

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Name of Property Grant Deming's Forest Hill Allotment
Historic District

County and State Cuyahoga County, Ohio

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PHYSICAL DESCRIPTION

Grant Deming's Forest Hill Allotment Historic District is an early twentieth-century neighborhood in Cleveland Heights, Ohio, an early suburb of Cleveland. The neighborhood, marketed as Forest Hill, was built primarily on lands previously held by John D. Rockefeller and James Haycox. It should not be confused with the Forest Hill subdivision (the Forest Hill Historic District) that Rockefeller developed on the border of Cleveland Heights and East Cleveland beginning in the late 1920s. Deming's Forest Hill was created on about 194 acres in Lots 8 and 49 of the original East Cleveland Township in the village of Cleveland Heights near a 1906 extension of the Euclid Heights Boulevard electric streetcar line, which operated until 1949. Forest Hill originally occupied most of the area north of Cedar Road, south of Euclid Heights Boulevard, east of Coventry Road, and west of Lee Road. Developed by Grant W. Deming, a prominent developer responsible for several allotments in the Glenville section of Cleveland's east side (near Rockefeller Park) and Cleveland Heights in the first decade of the twentieth century, Forest Hill opened in June 1909. Its plats were recorded between January 1910 and December 1911 in four sections under the auspices of the Deming Realty Company's subsidiaries—the Boulevard Land and Building Company, Heights Realty Company, and Cleveland Heights Realty Company.ⁱ

Forest Hill is a fine example of the garden city suburban ideal that was popular in the late nineteenth and early twentieth centuries. The homes are set on variably sized lots ranging from about 0.11 to 1.34 acres. Despite promotional literature that touted Forest Hill as the newest of Cleveland's exclusive retreats, the neighborhood almost immediately assumed a diversity of housing that included not only architect-designed single-family homes but also builder-designed homes, catalog kit homes, and even a number of two-family houses.

The original boundaries of Forest Hill were as follows: Beginning at the corner of Coventry Road and Euclid Heights Boulevard, the boundary ran east along the south side of Euclid Heights to the intersection of Woodward Avenue, where it traced the property line between Euclid Heights and Lincoln Boulevards to Superior Road; thence eastward along the south side of Superior to its intersection with Lee Road; thence south along the west side of Lee Road to a point halfway between Washington Boulevard and East Derbyshire Road; thence westward along the property line between Washington and East Derbyshire to a point along the rear property line of lots facing Lamberton Road; thence southward along the rear property line of lots on the east side of Lamberton to Cedar Road; thence westward along the north side of Cedar to a point behind the rear of properties on the west side of Lamberton; thence northward along that property line to a point behind the rear of properties on the south side of Berkshire Road; thence westward along the property line between Derbyshire and Berkshire Roads; thence northward along the east side of Coventry Road to the point of origin. The district boundaries have been slightly altered to omit the property once occupied by Coventry Elementary School (a non-contributing structure) in the triangle formed by Euclid Heights and Washington Boulevards and Coventry Road. The boundary also omits the commercial structures on Lee Road because years of redevelopment have resulted in only three additional structures from the period of significance, and no evidence suggests that Deming ever envisioned these properties as integral parts of what he clearly marketed as a residential development. Otherwise the boundaries remain true to Deming's original development. (See Fig. 1.)

Curvilinear streets in the western portion of Forest Hill give way to a rectilinear grid in much of the eastern portion of the neighborhood. (See Photos 1-3.) Some of the streets—Edgehill, East Overlook, and Berkshire Roads—are continuations of the same east-west streets across Coventry Road in the Euclid Heights allotment. Redwood, East Overlook, Berkshire, and Yorkshire Roads, and Washington Boulevard were later continued eastward into newer residential developments, while Cottage Grove Drive extended south of Cedar Road. In all, thirteen streets enter the district. Thus,

ⁱ Cuyahoga County Recorder's Map Books, Vol. 40, p. 23, Vol. 41, p. 5, Vol. 42, p. 8, Vol. 45, p. 29.

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Forest Hill became fully integrated with surrounding neighborhoods rather than isolated and exclusive. Washington Boulevard, which was envisioned as Forest Hill's grand boulevard, had a generous 86-foot-wide right of way with twin roadways divided by a grass median that would accommodate a planned single-track electric streetcar line, or "dinky."ⁱⁱ (See Photo 4.) The right of way also included sawed bluestone sidewalks set back from the roadways by tree lawns, as grass sidewalk strips are commonly called in Cleveland. Most of Forest Hill's other street rights-of-way in the western portion (between Coventry Road and Woodward Avenue) were 56 feet wide, as was Lincoln Boulevard on the northern side of the neighborhood. East of Woodward, all east-west streets except Washington and Lincoln Boulevards narrowed to 50 feet, and Cottage Grove, apparently intended as an alley-like street to service otherwise very long blocks with a north-south connection, was only 40 feet wide. All Forest Hill streets still have tree lawns, and some sections of the original bluestone sidewalks remain intact a century after they were laid, notably on the curved corner lot of 2976 Lincoln Boulevard at its intersection with Woodward Avenue.

Like the nearby Euclid Heights and Euclid Golf (Euclid Golf Historic District) allotments, Forest Hill offered a range of lot sizes. Washington Boulevard, in keeping with its envisioned role as the neighborhood's grand boulevard, offered generous street frontages ranging from 70 to 110 feet, with lot depths of 123 to 248 feet. Euclid Heights Boulevard's original lots were similarly spacious, with 63 to 100 front feet and depths of 100 to 340 feet. Lots elsewhere in the western one-third of the neighborhood, with the exception of more spacious corner lots, were generally 60 feet wide at the street, although they ranged from 50 to 75 feet. Lot depths ranged from 157 to 246 feet. In the eastern two-thirds of Forest Hill, excepting Washington Boulevard, street frontages were typically 50 feet but ranged from 40 feet on part of Edgehill Road to as much as 75 feet in the curves of Lincoln Boulevard. Lot depths ranged from 105 to 240 feet. A typical lot in this section was a rectangle of 50 x 125 feet or 50 x 150 feet.ⁱⁱⁱ

