

**AGENDA  
PLANNING COMMISSION  
MARCH 27, 2018  
LAKEWOOD CITY HALL  
SPECIAL MEETING  
5:00 P.M.  
EAST CONFERENCE ROOM**

1. Roll Call
2. Opening Remarks

**REQUEST FOR SPECIAL MEETING**

3. **Docket No. 03-08-18  
13314 Detroit Avenue  
Detroit-Clarence Medical Building**

A vote by the Planning Commission members to hear Docket No. 03-08-18 in a special meeting of Planning Commission.

**OLD BUSINESS**

**DESIGNATE AS HISTORIC**

4. **Docket No. 03-08-18  
13314 Detroit Avenue  
Detroit-Clarence Medical Building**

Lakewood Heritage Advisory Board, advisory to the Planning Commission, presents an application and recommendation to designate the property located at 13314 Detroit Avenue, Detroit-Clarence Medical Building, (PP# 312-31-052) as an historic property (HP), pursuant to Chapter 1134. The property is located in a C3 - Commercial, General Business district. The item was deferred from the March meeting. (Page 2)

**ADJOURN**

CITY OF LAKEWOOD  
HISTORIC DESIGNATION OF INDIVIDUAL PROPERTIES AND DISTRICTS

Detroit-Clarence Medical Building  
Property Name  
13314 Detroit Avenue  
Property Address

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CITY OF LAKEWOOD  
Department of Planning and Development  
HISTORIC DESIGNATION OF INDIVIDUAL PROPERTIES AND DISTRICTS

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**Property Being Nominated:**

Historic Name (if applicable) Detroit-Clarence Medical Building

Property Address 13314 Detroit Avenue

*Property is in the process of being sold*

Current Property Owner(s) 13314 Detroit Ave., LLC

Owner Address 13314 Detroit Avenue, Lakewood, Ohio 44107

Phone \_\_\_\_\_ Email \_\_\_\_\_

Incoming Property Owner(s) Lakewood Historical Society

Owner Address 14710 Lake Avenue, Lakewood, Ohio 44107

Phone 216-221-7343 Email \_\_\_\_\_

Private Ownership  Public Ownership

**Description of Property Being Nominated:**

Residential (check all that apply; provide description as needed to fully communicate nomination intent)

- House  Garage  Apartment Building  Associated Land  
 Other: \_\_\_\_\_

Number of Contributing Buildings: \_\_\_\_\_ Number of Non-Contributing Buildings: \_\_\_\_\_

Commercial

- Office/Retail/Mixed Use  Religious  Institutional  Associated Land  Interior  
 Other: \_\_\_\_\_

Number of Contributing Buildings: 1 Number of Non-Contributing Buildings: 0

Historic District

- Residential  Commercial  Mixed Use  
Number of Contributing Buildings: \_\_\_\_\_ Number of Non-Contributing Buildings: \_\_\_\_\_

Other

- Site  Structure  Object  
Number of Contributing Buildings: \_\_\_\_\_ Number of Non-Contributing Buildings: \_\_\_\_\_

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**Verbal Boundary Description:**

The building is located on the north side of Detroit Avenue between Clarence and Nicholson Avenues. The property is identified as Permanent Parcel Number 312-31-052.

**Nomination Prepared By:**

Name For the Lakewood Historical Society: Heather Rudge, President, Historic Preservation Group, LLC; Marcia E. Moll and Richard J. Sicha, Principals, PlaceMark Collaborative LLC.

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The following contact information is for Historic Preservation Group LLC:

Address 2425 West 11<sup>th</sup> Street, Suite 4, Cleveland, Ohio 44113  
Phone 216-302-3510 Email heather@hpgroup-llc.com  
Date January 23, 2018

**Historic Functions**

(List known uses over the building's/district's history)

Medical Office

**Current Functions**

(List present building uses)

Vacant

**Architectural Description:** Describe the historic appearance and current appearance and condition of the property/district. Use Continuation Sheets as needed.

*This designation applies only to the exterior of the building. This designation does not include any interior spaces.*

The Detroit-Clarence Medical Building, constructed in 1959, is a one-story building with a basement located on the north side of Detroit Avenue between Clarence and Nicholson Avenues, on a lot approximately 85 feet wide and 133 feet deep. The building itself is situated on the northeast corner of the lot, with the driveway and off-street parking located on the west and north (rear) portions of the property. The building is L-shaped, with the stem of the "L," about 62 feet in length, oriented in a north-south direction along the east lot line, and the foot of the "L," about 51 feet in width, extending in an east-west direction. The building is set back approximately ten feet from the sidewalk. In terms of size, the first floor is 2,632 square feet, and the basement is 1,316 square feet.<sup>1</sup> The building cost \$65,000 to construct.<sup>2</sup> All of the exterior components are original, except for a side door on the west elevation.

