frederick Bigger, Eugene H. Klaber, Jacob L. Crane, Catherine Bauer and Ernest J. Bohn. In 1938, Teare spent a year in Washington with the then new Federal Low-rent Housing Program as

^{ix} Additional Item - 8: Cleveland Museum of Art, Collections, Compendium, Box/Folder 4/5.

^x David Van Tassel and John Grabowski, *The Dictionary of Cleveland Biography*, Bloomington, IN, 1996. 474

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a project planner for the United States Housing Authority, just a year after passage of the U. S. Housing Act of 1937. There followed five years as Chief of Planning and Research for the Cleveland Metropolitan Housing Authority and then six months as Housing Consultant to the Governor of the Panama Canal. He was a member of the Cuyahoga County and Lakewood Planning Commissions. Consistent with his interest in public service, Teare was active in historic preservation, including saving and restoring two old houses in Lakewood in 1948 and 1950, service on the AIA Cleveland's Committee on Historic Resources and as a preservation advocate on the Cleveland and Lakewood City Planning Commissions.^{xi}

HISTORY OF THE NOMINATED PROPERTY (See Additional Items 10 and 12.)

The beginnings of the Westerly Apartments date to 1955 when the Housing Committee for the Lakewood Golden Age Housing Project was formed. In 1961 the group had expanded and incorporated as Lakewood Senior Citizens, Inc. (LSC), the entity that initiated this housing project and that continues to own and operate the property. In 1957, the Golden Age committee hired the architectural firm of Weinberg and Teare to design a conventional rental apartment building after studies revealed that most local lower-income seniors were not able to purchase apartments. When Section 202 of the Housing Act of 1959 was passed, LSC purchased, with Section 202 in mind as the funding source, the present site, 3.6 acres on the north side of Detroit Avenue in the heart of Lakewood for an eight-story, 159 unit, high-rise apartment building. Section 202 received Federal funding in 1960, but the tentative sponsor for this project, Lakewood Methodist Church, decided not to participate. A year later, the Lakewood Jaycees at the urging of Mayor Frank Celeste^{xii} (father of future Ohio Governor Richard Celeste), decided that they would become the sponsor and a Section 202 program loan was obtained from the Housing and Home Finance Agencies. This loan carries the HUD state identification number 001, the first such project in Ohio. (See Additional Item – 10.) The name "Westerly" was chosen for the new building.

In 1962, Weinberg and Teare proceeded with the design and construction of the 159 unit high-rise at a cost of \$1,475,450. The general contractor was Weinstein Construction Company. Nick Mileti, a local attorney and entrepreneur, was selected as Managing Director, a position he held for the next ten years. That same year, the famous silent film star Mary Pickford, a strong advocate for the needs of the elderly, and her husband, Buddy Rogers, visited the Westerly site, which brought important public attention to the project. The building was formally dedicated in 1963 and the units were rapidly leased. By 1964 the Westerly (Westerly I) was 100% occupied and it was honored by the United State Jaycees with their Outstanding Project of the Year award given at its national convention in Dallas, Texas. That same year, 1964, the Westerly Senior Center was opened and the following year its name was changed to the Barton Center in honor of DeArv G. Barton, in recognition of his leadership in the LSC, the building of the Westerly and the creation of the Center. The concept of combining affordable high-rise housing for the elderly with a community activities center appears to have set a national precedent. The Barton Center has attracted considerable attention since its inception. For example, Julie Nixon Eisenhower visited Barton Center, while her father was still president, on 12 September 1972 to learn about its activities. The National Council on the Aging featured the Center as an "exemplary facility" in its 1975 publication: *Senior Center Facilities*.^{xiii}

In 1966, Weinberg, Teare, Fischer and Herman were hired to design an eleven-story, 160 unit apartment building (Westerly II) that would join Westerly I on its north side. Paugh and Farmer was the general contractor. This was funded under a second Section 202 loan and is identified with the HUD state number 023, the twenty-third such loan approved in Ohio. The plans also included increased office space, activity rooms and a 200-seat auditorium on the ground floor. Its cost was approximately \$2,000,000. Groundbreaking occurred in 1968 and the building was fully occupied by 1971, when LSC began to consider a third high-rise at the site. At this time the north parking lot was expanded farther to the north.