Forest Hill sits on a wooded plateau about three hundred feet above the level of Lake Erie about one mile east of the edge of the Portage Escarpment that demarks the so-called "heights," the northernmost edge of the Appalachian Plateau, from the lake plain. Around the turn of the last century this area attracted many Clevelanders who sought a healthful escape from the industrialized Cuyahoga Valley. The district occupies a generally level site with gentle relief. An exception is the western portion of the neighborhood, which still has remnants of two wooded ravines carrying branches of the Dugway Brook that once converged in the northwestern corner of the district near the old Coventry School on Washington Boulevard. (See Photo 5.) Berkshire, East Overlook, and Edgehill Roads and Washington Boulevard were built over earth-covered culverts that contained the brook, but the segmented ravines still form a natural feature that is a reminder of the landscape that predates the development. In a 1909 promotional booklet, the Deming Realty Company described the "the vari-colored foliage" in the allotment as including "[s]turdy oaks, stately elms, straight, towering ash, wide-spreading maples, and here and there a birch. Natural, just as the Creator placed them there, some of them older than Cleveland itself, and we've left them, just as they were, for you and yours." With a touch of hyperbole, it characterized the streets as "natural openings through the giants of the forest" even though the landscape, judging from the photos, was more accurately a mosaic of woods and meadows.^{iv}

Grant Deming's Forest Hill Allotment has 654 major buildings, of which 641 (~98 percent) date from the period of significance (1909-1941). All but one—the Coventry Library—are residential in use. All but 21 major buildings date to the period before the onset of the Great Depression. In general, the western one-third of the neighborhood has mostly larger architect-designed homes, while the eastern two-thirds has more variety in size and more builder-designed homes.

ⁱⁱ Cuyahoga County Recorder's Map Books, Vol. 42, p. 9, Vol. 45, p. 29.

ⁱⁱⁱ Cuyahoga County Recorder's Map Books, Vol. 40, p. 23, Vol. 41, p. 5, Vol. 42, p. 8, Vol. 45, p. 29.

^{iv} *Home Sweet Home* (Cleveland: The Deming Realty Co., 1909), n.p.

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Although most of the district's houses represent the eclecticism prevalent in early twentieth-century domestic architecture, Forest Hill comprises three dominant architectural styles: Craftsman, Tudor Revival, and Colonial Revival (Adam, Dutch, and Georgian). It also has interpretations of the Prairie, Italian Renaissance, and Neoclassical Revival styles. The dominant building materials include cedar shingles, clapboard, brick, and stucco. A small number of documented houses were built from designs created by mail-order companies. Although some houses have been sided with vinyl or aluminum, some 80 percent of the 641 major period buildings retain their original cladding. Approximately 70 percent of the major buildings have their original windows. The vast majority of roofs are side-gabled, but hipped roofs (some of them false thatched) also abound. A few houses have dominant front gables or flat roofs. Roofing materials are mostly asphalt, although a sizable minority are slate. Several houses have clay tile roofs. Five hundred eighty-six properties (~90 percent) have detached garages, 407 (~69 percent) of which are contributing buildings that often match the architecture of the houses. Sixty-two houses (~9 percent) have attached garages. Four houses (<1 percent) have original carriage houses with additional living quarters on the second story. When garages and carriage houses are included, the district has 1,244 buildings, of which 1,052 (~85 percent) are contributing resources.

Among the more notable features that distinguish Forest Hill from many of the more exclusive picturesque suburbs to which Deming compared it is its collection of 33 two-family houses. These side-by-side "two-families" and up-and-down "doubles," as Cleveland Heights' first zoning code categorized them in 1921, became very common in many Cleveland Heights neighborhoods in the 1910s and 1920s.^v Eschewing tenement-style apartment blocks, Deming limited rental properties to two-family houses, which with the exception of two doubles on Superior Road are side-by-side two-families with separate entrances on two sides. Fifteen of these are situated either in the northeastern corner of the allotment on Superior Road and on corner lots on Redwood Road and Parkway Drive. Another 15 occupy corner lots whose sides face Cottage Grove Drive, with fronts on the east-west streets between Lincoln and Washington Boulevards. Finally, one faces Woodward Avenue while two others occupy corner lots with sides facing Woodward. These houses, most of them readily identified by their long, narrow footprint on corner lots, were executed in the same styles found in many of the neighborhood's single-family homes. (See Photo 6.)

Craftsman

The Craftsman style is the most common architectural style in Forest Hill. While the majority of these houses are not "pure" examples of the style, all have at least some Craftsman influence. The Craftsman style, inspired in part by the English Arts and Crafts movement, owes to famed architects Charles Sumner Greene and Henry Mather Greene of Pasadena, California, who designed Craftsman bungalows beginning in the early 1900s. The rest of the nation learned of the new style in a range of popular magazines and journals, and the style reached its height of popularity in the 1920s. In its pure form, the Craftsman style is characterized by a low-pitched, gabled roof with wide eave overhangs. Roof rafters are typically exposed, as are decorative beams or braces beneath gables. Many Craftsman houses have large front porches supported by square columns or tapered piers. Trellised porches or porte-cocheres, transomed windows, and window boxes are other signatures of the style.^{vi} In Forest Hill, the Craftsman style may be found in a wide range of houses—from pure Craftsman bungalows to mixtures of Arts and Crafts features with Colonial Revival and Tudor Revival styles.^{vii} The latter are far more numerous and probably best express the eclecticism not only of Forest Hill houses but also domestic architecture nationally in the early twentieth century.

^v "Seeing Doubles," *The City of Cleveland Heights*, http://www.clevelandhts.com/historyarch_doubles.asp, accessed April 7, 2009.

^{vi} McAlester, Virginia, and Lee McAlester, *A Field Guide to American Houses* (New York: Knopf, 2006), 452-54.