The building exterior illustrates design features of the International Style, which originated in Europe in the 1920s and remained popular throughout the world into the 1970s. The most common characteristics of the style are the creation of volumes of space using rectilinear forms, avoiding symmetrical designs, and the use of flat surfaces with no applied ornamentation or decoration. The International Style also features in its designs the prominent use of familiar mid-20<sup>th</sup> century modern materials, such as the glass, aluminum, stone, and brick of the Detroit-Clarence Medical Building.

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<sup>1</sup> Cuyahoga County Fiscal Office.

<sup>2</sup> Building Permit, City of Lakewood, Ohio, Division of Building Inspection, September 18, 1958.

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The façade of the building uses only two geometric shapes – rectangles and squares – varied in size, orientation, and material to create a design appropriate to the function of the rooms immediately behind the wall (Photos 1 – 7 and Figures 1 and 2).

The façade design is divided into approximately a 60-40 ratio (Photos 1 – 3). The east portion is the dominant feature: a continuous wall of six, tall, aluminum-framed, plate glass windows, which flood the original waiting room with natural light (Photo 4). Above and below the plate glass windows are metal spandrel panels painted light green. The seventh bay is a centrally located aluminum entrance door, with the same light green metal spandrel panel above it. The entire assembly rests on an exposed concrete base. All seven bays are recessed within a boldly projecting, rectangular frame of variegated rose marble slabs with rose mortar. This frame creates a deep overhang to shade the interior from summer sunlight, but allows winter sunlight into the interior for passive solar heating. The horizontal member of the rectangular frame tilts upward (Photo 5), creating a dramatic effect and improving winter sunlight penetration into the interior by considering the angle of the sun.

As a design counterpoint to the wall of glass, buff Roman brick with matching color mortar, laid in a stack bond pattern, dominates the west side of the façade (Photo 6). The west section of the façade is the location of original physician offices. Immediately to the left of the central entrance, a large rectangular slab of brick forms the tallest section of the façade. Abutting it to the west is the shortest of the three façade sections. This wall section is almost square in proportion and repeats, on a smaller scale, the projecting wall (here constructed in sandstone slabs) and overhang feature of the east side of the façade (Photo 7). A stone planter extends across the wall. Each of the two wall sections contains a pair of aluminum-framed awning windows flanked top and bottom with light green spandrel panels, sized appropriately for the office space inside and recalling the window unit design of the east side of the façade.

The west, north, and east exterior walls consist of tan Roman brick laid in a running bond pattern. The west wall contains aluminum-framed awning windows, plus a non-original entrance door (Photo 8). On the north and east walls (Photos 9 and 10), the windows are panels of translucent glass blocks with an aluminum-framed hopper window in the center. All windows on these three elevations have sandstone sills.

### **Building Interior**

*This designation does not include any interior spaces. The purpose of this paragraph is to record information about the interior features and design details of this mid-20<sup>th</sup> century building type.*

On the interior, the original room arrangement, corridor, and ceiling heights remain intact, and many original mid-century modern features still exist. The centrally located entrance opens to the waiting room in the southeast corner of the building. An opening in the north wall of the room connects to the reception counter in the middle of the building. This design funnels the circulation of patients along the eastern portion of the building, separated from the three private physician offices located in the southwest corner of the building. Adjacent to the reception counter, the centrally situated corridor extends in a north-south direction and ends with a short extension to the west, creating an L-shape. This configuration allows patient rooms to be placed along the east, north, and west walls. Original interior features throughout the building include blond wood interior doors with matching blond wood door frames and casings, plus metal door hardware; marble window sills; wood storage units, square ceiling tiles with a perforated design; and square, flush-mounted, ceiling lights designed in chrome and frosted glass. There is also a built-in desk and a wall-mounted intercom speaker inside a wood cabinet.

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**Significant Dates or Periods of Construction**

1959

**Architect/Builder**

Architect: Adelbert B. Kleine, Caxton Building,  
812 Huron Ave., Cleveland

Builder: Schaefer Bros. Inc.  
1600 Fall St., Cleveland

Building Permit, City of Lakewood, Ohio, Division of  
Building Inspection, September 18, 1958.

**Narrative Statement of Significance:**

Explain the historic and architectural significance of the property/district to Lakewood's history. Statement can include association with events that have made a significant contribution to the broad patterns of our history; association with lives of persons significant in our past; or property that illustrates the distinctive characteristics of a type, period, or method of construction; or is noted for its craftsmanship or architectural design. Include periods of significance (i.e. 1905-1920) and specific significant dates. Use Continuation Sheets as needed.