The possibility of a third building developed when the adjacent Podway Automobile Agency closed its facility on the west side of the Westerly site. LSC bought the Podway property and demolished the existing building, adding another 0.6 acres to the site's original 3.6 acres, increasing its area to the present 4.2 acres.

In 1972, construction of the third high-rise (Westerly III), sixteen-stories and 179 units, together with the one-story glass enclosed connecting link with the first building was started. The final cost was approximately \$3,800,000. Weinberg, Teare, Fischer and Herman were the architects and Paugh and Farmer was the general contractor. Since the original

^{xi} AIA Fellows Nomination Binder, Wallace Teare Papers, Herman Gibans Fodor, Inc. Office Files.

^{xii} See *Dictionary of Cleveland Biography*, p 86. Celeste was a recognized housing expert.

^{xiii} Joe J. Jordon. *Senior Center Facilities* pp 92 - 100

Westerly Apartments

Name of Property

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Section 202 loan program had been phased out, this building received a loan under the new HUD Section 236. The building was completed in 1974. With the increased occupancy, the need for additional parking required a west access road and a large north-central parking lot, which replaced earlier landscaped areas.

CONTEXT (for the area of significance: 1962 – 1974)

1. The provision of housing and care for the elderly has been a societal concern since the beginning of human settlements. Various cultures deal with this issue in various ways. In the Western European culture of which the Americas are an offshoot, this has tended to be a local community effort, where religious, civic and trade organizations have provided essential food and shelter for the poor, infirm and elderly. The Medieval model was the church or guild sponsored hospice. Where this form of communal support was not available, the burden fell on the individual family to care for its elderly members. In 19th century America, many localities created "poor farms" and "old folk's homes" for the poor and the elderly, but they were not obliged to meet specific living or health-care standards. This pattern seems to have prevailed until the 1890s when Jacob Riis exposed the miserable housing conditions of New York City's poor. The first national initiative does not appear until the New Deal's Housing Act of 1937. After World War Two, federal and state governments begin to address this concern, but it is not until 1961 and implementation of HUD Section 202 that a practical option was available to local communities to fund multi-unit, affordable, housing for the elderly. Without this incentive, it is doubtful that the Westerly Apartments would have been built.
2. According to the Lakewood Planning and Development Department there are no other senior multi-family housing sites of this scale and complexity in Lakewood. There are several individual, low-rise elderly facilities for those requiring assisted living and skilled nursing care. The Westerly Apartments are unique, statewide, for its three-building cluster of high-rise apartments designed to provide affordable housing for the elderly, together with the Barton Senior Center, which provides a range of services to its residents and other elderly persons in Lakewood.
3. There is one other building in the region that provides multi-unit affordable housing for the elderly that would eventually be a candidate for listing in the National Register of Historic Places. It is the Knickerbocker Apartments in Bay Village designed by the late John Terrance Kelly and constructed ca. 1974. According to the Cleveland Housing Network, it is unique for HUD subsidized housing because of its configuration. It is an 8-story, brick-clad Modernist building with a large open central courtyard. The corridors are single loaded and all units face outward.

CONCLUSION

The Westerly Apartments are of local and statewide significance under Criterion A for three reasons: 1) it is the first use in Ohio, of the U. S. Housing Act's Section 202 federal loan program for elderly housing by the Lakewood Senior Citizens, Inc. as documented above by its 001 project number, and one of the earliest uses of this initiative nationally. 2) for the precedent-setting sponsorship by the Lakewood Jaycees of this type of project nationally by a local chapter of this organization; and 3) for the precedent-setting combination of affordable high-rise living units together with a vital community center open to all of Lakewood's senior citizens. This project has been a success since its inception and still maintains a near-100 percent occupancy. It has consistently received favorable national attention and is considered by the National Council on the Aging to be an exemplary facility as cited in the narrative above and Additional Item 9. Specifically, in March 1964, the Ohio Jaycees awarded the Lakewood Jaycees first place for this project and on 2 July 1964, at the Jaycees annual national convention in Dallas, Texas, the Lakewood Jaycees were named the sponsors of the best project in the country for a city between 50,000 and 200,000 for the Westerly Apartments. Senior officials of the federal Home and Housing Financing Agency and interested persons from around the country were frequent visitors who came to study this exemplary "Section 202" achievement.^{xiv}