^{vii} The term bungalow is used as the primary style in the accompanying building inventory for 1-1/2 story houses regardless of their main influence, usually Craftsman. The term Craftsman is used as the primary style when its stylistic features are more readily apparent than some form such as bungalow.

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2938 Berkshire Road. This Craftsman home, built for Robert R. Abbott, a metallurgical engineer, in 1923, gives a nod to the Tudor Revival with its massing. Its entry, window boxes, oversized fascia boards, battered brick corners, rafter tail ends, and oversized brackets make clear the builder's interest in the Arts and Crafts style.^{viii} (See Photo 7.)

2120 Lamberton Road. This Craftsman style bungalow was designed by Cleveland architect Arthur E. Keller in 1919 for Joseph Lichtle, a poultry wholesaler. The 1-1/2 story frame house has a dominant wrap-around porch supported by battered wooden columns on low brick piers. It has a low-pitched cross-gabled roof and notable Arts and Crafts features such as decorative exposed roof braces and elaborated rafter ends. (See Photo 8.)

2889 Washington Boulevard. This is a quintessential Craftsman style California bungalow, one of three on Washington Boulevard. Built in 1921, it is clad in wood clapboard and has a cross-gabled roof with multiple roof planes as well as extended rafter ends and beams. It also has front and side bay windows recessed beneath the face of their respective gables and a porte-cochere on its right side. Among its most distinctive Craftsman features are its exaggerated battered brick chimney and porch piers, which have irregular stone bases. (See Photo 9.)

Colonial Revival

Colonial Revival is among the most prevalent styles in the neighborhood: Adam, Dutch, and Georgian are represented. The Colonial Revival emerged in the 1880s following an awakening of interest in original colonial architecture among leading American architects like McKim, Mead, White, and Bigelow. The Colonial Revival style is commonly symmetrical with either a side-gabled or hipped roof and often a decorative cornice with tooth-like dentils. The front door is usually the central focus, with decorative crowns or pediments supported by columns or pilasters either immediately above the door or over an extended entry porch. A full front porch was common in the 1890s-1910s. Unlike the original styles they mimicked, Colonial Revival homes also commonly had paired, triple, or bay windows in Colonial Revival designs. The Dutch Colonial versions of the style usually have side gambrel roofs and sometimes a cross gambrel as well.^{ix} Forest Hill has hundreds of houses in the Colonial Revival style. Many of them reflect Arts and Crafts features that infused most of the neighborhood's designs.

2813 Edgehill Road. This symmetrical, 2-1/2 story brick Colonial Revival house, constructed in 1913, has dominant Craftsman features. A wide shingled shed dormer rises from the center of its side-gabled asphalt roof. Exposed rafter ends and large brackets on the side gables and front portico, along with grouped double-hung multi-pane over single-pane sash windows and cedar shingling in the roofline lend a strong Craftsman influence. The house was built for Almon E. Clevinger, a partner in the Kline, Clevinger, Buss and Holliday law firm on Cleveland's Public Square. (See Photo 10.)

2970 Edgehill Road. This 2-1/2 story clapboard Colonial Revival two-family house, built in 1915 for Mrs. John Helmes by the contracting firm Mangerien Bros., has a symmetrical façade with two bays and a hipped dormer centered on the front of its hipped roof. It has a hipped 2-1/2 story cross-gable. The house rests on a sandstone foundation, a feature found on some of the oldest homes in Forest Hill. It also has a hipped dormer centered on the front of its hipped roof. Four short Ionic columns on sandstone piers support a full-width front porch, a common feature on Colonial Revival houses in the 1890s to 1910s. (See Photo 11.)

^{viii} Information about home owners in this and the following house descriptions is drawn from building permits, auditor's map books, and city directories, unless otherwise noted.

^{ix} Ibid., 321-26.

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3090 Lincoln Boulevard. This eclectic Dutch Colonial Revival home, built in 1911 for Walter R. Horning, the president of the Horning Electric Company, has strong Dutch Colonial influence with its side-gabled gambrel roof though the front cross gable, rising out of the roofline of the full front porch, with its bowed shingled bay and pedimented gable is reminiscent of the Shingle style. The house, which sits on a sandstone foundation, is clapboard on the first floor and cedar shingle siding on the second story. Its porch is supported by simple Doric columns on sandstone piers. (See Photo 12.)

3119 Lincoln Boulevard. Designed in 1916 by George Bolmeyer, who also conceived at least six other houses in Forest Hill, and built by contractor Fred Burke, this symmetrical, 2-1/2 story Colonial Revival house has a full front porch, a feature common on pre-World War I houses. Its strong Craftsman influences are seen in its oversized fascia boards with elaborated ends, triangular brackets, exposed rafter tails, ten-over-one double-hung windows downstairs and two pairs of six-over-one windows on the second floor separated by a pair of smaller leaded casement windows. John D. Bunn, a dentist, was the home's first owner. (See Photo 13.)

2917 East Overlook Road. Designed for Iona P. Martier by the prominent architecture firm of Hubbell and Benes and built in 1911, this symmetrical, side-gabled Georgian Revival home has its original clapboard siding and a brick chimney on the left side elevation. A triangular pediment crowns a centered portico supported by Doric columns. Double-hung 6/6 windows (five on the second floor and two to either side of the front door on the first) are part of its classic design. In a neighborhood where most Colonial Revival houses are clearly influenced by the Arts and Crafts movement, this is among the more faithful interpretations of the Georgian style. (See Photo 14.)

3057 Washington Boulevard. This 1924 side-gabled Colonial Revival home reflects the Adam style. Constructed of brick, it has four 6/9 double-hung windows on the first story and four 6/6 double-hung windows on the second. All have decorative wooden shutters. Its entrance is a pedimented portico with a semi-circular fanlight above the door. Above the entrance is a small, centered window with a leaded-glass pattern. The house's first owner was Samuel J. McNally, a clerk for the Standard Oil Company. (See Photo 15.)