**Summary**

The 1959 Detroit-Clarence Medical Building is a small-scale, mid-20<sup>th</sup> century example of a medical office building, a new building type developed in that period. Architecturally, it is the most high style example of its type in Lakewood, combining the crisp, asymmetrically arranged, geometric forms of the International Style with a palette of materials consisting of glass, aluminum, stone, and brick that are a familiar part of mid-20<sup>th</sup> century modern design. The Detroit-Clarence Medical Building also retains the most original features of its building type in Lakewood, a densely populated city of approximately 66,000 residents with its own large hospital at the time this medical office building was constructed.

**Period of Significance**

The Period of Significance is 1959 – 1968.

The Period of Significance begins in 1959, when three physicians, Carl W. Hahn, John R. Sylvester, and David N. Wood, had the Detroit-Clarence Medical Building designed and constructed to house their growing medical practice.

The Period of Significance ends in 1968, a customary measure representing fifty years prior to the year of this document.

The medical practice, with a gradually evolving roster of physicians, remained at 13314 Detroit through 1989. After being vacant for most of the next five years, Ehren Chiropractic Center occupied the building from 1994 into 2017.

**Building Development and History**

Prior to the 1940s, physician offices outside of hospital buildings were located in a variety of settings, such as the upper floors of mixed-use buildings, office buildings, or single-family homes. For example, the 1930 *Cleveland City Directory* listings for physicians in Lakewood showed that most physicians had offices in The Detroit-Warren Rd.

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building, 14805 Detroit Avenue (21 physicians, 19 dentists) or the Medical Building, 15707 Detroit Avenue (16 physicians, 7 dentists). The remaining physicians, scattered around the city, had offices in apartments or office space above retail storefronts, or operated offices out of their homes.

The freestanding medical office building emerged as a building type specifically for physicians to better meet the needs of their patients and administer their practices. Rather than adapting to the size and configuration of an existing space such as an office, apartment, or room in a house, physicians were able to design a building to accommodate the number of doctors and patient load of their practice and contained areas with specific functions, such as a waiting room, reception counter, exam rooms, and administrative spaces for offices, medical supplies, and patient records. In addition, a freestanding medical office building improved patient accessibility compared to older office locations. The Detroit-Clarence Medical Building provided off-street parking spaces adjacent to the building, a short walk to the entrance door, and a compact, efficient interior layout, all without stairs. In addition, the building was located on a heavily used bus route.<sup>3</sup>

The Detroit-Clarence Medical Building was designed for three physicians: Carl W. Hahn (1904-1989), John R. Sylvester (1931-1982), and David N. Wood (1925-2012). Drs. Hahn and Wood practiced together at 13620 Detroit Avenue, Apts. 202 and 203, which is the mixed-use building at the northeast corner of Detroit and Giel Avenues. They expanded their practice with the new building, adding Dr. Sylvester, who had just completed his residency. They named the new building the Detroit-Clarence Medical Building for the street on which it was located (Detroit Avenue) and a nearby cross street (Clarence Avenue). The 1966 *Cleveland West Suburban Directory* listed five doctors in the practice. Drs. Hahn and Sylvester were staff members at Lakewood Hospital and Lutheran Hospital, and it is likely Dr. Wood held similar posts. Carl Hahn retired in the late 1970s, and John Sylvester died unexpectedly in 1982.<sup>4</sup> David Wood remained, and with other physicians continued to work at 13314 Detroit through 1989, the final year of the practice (*Haines Criss Cross Directory*).

The building was vacant from 1990 through 1994, except briefly in 1992 when the Ronco Construction Company occupied it. In 1994 the building became the home of Ehren Chiropractic Center, Inc., owned by Dennis R. Ehren, which remained in business until his death in 2017.

### Architect

Adelbert B. Kleine (1911-1992), a European trained architect, designed the building. After graduating from the School of Architecture, Czernovitz, Austria (now Chernivtsi, Ukraine), Kleine had his own office in Budapest, Hungary for six years. He did postgraduate study at the British Institute of Technology and then joined the British Army, serving with the Royal Engineers during World War II in Egypt, North Africa, Italy and Austria. After the war he worked for the American War Crimes Commission, utilizing his ability to speak six languages. After arriving in the U.S. in 1948, he worked initially in North Carolina and then spent several years with the firm Fulton, Krinsky &

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<sup>3</sup> There were five medical office buildings constructed in Lakewood in the fifteen years following World War II that remain intact today in terms of their exterior design. In addition to 13314 Detroit, they are: 13535 Detroit Ave., Pierson Medical Bldg. (1956): 6 physicians, 2 dentists, 1 physiotherapist, 1 ophthalmologist, 1 x-ray facility, 1 lab, and 1 prescription shop; 13708 Detroit Ave., (1957): 2 physicians, 1 dentist; 15644 Madison Ave., Madison Square Medical Bldg. (1949): 29 physicians, 2 dentists; and 15700 Madison Ave. (1958): 3 physicians, 1 dentist. Although these four other buildings have recognizable 1950s design details, none compare to the architectural quality of 13314 Detroit Ave. All tenant counts are from the 1960 Lakewood City Directory, except 15644 Madison Avenue (1953 Lakewood City Directory).