The Westerly Apartments are significant locally under Criterion C, for three reasons: 1) it represents the use of Modernist Architecture that combines an asymmetrical, dynamic compositional aesthetic and the basic concepts of Modernist design principles to serve a specific societal need: affordable housing for the elderly. However, by rejecting a harsh, machine-like aesthetic and using a soft, red brick for the wall spandrels the buildings project a humane, welcoming feeling. The wisdom of this approach is evident in the nearly-100% occupancy that the Westerly Apartments have maintained since its inception 50 years ago. 2) This project started the Weinberg and Teare architectural firm on a Post-World War Two practice that led to the building of numerous equally-successful multi-unit, high-rise projects in Ohio and elsewhere as

^{xiv} DeArv G. Barton. "How It Came To Pass: The Westerly and Barton Center". Pp 21, 22.

Westerly Apartments
Name of Property

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listed on page 9 above and in Additional Item 7, many of them providing low-income housing for the elderly. And 3) the architects, Joseph Weinberg and Wallace Teare are notable for their pioneering work in the fields of public housing, housing for the elderly and urban renewal using Modernist architectural techniques from their initial collaboration on a 1932 public housing project that attracted the attention of the Museum of Modern Art as it was developing an exhibition that defined the International Style. This early recognition signified the beginning of their subsequent careers that focused on designing high-quality multi-unit housing, much of it for the elderly, as recognized by their achieving Fellowship status in the American Institute of Architects, among other honors.

Developmental history/additional historic context information (if appropriate)

9. Major Bibliographical References

Bibliography (Cite the books, articles, and other sources used in preparing this form.)

A. Primary Sources.

1. Herman Gibans Fodor, Inc. Westerly Apartments Office Files (approximately 3 lineal feet of correspondence, architectural drawings and specifications, product literature and project photographs).
2. Herman Gibans Fodor, Inc. Wallace Teare's Professional Library and Papers (approximately 20 lineal feet). This collection is in the process of transfer to the Kelvin Smith Library, Case Western Reserve University.
3. Lakewood Senior Center, Inc. Westerly Apartments Office Files (approximately 3 lineal feet of correspondence, financial records, promotional literature and news clippings).
4. Cleveland Museum of Art, Collections, Exhibition Compendium, Box/Folder 4/5, regarding the Weinberg, Conrad and Teare project for a housing development that was shown in its 1932 exhibit on early regional examples of Modernist architecture in multi-unit housing .
5. Memoir by DeArv G. Barton: "How It Came To Pass: The Westerly and Barton Center". 1982. A 75-page typescript, with ink-line drawings and black and white photographs reproduced by the Barton Center.