Tudor Revival

The Tudor Revival style borrows from aspects of late Medieval English country houses, including thatch-roofed cottages and grand manor houses. In the United States the Tudor Revival style often melds with other influences, but most representative houses have steeply pitched side-gabled roofs with one or more cross gables on the façade, as well as decorative half-timbering, a characteristic similar to some earlier Stick and Queen Anne houses. They tend to have stucco or masonry exterior walls, as well as tall, massive chimneys, often with patterned brickwork, multiple shafts, and chimney pots. On some houses the chimney is deliberately placed on the front elevation as a signature of the style. Tudor Revival homes also rely heavily on grouped casement windows, oriel windows, and one- and two-story bays. Others have false-thatched roofs, stone chimneys, and a general English cottage appearance. The style became highly popular by the 1920s.^x Forest Hill has many Tudor Revival homes, especially in the western one-third of the neighborhood.

2840 Berkshire Road. Built in 1920, this asymmetrical two-story brick Tudor Revival house has a slate roof. Its dominant features include an arcaded wing wall that extends to the left from a front gable and a decorative half-timbered, pedimented portico with in-laid herringbone brick framing a slightly arched front door. Grouped six-over-one double-hung windows lend a Craftsman influence, but the bow window to the right of the entrance is unmistakably Tudor. Two small

^x Ibid., 354-59.

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casement windows draw light into the upper floors and create symmetry on the façade. The form of the right bay mimics the slope of the left bay, adding to the symmetry of the overall design. (See Photo 16.)

2810 East Overlook Road. Built in the Tudor Revival style and designed by Cleveland architect Irwin J. Frantz for John F. Goldman, treasurer of the produce wholesaler Kyman Bros. Company, in 1927, this 2-1/2 story brick dwelling has a steep, side-gabled slate roof with a cross-gable entrance and varied eave heights. Half-timbering is in-laid with a brick herringbone design in the left bay of the front façade. The gabled entry has a stone archway over a rectilinear doorway. A brick transom above the door separates the door from the archway which is filled with a brick herringbone pattern with unusual parallelogram bricks. The central entry bay is detailed with long, narrow wooden voussoirs that project like spokes between the stone voussoirs and into the brick above both the door and a smaller arched window above. (See Photo 17.)

2842 East Overlook Road. Built by the Keyes and Treuhaft Company for William B. Greene, president of Acme-Palmers and DeMooy Foundry Company, this 1926 Tudor Revival residence has a simple hipped asphalt roof, brick first story and half-timbering in-laid with stucco on the second story. The first floor is notable for three groups of ganged casement windows, with awning windows above. An imposing, tall brick front chimney with three short chimney pots is a typical Tudor Revival feature, as are the rusticated sandstone quoins around the front door. (See Photo 18.)

2976 Lincoln Boulevard. This 2-1/2 story eclectic Tudor Revival house, built in 1910 for Thomas B. Haycox (James Haycox's son) as an investment, was among the first completed in Forest Hill and occupies a prominent, gently curved corner lot astride the fork of Lincoln Boulevard and Woodward Avenue. It would have been the first sight seen by a visitor entering this side of the neighborhood. Built of brick on the first level, the home has half-timbering in-laid with stucco on the second level and in the gables. Though its overall form is side-gabled, it has an imposing cross gable on the right side of the front façade. It is among the few homes in Forest Hill with a French tile roof. Roof flares at the ends of its front gable and two hipped dormers lend a touch of the French Eclectic style. In addition, its open eaves and exposed rafters indicate a Craftsman influence that was generally found prior to about 1915.^{xi} Additional details include leaded windows on the first level, a large front porch supported by square brick piers, and a porte-cochere that was modified into an enclosed garage with a room above. (See Photos 19-20. See also Fig. 5.)

3131 Washington Boulevard. This 1922 Tudor Revival home is unusual in Forest Hill in being a builder-designed frame house in the style. It is cross-gabled with a dominant front gable on the left side that incorporates a front entrance with a pedimented overhang supported by open brackets. A tall brick chimney with two chimney pots rises through the roofline on the house's left side between two shed dormers that match a single shed dormer on the right side of the house's façade. Oversized fascia boards and grouped multi-pane over single-pane windows lend a Craftsman influence, but this home is primarily in the Tudor family. The home was built for William T. Hudson, treasurer of the Ford-McCaslin Company, a building management, real estate, and insurance firm on Public Square. (See Photo 21.)

Prairie

The Prairie style was a creation of the renowned Chicago architect Frank Lloyd Wright in the 1890s. Wright and a number of other Chicago architects who emulated his designs became known as the Prairie School. Their designs also inspired other architects' work, mostly in other midwestern cities, in the 1900s and 1910s. The Prairie style is noted for its horizontal emphasis and broad eave overhangs.^{xii}

^{xi} Ibid., 365. See especially the Louisville, Kentucky, example in Figure 14.

^{xii} Ibid., 439-40.

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2075 Lamberton Road. Designed by the noted Cleveland architecture firm Meade and Hamilton in 1913, this brick Prairie style house has a simple hipped roof with wide overhanging eaves. The façade is dominated by a horizontal band of grouped casement windows that are common in this architectural style. It is symmetrical and has a front porch with a segmental arch supported by battered brick piers. The home's cottage design is reminiscent of Prairie School architect George W. Maher's design for the Schultz House in Winnetka, Illinois, built in 1907.^{xiii} (See Photo 22.)

2956 Washington Boulevard. Built in 1913, this large stucco Prairie-style home, designed by architects Paul Matzinger and Paul Jeffery, was the first house completed on its street. It was built for Frederick C. Werk, a Cleveland electrical engineer and contractor who later became president of the Forest Hill Allotment Company, which developed a separate allotment of two-family homes adjacent to Forest Hill beginning in 1914.^{xiv} Its wide symmetrical façade is dominated by the horizontally oriented pairs of multi-pane over single-pane double-hung windows, a second-story ribbon of casement windows, and four decorative piers that project slightly forward. A left wing has grouped casement windows on the first and second floors. A porte-cochere projects from the left end of the house and is supported by massive square piers that match the false ones on the façade. A low-sloped, hipped, red clay Spanish tile roof lends an Italian Renaissance influence and is replicated on the carriage house to the rear of the main house. (See Photo 23.)