<sup>4</sup> *The Plain Dealer*, April 18, 1982, obituary of John Sylvester, and February 21, 1989, obituary of Carl Hahn.

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DelaMotte in Cleveland. He became a licensed architect in Ohio in 1952 and opened his own office in downtown Cleveland's Caxton Building the same year.<sup>5</sup>

Kleine became best known during the 1960s for designing luxury apartment buildings throughout Cuyahoga County. In addition to being the architect, Kleine was often an investor in the project. His documented works include:<sup>6</sup>

Year	City	Address	Name	No. Bldgs.	Total Units
1958	Parma	5245 Hauserman Rd.	Parkside Villas	4	68
1961	Fairview Park	20123 Lorain Rd.	Park Tower	1	72
1963	Rocky River	22455 Lake Rd.	Beachcliff Place	6	218
1964	Cleveland	11212 Clifton Blvd.	n/a	1	46
1964	Shaker Heights	3333 Warrensville Center Rd.	Thornton House	1	58
1964	North Randall	4520 Warrensville Center Rd.	Randall Park Apts.	6	327
1967	Rocky River	3400 Wooster Rd.	Continental West	1	131

Non-residential projects designed by Kleine include:

Year	City	Address	Name
1959	Lakewood	13314 Detroit Ave.	Detroit-Clarence Medical Building
1959	Cleveland	1720 East 30th St.	Plumbers Union Local 55 Headquarters
1965	Rocky River	Center Ridge Rd just east of Linden Rd.	Loew's Theater, Rockport Square Shopping Center (demolished)
1970/1971	Parma Heights	6315/6325 Pearl Rd.	York Executive Mark I and Mark II office buildings

**Major Bibliographical References:**

**Documentation on file:** Nomination on file with the City of Lakewood Planning and Development Department.

**Primary location of additional data:**

- Lakewood Public Library
- Cleveland Public Library

<sup>5</sup> It appears that Kleine did not join the American Institute of Architects. He is not listed in the 1956, 1962, or 1970 AIA member directories.

<sup>6</sup> Project information obtained from articles in *The Plain Dealer*, various dates. Biographical material from *The Plain Dealer*, September 7, 1952.

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**Bibliography**

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

Ancestry.com

City of Lakewood Building Department – address files.

Cleveland Memory Project, Cleveland State University, Michael Schwartz Library ([clevelandmemory.org](http://clevelandmemory.org)).

Cleveland Public Library – online Research Database – *The Plain Dealer*.

Find A Grave ([findagrave.com](http://findagrave.com)).

Lakewood Heritage Advisory Board – Commercial/Industrial Survey.

Lakewood Public Library – Cleveland City Directories, Cleveland West Suburban City Directories, and Lakewood City Directories.

**Additional Documentation:**

**Photographs and Figures**

Photographer: Heather Rudge, Historic Preservation Group, LLC.

Photographs taken January, 2018.

Photo 1: South elevation, looking north, 2018.



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Photo 2: South elevation, looking northeast, 2018.



Photo 3: South elevation, looking northwest, 2018.



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Photo 4: South elevation, detail of eastern section, looking northwest, 2018.



Photo 5: South elevation, glass wall detail, looking west, 2018.



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Photo 6: South elevation, detail of western section, looking north, 2018.



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Photo 7: South elevation, detail of southwest corner, looking northeast, 2018.



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Photo 8: West elevation, looking east, 2018.



Photo 9: North and west elevations, looking southeast, 2018.



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Photo 10: East elevation, looking southwest, 2018.



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Figure 1: Detroit Avenue looking east from Nicholson Avenue, 1967. Source: Cleveland Memory Project.



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Figure 2: South elevation, looking northeast, circa 1990. Source: Cleveland Memory Project.



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

- (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;
- (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:** (Must meet both for eligibility)

- (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.

**Lakewood Heritage Advisory Board Review Date:** January 25, 2018      **Action:** Approved

**Date of Planning Commission Review (Eligibility):** \_\_\_\_\_      **Action:** \_\_\_\_\_

**Date of Planning Commission Review (Designation):** \_\_\_\_\_      **Action:** \_\_\_\_\_

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Heritage Advisory Board recommended approval of the nomination and design guidelines (if applicable) to the Planning Commission.



January 25, 2018

Signature of Heritage Advisory Board Chair

Date

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Planning Commission approved the designation of the historic property or historic district.

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: \_\_\_\_\_