B. Secondary Sources.

1. Drexler, Arthur. *Ludwig Mies van der Rohe*. New York: George Braziller, Inc., 1960.
2. Frampton, Kenneth. *Modern Architecture: A Critical History*. London: Thames and Hudson Ltd, 1985.
3. Giedion, Siegfried. *Space, Time and Architecture*. Cambridge: Harvard University Press, 5th ed., 1956.
4. Green, Isaac et al. *Housing for the Elderly: The Development and Design Process*. New York: Van Nostrand Reinhold Company, 1975. Hitchcock, Henry-Russell and Johnson, Philip. *The International Style*. New York: W. Norton & Company 1932; reprinted ed. New York: The Norton Library, 1966.
5. Jencks, Charles. *Modern Movements in Architecture*. New York: Doubleday, 1973.
6. Jordan, Joe J., FAIA. *Senior Center Facilities*. Washington, DC: The National Council on the Aging, Inc., 1975.
7. Lawton, M. Powell. *Planning and Managing Housing for the Elderly*. New York: John Wiley & Sons, 1975.
8. Le Corbusier. *Towards A New Architecture*. London: The Architectural Press, 1959; reprint of first English edition, 1927.
9. Mitchell, J. Paul. *Federal Housing Policy & Programs, Past and Present*. New Brunswick, NJ: Rutgers, Center for Urban Policy Research, 1985.
10. Mumford, Eric. *The CIAM Discourse on Urbanism, 1928-1960*. Cambridge, MIT Press, 2000.
11. Poppeliers, John et al. *What Style is It?* New York: John Wiley & Sons, Inc., 1983.
12. Scully, Vincent, Jr. *Modern Architecture*. New York: George Braziller, 1961; 5th printing 1971.
13. Van Tassel, David and Grabowski, John. *The Dictionary of Cleveland Biography*. Bloomington: Indiana University Press, 1996.
14. _____, *The Encyclopedia of Cleveland History*. Bloomington: Indiana University Press, 2nd Edition, 1996.
15. Weiss, Joseph Douglas, AIA. *Better Buildings for the Aged*. New York: McGraw-Hill Book Company, 1969.

Informal interviews were held with Lawrence E. Faulhaber (19 October 2012), who served as a trustee and treasurer of the Lakewood Senior Center during its formative years and later as long-time general manager of the Westerly Apartments to review and confirm factual information on the evolution of the property and James G. Herman, AIA (11 December 2012), partner in the firm Weinberg, Teare, Fischer and Herman during the construction of Westerlys II and III and now senior partner in the firm Herman Gibans Fodor, Inc. Architects to review Wallace Teare's role in the Westerly Apartments project and his career in general.

Westerly Apartments
Name of Property

Cuyahoga, Ohio
County and State

Previous documentation on file (NPS):

preliminary determination of individual listing (36 CFR 67 has been requested)
 previously listed in the National Register
 previously determined eligible by the National Register
 designated a National Historic Landmark

 recorded by Historic American Buildings Survey # _____
 recorded by Historic American Engineering Record # _____
 recorded by Historic American Landscape Survey # _____

Primary location of additional data:

State Historic Preservation Office
 Other State agency
 Federal agency
 Local government
 University
 Other: Herman Gibans Fodor, Inc., Architects; Lakewood Senior Citizens, Inc.; Cleveland Museum of Art

Historic Resources Survey Number (if assigned): N/A

10. Geographical Data

Acreage of Property 4.2 acres
(Do not include previously listed resource acreage.)

UTM References

(Place additional UTM references on a continuation sheet.)

1	<u>17</u>	<u>433693</u>	<u>4592812</u>	3	<u> </u>	<u> </u>	<u> </u>
	Zone	Easting	Northing		Zone	Easting	Northing
2	<u> </u>	<u> </u>	<u> </u>	4	<u> </u>	<u> </u>	<u> </u>
	Zone	Easting	Northing		Zone	Easting	Northing

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

The Westerly Apartments site is located in a Commercial District of the City of Lakewood. It is bounded on the south by Detroit Avenue; on the east by a Lutheran Church and private residences; on the west by commercial properties and on the north by the Norfolk and southern Railroad right-of-way. The legal boundaries of the site encompass Permanent Parcel Numbers 312-20-044, 312-20-045, 312-20-046, 312-20-050 and 312-20-051.

Boundary Justification (Explain why the boundaries were selected.)

The boundaries reflect the historic extent of the nominated property.

11. Form Prepared By

name/title Ted Sande, AIA Emeritus, Historic Preservation Consultant
organization _____ date 15 April 2013
street & number 13415 Shaker Boulevard, Suite 11-H-4 telephone 216-577-6325
city or town Cleveland state OH zip code 44120
e-mail tedsande@ameritech.net

Westerly Apartments
Name of Property

Cuyahoga, Ohio
County and State

Additional Documentation

Submit the following items with the completed form:

- **Maps:** A **USGS map** (7.5 or 15 minute series) indicating the property's location.

Lakewood Quadrangle, Ohio-Cuyahoga County, 7.5 Minute Series (Topographics), annotated.

A **Sketch map** for historic districts and properties having large acreage or numerous resources. Key all photographs to this map.