Italian Renaissance

The Italian Renaissance style, which dates to the 1880s, was found in some pre-World War I architect-designed homes in major metropolitan areas and became more widely applied in the 1920s. It was far less common than the Craftsman, Tudor Revival, and Colonial Revival styles. The style comprises either stucco or masonry walls and either low-sloped or flat roofs. Often one finds brackets beneath boxed overhangs, and in flat-roofed examples one finds a balustrade or parapet. Arcaded recessed porches are another common feature. Five Forest Hill houses are in this style.^{xv}

1929 Coventry Road. This Italian Renaissance stucco house, built in 1922, resembles its larger neighbor at 1999 Coventry Road (see below). It has a flat roof with a solid parapet and widely spaced pairs of squared brackets. Its recessed arcaded front porch is flanked by casement windows. (See Photo 24.)

1999 Coventry Road. This Italian Renaissance stucco house, built in 1917 for Consolidated Oil Company president Nathan Weisenberg, has a recessed arcaded front porch flanked by casement windows and a flat roof with a combination parapet and balustrade. It also has flat-roofed one-level wings on both ends. (See Photo 25.)

3044 Washington Boulevard. Completed in 1921 for Joseph Korach, who owned a braiding and embroidery business in downtown Cleveland, this symmetrical Italian Renaissance stucco house has a recessed, arcaded entry to the right of center and a separate recessed, arcaded porch on the front left corner. Two pairs of casement doors complete the first floor. On the second level, six 6/1 windows are evenly spaced, with brackets above the main entry supporting a window box. A solid roofline parapet is supported by widely spaced pairs of decorative brackets. (See Photo 26.)

^{xiii} *George W. Maher Quarterly*, ed. Donald M. Aucutt, <http://userpages.itis.com/donjohn/maher.html>, accessed April 22, 2009.

^{xiv} "Frederick C. Werk House," *The Prairie School Traveler*, <http://www.prairieschooltraveler.com/html/oh/clevelandheights/werk.html>, accessed March 26, 2009; *1914 Cleveland City Directory*. This house is one of only four high-style Prairie houses listed in Cleveland Heights. One of its architects, Paul Matzinger, also designed the Prairie-style E. L. Cannon Apartments (now Overlook Place Condominiums) at 2577 Overlook Road, which closely mimics an almost identical building in Jacksonville, Florida.

^{xv} McAlester, *Field Guide*, 397-98.

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Neoclassical Revival

Closely related to the Colonial Revival style, the Neoclassical style was quite common in the early twentieth century and appears in six Forest Hill houses. The style was popularized as a result of the use of classical themes at the World's Columbian Exposition in Chicago in 1893. The style is characterized by a full-height entry porch which often extends the full width of the façade. Any variant of Greek Revival columns may support the porch, but in Forest Hill the most common is the simpler square column found increasingly after about 1920.^{xvi}

2832 Berkshire Road. This home, designed by M. Hipp and built in 1919 for Mrs. Forestina G. Wells, is the best example of the Neoclassical Revival in Forest Hill. Other examples in the neighborhood have been faced with synthetic siding. This example features a full-width, full-height porch under the main roof and supported by simple square columns. Its door surround, however, is an elliptical fanlight with sidelights, a feature borrowed from the Early Classical Revival style.

Eclectic

Grant Deming's Forest Hill is a superb expression of the Eclectic movement in American architecture that was popular in the late nineteenth and early twentieth century. The Eclectic movement embraced a wide range of styles that included Anglo-American, English, and French influences; Mediterranean; and more distinctively modern American architectural forms.^{xvii} Forest Hill reflects this combination of popular period revivals and the early modernism of the Craftsman and Prairie styles. As was common nationally in early twentieth-century suburbs, in Forest Hill these styles often melded, sometimes in unusual combinations. One can observe the residual sheathing borrowed from the earlier Shingle Style on a substantial number of the houses. Also typical of early twentieth-century suburban homes was a fascination with suggesting or exaggerating the "bones," or structure, of a house rather than hiding it. Half-timbering, exposed brackets and beams, and oversized fascia boards conveyed this preference.^{xviii} The profusion of styles, doubtless a result of the many architects and builders who designed its homes, sets Forest Hill apart from many architect-designed, deed-restricted suburban developments in which a few "pure" styles were widely replicated. Many of these homes, some examples of which follow, defy simple categorization.

2900 Edgehill Road. This eclectic 2-1/2 story house, designed by Albert F. Janowitz, is symmetrical in form, with a hipped clay tile roof punctuated by centered front and side hipped dormers. Its roofline and broad, horizontally dominated portico evoke the Prairie style, while its ten-over-one double-hung windows on the first level and grouped nine-over-one double-hung windows on the second story are clearly Craftsman. The house even has a slight Tudor Revival flair with its brick walls and stonework on the portico. (See Photo 27.)

2115 Lamberton Road. This 1-1/2 story eclectic brick and stucco dwelling was built in 1921 for Adolph Weinberger, a Hungarian-born founder of several drug stores that he later consolidated into Gray Drug Stores, one of the nation's largest drug store chains.^{xix} It is an oversized bungalow type of home and its style is Bungalow with both Craftsman and Tudor Revival elements. The overall form, tile roof, jerkinhead dormer and ganged windows are Craftsman influenced, while the half timbering and arched porch entrance is reminiscent of the Tudor Revival style. (See Photo 28.)

^{xvi} *Ibid.*, 168, 343-46.

^{xvii} *Ibid.*, 321.

^{xviii} Eric Johannesen, *Cleveland Architecture, 1876-1976* (Cleveland: Western Reserve Historical Society, 1979), 107.

^{xix} "Adolph Weinberger," David D., Van Tassel and John J. Grabowski, eds., *The Encyclopedia of Cleveland History*, <http://ech.cwru.edu>.

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3015 Lincoln Boulevard. Completed in 1913 for Fred W. Lorenz, superintendent of American Steel and Wire Company, this 2-1/2 story eclectic American Foursquare combines elements of the Colonial Revival, Craftsman, and Prairie styles. Its overall form is foursquare, but the front porch and bay windows depart from that style. The low-sloping roofline suggests the Prairie style, while its paired windows and oversized fascia boards are Craftsman. (See Photo 29.)

STATEMENT OF SIGNIFICANCE

Grant Deming's Forest Hill Allotment Historic District in Cleveland Heights, Ohio, is eligible for the National Register of Historic Places under Criteria A and C. Criterion A is applicable because the district is a variation on the theme of early American suburban planning broadly and the early suburban expansion of Cleveland specifically. Additionally, the district is an unusual surviving example of an early master-planned suburban development that embraced a diverse group of homeowners and renters. Criterion C is exhibited in the district's buildings representing popular styles of the early twentieth century and including significant homes designed by prominent Cleveland architects and builders as well as national mail-order companies.

The boundary of the district encompasses the Boulevard Land and Building Company's Forest Hill Subdivision, the Cleveland Heights Realty Company's Forest Hill Subdivision No. 2, and the Heights Realty Company's Forest Hill Allotment and Forest Hill Allotment No. 2. Grant W. Deming purchased a portion of the land for his allotment from John D. Rockefeller Jr., whose father's Forest Hill summer estate in neighboring East Cleveland inspired its name. The period of significance begins in 1909, when the Forest Hill allotment opened, and ends in 1941 with the construction of the last pre-World War II residence. The 1,052 contributing buildings evoke Deming's suburban vision.

The first Forest Hill homes were constructed shortly after Deming completed his own house in 1909. Two hundred nine (~32 percent of the total) were constructed prior to the United States' entry into World War I in 1917. Four hundred twenty-four major buildings (~65 percent) were built from 1917 to the onset of the Great Depression in 1929. Eight homes (~1 percent) were completed during the Great Depression. The remaining 13 of the 654 total major buildings (~2 percent) date to the period after World War II.^{xx}

HISTORY

Cleveland Heights is among several early suburbs of Cleveland, Ohio, that formed in the late nineteenth century on former farms, vineyards, and quarries as a result of growing demand for homes away from the burgeoning industrial city. Its development continued a trend of eastward population expansion into surrounding townships that began in the mid-nineteenth century. By the late nineteenth century, the sylvan borderland villages of Glenville, Collinwood, and Collamer were filling in with denser residential development, encouraging entrepreneurs and prominent families to look farther east, up the slopes of the so-called "heights" that rise from the plain along Lake Erie to a high glacial terrace. This trend of suburban expansion into the borderland paralleled that of many American cities at the time.^{xxi}

^{xx} Cleveland Heights Building Permits.

^{xxi} Kara Cathleen Hamley, "Cleveland's Park Allotment: Euclid Heights, Cleveland Heights, Ohio, and Its Designer, Ernest W. Bowditch" (M.A. thesis, Cornell University, 1996), 147; Marian J. Morton, *Cleveland Heights: The Making of an Urban Suburb*, The Making of America Series (Charleston, S.C.: Arcadia Publishing, 2002), 8, 22-23. On the allure of the borderland outside American cities, see especially John R. Stilgoe, *Borderland: A History of the American Suburb, 1820-1939* (New Haven: Yale University Press, 1988).

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Following the development in the 1890s of several early suburban residential allotments, including Euclid Heights, Cedar Heights, Ambler Heights, and Mayfield Heights, the hamlet of Cleveland Heights formed in 1901, probably an effort to stave off the anticipated annexation by the City of Cleveland. Incorporated as a village in 1903, Cleveland Heights counted 1,564 residents. Streetcars encouraged further population growth in the early twentieth century. In addition to the first line that served the Euclid Heights allotment, a second line opened to connect Cleveland with Oris P. and Mantis J. Van Sweringen's Shaker Village (purchased in 1905 from earlier investors). The Shaker Village, located in Cleveland Heights, provided a model for the Van Sweringens' adjacent suburb of Shaker Heights, which incorporated in 1912. Cleveland Heights' population reached 2,576 by 1910 and surged to 15,264 ten years later. After incorporating as a city in 1921, Cleveland Heights grew tremendously in the 1920s, reaching 50,945 people by 1930.^{xxii} Since the city experienced its most impressive growth in the 1910s and 1920s, it has thousands of residential and commercial structures executed in the eclectic styles of that era.

Forest Hill emerged in a context shaped by earlier developments to its west and north. Several landowners, most notably Worthy S. Streator, a physician, railroad and coal baron, and longtime associate of President James A. Garfield, sold the farming and timber land just east of Little Italy atop the heights to developer Patrick Calhoun, the grandson of Vice-President John C. Calhoun, to build the Euclid Heights allotment, a fashionable suburban development laid out in the early 1890s. Euclid Heights centered on a grand boulevard (Euclid Heights Boulevard) with a streetcar line in its center median. Many of its curvilinear streets were given English names—Berkshire, Derbyshire, Kenilworth, Norfolk, and Surrey—that complemented the English-influenced architecture of its gracious homes. Although some thirty wealthy Clevelanders lived on the so-called Overlook in Euclid Heights in mansions that evoked the earlier Millionaires' Row on the neighborhood's namesake, Euclid Avenue, the neighborhood ultimately filled with more moderately sized homes and even grand apartment buildings.^{xxiii}

To the north of Forest Hill, Marcus M. Brown, a developer from Chicago, purchased the vineyards of John Peter Preyer's Lake View Wine Farm to build a suburban residential development. Brown opened the Mayfield Heights allotment in 1898, taking advantage of streetcars on Euclid Heights Boulevard and Mayfield Road, which formed its northern border. Many of its homes were large and imposing but on a lesser scale than the early houses in Euclid Heights.^{xxiv} Grant Deming's Forest Hill Allotment emerged in this context.