See attached Photo Location Keys 1, 2, and 3.

- **Continuation Sheets** None

Additional items: (Check with the SHPO or FPO for any additional items.)

- 1 Location Map, Zoning Map, City of Lakewood, Ohio (11 x 17 inches).
- 2 Westerly Apartments, Overall Ground Floor Site Plan – Existing Conditions (8 ½ x 11 inches).
- 3 Westerly Apartments, Overall First Floor Site Plan - Existing Conditions (8 ½ x 11 inches).
- 4 Historical Aerial Photograph, black and white, n.d., showing Westerly's I and II and the automobile dealership site where Westerly III was constructed in 1973-74. (original 8 x 10 inches) Horace B. Newell Photography, Herman Gibans Fodor, Inc., Architects Office Files.
- 5 Historical photograph, black and white, n.d. showing study model for Westerly III (original 8 x 10), Herman Gibans Fodor Inc. Office Files.
- 6 Firm History 1933-12010, Herman Gibans Fodor, Inc., Architects Office Files, 3 pages (sections dealing with Multi-family Housing and Senior Living; 8 ½ x 11 inches).
- 7 Herman Gibans Fodor, Inc., Architects. Experience – Low Income Affordable Housing, 3 pages (8 ½ x 11 inches).
- 8 Letter from Philip Johnson to Wallace G. Teare dated 5 August 1932 and two exhibit photographs regarding a companion exhibition on the International Style held at the Cleveland Museum of Art in the Fall of 1932 (8½ x 11 inches.) Cleveland Museum of Art Archives, Exhibition Compendium, Box/Folder 4/5.
- 9 Lakewood Senior Citizens, Inc. Events Timeline, 3 pages, 1955 - 1979. Lakewood Senior Citizens, Inc. Office Files (8 ½ x 11 inches).
- 10 HUD Basic Contract Renewal cover sheet showing Westerly I FHA Project Number 042SH001(042 is the state designation, SH is Senior Housing, and 001 is the project number, (8 ½ x 11).
- 11 Westerly / Barton Center Brochure, n.d., 36 pages with graphic fold-out covers (8 ½ x 11 inches).
- 12 Letter from John Alfano, President & CEO of LeadingAge Ohio dated April 15 2013 confirming the Westerly Apartments unique status among housing for the elderly facilities in Ohio.
- 13 Statement from James G. Herman, AIA, senior principal in the firm of Herman Gibans Fodor, Inc. Architects, summarizing the influence of the Westerly Apartments on subsequent senior citizen housing projects of the firm Weinberg, Teare, Fischer and Herman, Architects, 8 pages with illustrations.

Westerly Apartments
Name of Property

Cuyahoga, Ohio
County and State

Photographs:

Submit clear and descriptive photographs. The size of each image must be 1600x1200 pixels at 300 ppi (pixels per inch) or larger. Key all photographs to the sketch map.

Name of Property: Westerly Apartments
City or Vicinity: Lakewood
County: Cuyahoga State: Ohio
Photographer: Ted Sande, AIA Emeritus, Historic Preservation Consultant
13415 Shaker Blvd., Suite 11-H-4, Cleveland, Ohio 44120
Date Photographed: 9 December 2012
Description of Photograph(s) and number: (35mm 400 T-max film)