Another context for Forest Hill is that of its developer, Grant Wilson Deming (named after Ulysses S. Grant, a West Point classmate of Deming's paternal grandfather, and Henry Wilson, Grant's second-term Vice President), who with his four brothers—Hubert V. Deming Jr., Orville G. Deming, Barton R. Deming, and Cecil C. Deming—developed some of Cleveland's most notable suburban allotments. The Demings, whose father, Hubert V. Deming, had left his hometown of Watertown, New York, to start a mercantile and lumber business in Canada, grew up in Sarnia, Canada. In 1893 the Deming brothers moved to Cleveland, Ohio, and formed the Deming Brothers Company in 1903. Before their suburban projects, the Demings developed some high-quality subdivisions on Cleveland's east side, including the Grantwood allotment (Grantwood, Pasadena, Drexel, Tacoma, and Massie Avenues) and the Columbia allotment (Columbia, Empire, and Kempton Avenues).^{xxv}

^{xxii} Ibid., 34-37, 45, 48.

^{xxiii} Ibid., 28-30, 39; William C. Barrow, "The Euclid Heights Allotment: A Palimpsest of the Nineteenth Century Search for Real Estate Value in Cleveland's East End" (M.A. thesis, Cleveland State University, 1997), Chap. 5.

^{xxiv} Ibid., 26-27, 32.

^{xxv} Samuel Peter Orth, *A History of Cleveland, Ohio, Vol. 2*, 1910, pp. 211, 352, 770, 773, cited in Deanna L. Bremer and Hugh P. Fisher, *Euclid Golf Neighborhood*, Images of America Series (Charleston, SC: Arcadia Publishing, 2004).

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In 1905 Grant Deming organized the Deming Realty Company, which developed the Hyde Park allotment in Cleveland Heights beginning that year. Hyde Park stretched eastward from Lee Road. Four years later, Deming started the three realty companies that would undertake Deming's Forest Hill Allotment. Barton Deming was not involved in Grant Deming's Cleveland Heights developments and indeed formed his own firm, the B. R. Deming Company, which developed the Euclid Golf neighborhood around Fairmount Boulevard beginning in 1913. Euclid Golf became noted as the "Euclid Avenue of the Heights" and, like Euclid Heights, drew many of its residents from its declining namesake in the city.

Deming's Forest Hill arose on former farmland. The 1874 plat map shows that the western portion of the future development was part of Worthy S. Streator's property, most of which he sold for the Euclid Heights allotment. (See Fig. 2.) In 1898 Streator sold approximately 91 acres to the east of Coventry Road to Standard Oil Company founder John D. Rockefeller, who invested widely in the Heights. Most of the eastern portion of the future Forest Hill—about 95 acres—had belonged to James Haycox, who died in 1907. Haycox had operated a dairy and quarry on the land. In November 1907 Deming's Cleveland Heights Realty Company acquired Haycox's farmland from the trustees of his estate. At the same time, the company also purchased a 7.5-acre parcel on Lee Road from Charles Gooding. Earlier that year, Rockefeller had deeded his parcel to his son, John D. Rockefeller Jr., and two years later in April 1909 he transferred the land to the Rockefeller's Abeyton Realty Company, the mortgager for part of Deming's development, which in turn transferred it to Deming's interests in June 1909. Thus, Deming assembled almost 194 acres between 1907 and 1909 to undertake the Forest Hill allotment.^{xxvi} (See Figs. 3-4.)

Grant Deming's vision for Forest Hill is suggested in a 1909 promotional booklet he published, titled *Home Sweet Home*, which outlined his involvement four years earlier in establishing the Grantwood allotment before dwelling at length on Forest Hill in text and pictures. Although Deming repeatedly called attention to the affordability of lots in Forest Hill, it is clear that he also sought to convey the sense that Forest Hill might be viewed within the context of affluent picturesque suburbs. He made explicit reference to Boston's Brookline, Philadelphia's Bryn Mawr, New York's Orange district (Llewellyn Park), and Washington's Chevy Chase, which he purportedly visited "in quest of ideas for Forest Hill." Without a hint of modesty, Deming's booklet dubbed Forest Hill "America's Richest Suburb."^{xxvii} While Forest Hill may not have become a household name nationally, it did garner national attention in the April 1918 issue of *The Architectural Record*, which extolled it and several other Cleveland suburban developments as examples of best practices in suburban landscape planning.^{xxviii}

Deming retained the F. A. Pease Engineering Company, founded by Fred A. Pease in 1903, to lay out approximately 630 lots in Forest Hill. Pease became the Engineer for Cleveland Heights in 1905, a position he held until he retired in 1941. The firm laid out more than 30 square miles of Cleveland suburbs.^{xxix} Like other developers in Cleveland Heights and Shaker Heights and in many other early suburbs nationally, Deming chose English names for many of Forest Hill's streets—Berkshire, Lamberton, Lincoln, Washington, and Woodward. Another, named for James Haycox, was rechristened Yorkshire Road by 1915. Other streets—East Overlook, Edgehill, Forest View, and Redwood—evoked naturalistic landscape elements. Berkshire, East Overlook, and Edgehill were continuations of some of the Euclid Heights

^{xxvi} Cuyahoga County Auditor's Map Book (1900-1909), East Cleveland Township.

^{xxvii} *Home Sweet Home*.

^{xxviii} I. T. Frary, "Suburban Landscape Planning in Cleveland, Ohio," *Architectural Record*, 43:4 (April 1918): 371-84.

^{xxix} Cuyahoga County Recorder's Map Books, Vol. 40, p. 23, Vol. 41, p. 5, Vol. 42, p. 8, Vol. 45, p. 29; National Register of Historic Places nomination for Inglewood Historic District, Cleveland Heights, Ohio, prepared by Diana Wellman, Diana Woodbridge, and Mazie Adams, March 15, 2008, Section 8, pp. 5-6. Pease lived nearby, at the corner of Hampshire and Wilton Roads in the Mayfield Heights allotment.