- 1 of 24. Context View, looking west from Bunts Road
- 2 of 24. Context View, looking east from Marlowe Avenue
- 3 of 24. Westerly III, west and south walls, looking north
- 4 of 24. Westerly III and Westerly I, west and south walls, looking northeast
- 5 of 24. Westerly I, west and south walls, looking northeast
- 6 of 24. Westerly III, east wall, Westerly II south wall, Westerly I west and south walls, looking north
- 7 of 24. Westerly III, south and east walls, looking northwest
- 8 of 24. Westerly I, south and east walls, looking northwest
- 9 of 24. Westerly III, east wall, Westerly I, south and east walls, looking northwest
- 10 of 24. Rotunda, south wall, looking north
- 11 of 24. Westerly I, north wall, Barton Center east entrance, looking southwest
- 12 of 24. Westerly I, north wall, Westerly II, east wall, looking south
- 13 of 24. Westerly II, west and north walls, looking southeast
- 14 of 24. Westerly II, north wall, Westerly III, north wall, looking south
- 15 of 24. Barton Center, west entrance, looking east
- 16 of 24. Westerly II, south wall, Barton Center west entrance, Westerly I, west wall, looking northeast
- 17 of 24. Rotunda, north wall, looking south
- 18 of 24. Westerly III, Interior, south lobby, looking southeast
- 19 of 24. Westerly I, Interior, corridor, looking north
- 20 of 24. Interior, Rotunda, looking west
- 21 of 24. Interior, Barton Center, Lounge, looking east
- 22 of 24. Interior, Barton Center, Lounge, looking north
- 23 of 24. Interior, Barton Center, Auditorium, looking north
- 24 of 24. Interior, Barton Center, East Entrance, looking north

Property Owner:

(Complete this item at the request of the SHPO or FPO.)

name Lakewood Senior Citizens, Inc.
street & number 14300 Detroit Avenue telephone 216-521-7260 ext 130
city or town Lakewood state OH zip code 44107

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C.460 et seq.).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 18 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Office of Planning and Performance Management, U.S. Dept. of the Interior, 1849 C. Street, NW, Washington, DC.

Westerly Apartments

Name of Property

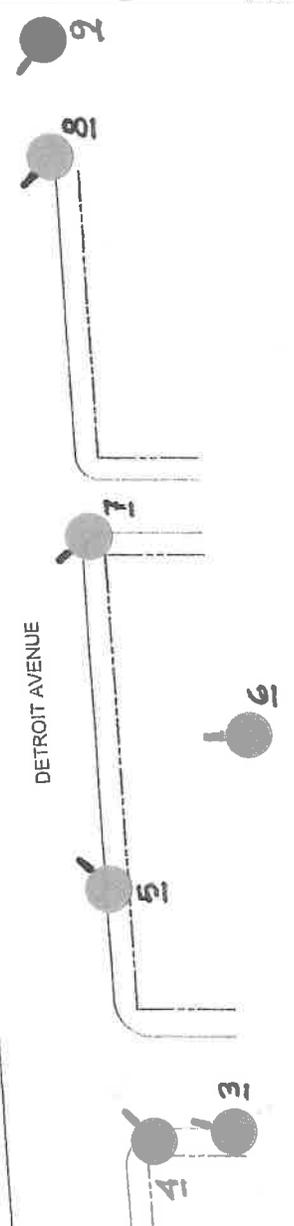
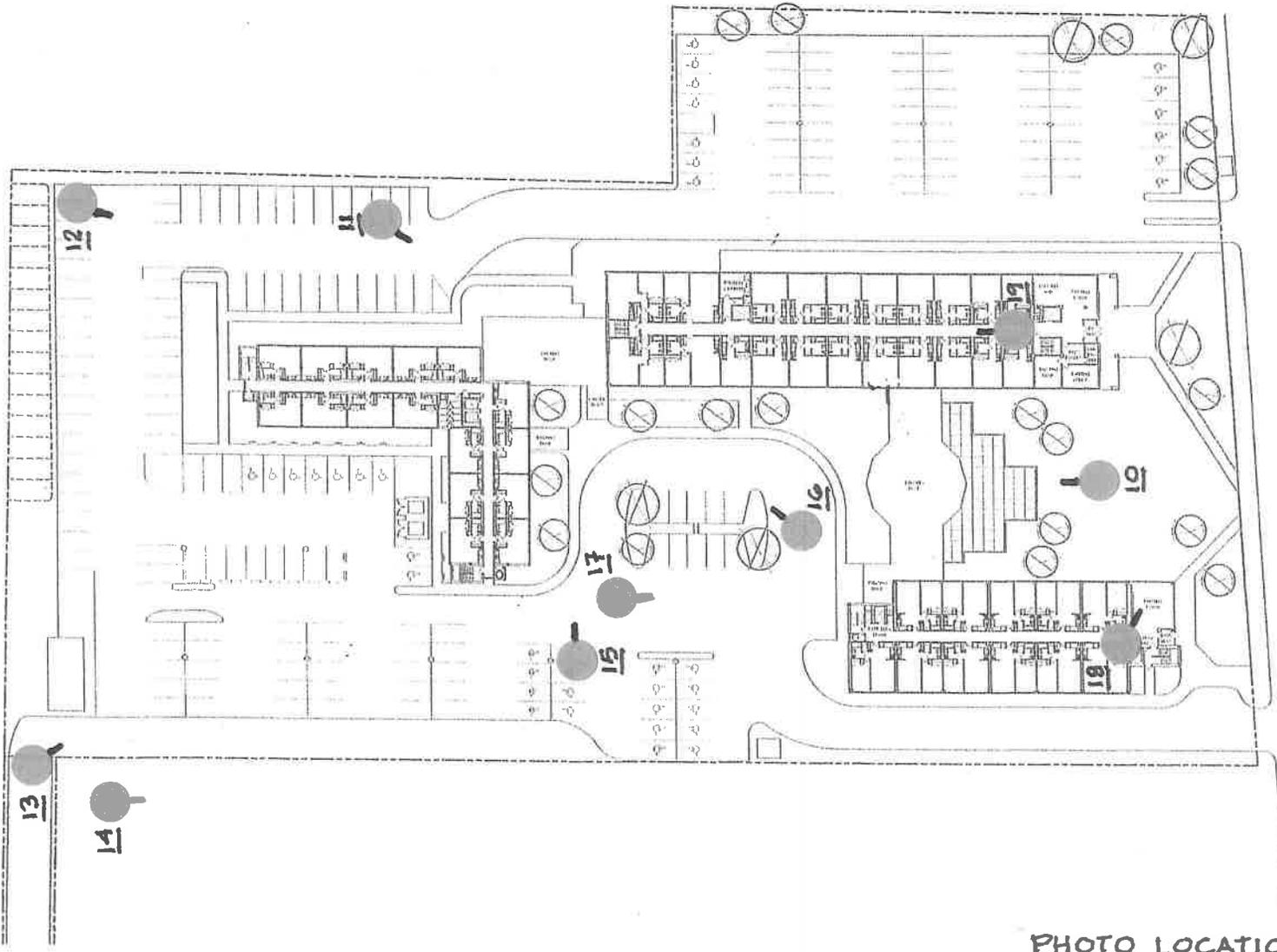
Cuyahoga, Ohio

County and State

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C.460 et seq.).

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WESTERLY APARTMENTS, CUYAHOGA COUNTY, OHIO



OVERALL FIRST FLOOR SITE PLAN - EXISTING CONDITIONS

SEPTEMBER 20, 2012

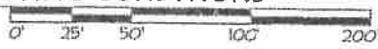


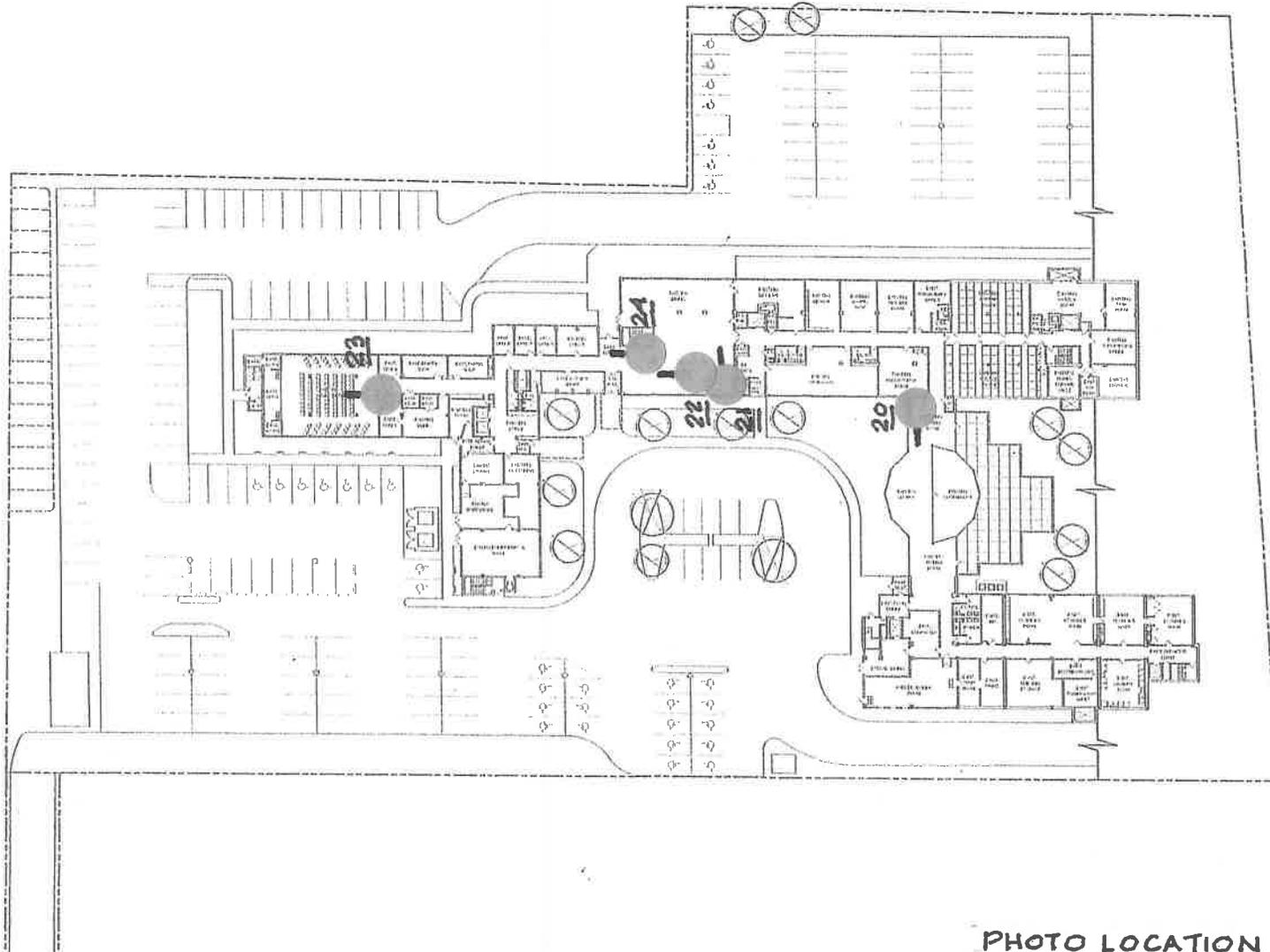
PHOTO LOCATION KEY - 2

WESTERLY APARTMENTS

14300 Detroit Avenue
 Lakewood Senior Citizens, Inc.
 Cleveland Housing Network, LLC

Lakewood, Ohio
 Herman Gibans Fodor - Architects
 Snively Construction, Inc.
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WESTERLY APARTMENTS, CUYAHOGA COUNTY, OHIO



DETROIT AVENUE

PHOTO LOCATION KEY - 3

WESTERLY APARTMENTS

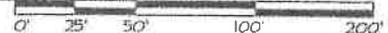
14300 Detroit Avenue
Lakewood Senior Citizens, Inc.
Cleveland Housing Network, LLC

Lakewood, Ohio
Herman Gibans Fodor - Architects
Snively Construction, Inc.

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OVERALL GROUND FLOOR SITE PLAN - EXISTING CONDITIONS

SEPTEMBER 20, 2012









WESTERLY

DETROIT

STOP

NO
PARKING
ANY TIME



WESTERLY

14312

Baron Center



WESTBURY
Barton
Center

ESPAN





WESTBURY
Baymont
Center



















BARTON CENTER

NO PARKING
FIRE LANE
PRIVATE PROPERTY
TOW AWAY ZONE
NO STANDING
BANKER MOTORS
EXCEPT AS NOTED
ON SIGN



NO PARKING ANY TIME

11111









**TEAMWORK
MAKES THE
DREAM
WORK!**









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