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Allotment's streets. The streets were paved with a combination of asphalt and macadam that Deming promised would afford "durability and no dust."^{xxx}

Although the plan for Forest Hill would include its own grand boulevard, Washington Boulevard, as a fork off of Euclid Heights Boulevard, the earliest marked entrances to the allotment were on the north side at the fork of Lincoln Boulevard and Woodward Avenue and on the east side at Redwood Road's Lee Road entrance. (See Fig. 5.) The Lincoln entrance was marked by two pairs of rounded stone pylons topped with decorative semicircular iron street markers and connected by low stone walls. Smaller obelisk-shaped stone piers with pyramidal bases flanked the Redwood entrance. The right pier was topped by an iron street marker surmounted by a small fleur-de-lis.^{xxxii} This entrance led directly to the site where Deming had built his family homestead in 1909. His choice of a site at the farthest point from Cleveland's eastward growth rather than on the Euclid Heights allotment side to the west may have reflected a desire to live closer to the open countryside. The decision to plat streets to the west that did not line up with the two-block-long Redwood Road meant that, despite the notable entrance markers, this was not to be the most important gateway to the neighborhood. In fact, Forest Hill's sales office was located near the corner of Coventry Road and Euclid Heights Boulevard.^{xxxiii}

Deming's homestead, located at 3154 Redwood Road, originally consisted of three lots, each 50 x 202 feet, with the house occupying the center lot. (See Photo 31.) The cross-gabled wood shingle home almost precisely replicated one built for the Deming Company's secretary, Albert C. Newton, at 10607 Drexel Avenue in the Grantwood allotment. (See Fig. 6.) It reflects elements of the Queen Anne and Shingle styles, with its cedar shingle siding, half timbering in the side gables, irregular massing, simple detailing, bay windows, and large porch. A matching carriage house with a front-gabled gambrel roof stands to the rear of the house. (See Photo 31.) In 1914 Deming added a castellated porte-cochere with a second-story bedroom on the house's east side. Deming employed two maids, a chauffeur, and full-time gardeners to tend his estate.^{xxxiiii}

The early development of Forest Hill seems to have been sluggish, with only 76 building permits secured through 1913, the fourth year. Deming's apparent troubles led the manager of Rockefeller's Abeyton Realty Company to report that Barton Deming, who sought the company's financing for Euclid Golf, should not be too closely associated with the "somewhat discredited" Grant Deming. Rockefeller may have become perturbed when Deming fell behind in mortgage payments in the early years of Forest Hill's development.^{xxxiv} Whatever Deming's financial condition, he must have experienced growing competition from the many new subdivisions that were being developed in the suburbs of Cleveland in the mid-1910s.^{xxxv}

Deming's difficulties seem to have led to his loss of control over Forest Hill by 1914, the same year that Patrick Calhoun's Euclid Heights was forced to auction, or he may simply have set his sights on developing his next allotment, Minor

^{xxx} *Home Sweet Home.*

^{xxxii} *Ibid.* Redwood Road was called Redwood Avenue in the original development. It is not known when the suffix changed.

^{xxxiii} Advertisement, *Plain Dealer*, October 22, 1914, p. 15.

^{xxxiiii} Grant W. Deming House and Carriage House, Certification of Landmark Status by the Cleveland Heights Landmark Commission, September 29, 2003; *1909 Cleveland City Directory.*

^{xxxv} Letter dated 5/2/1913, from Clarence E. Terrill, Manager of Abeyton Realty Company, to Mr. Charles O. Heydt, Secretary, and Letters from John D. Rockefeller's Abeyton Realty Company to Grant Deming in 1909, Rockefeller Archives, cited in Deanna Bremer Fisher and Hugh Fisher, "The Development of Euclid Golf," *Historic Euclid Golf Allotment*, http://www.euclidgolf.com/the_development_of_eg.htm, accessed March 18, 2009.

^{xxxvi} Hamley, "Cleveland's Park Allotment," 158.

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Heights, just north of his earlier Hyde Park neighborhood. By that time, two of the company's subsidiaries, Cleveland Heights Realty Company and Heights Realty Company, had come under the leadership of Frederick C. Werk and John C. Lowe, respectively, and Forest Hill was in trusteeship under its mortgager, the Guardian Savings and Trust Company, which held a special trustee's sale of remaining lots between August and December 1914. Reminiscent of the sheriff's auction in Euclid Heights earlier that year, Forest Hill ads averred that "you'll not be able to buy them again at present prices after a sufficient number have been sold to meet our obligations as Trustee." As late as 1914, only one house, Werk's imposing Prairie-style home, stood on Washington Boulevard, the intended grand boulevard of Forest Hill. While Werk must have been frustrated by Deming's failure to attract additional houses to match the scale of his own, he also must have understood the evolving demographics of Cleveland Heights, whose growth henceforth would consist mostly of people of modest to moderate means. He and Lowe (with the latter doing business as the Forest Hill Allotment Company) had spearheaded a separate Forest Hill Allotment on East Derbyshire and Cedar Roads between Cottage Grove Drive and Lee Road in 1914. Unlike Forest Hill's mostly single-family houses, the new adjoining allotment would be devoted solely to large, 2-1/2 story side-by-side two-family houses.^{xxxvi}

Likely sensing the need to offer more affordable homes in the original Forest Hill, in late 1914 Werk, Lowe, and their associates resubdivided Washington Boulevard's lots, converting most of the unsold 100-foot-wide lots into more lots with 50- to 60-foot frontages.^{xxxvii} Concurrently, they introduced a single-track electric streetcar, or "dinky," which ran the entire length of the Washington Boulevard center median and incorporated it under the auspices of the Washington Boulevard Street Railroad Company. Deming had envisioned the introduction of a streetcar line at some future date, for two original recorder's office maps make reference to the companies' exclusive right to build and operate a street railway.^{xxxviii} The companies may have viewed the provision of streetcar service as an amenity that would aid in the sale of home sites, particularly those toward the eastern edge of the allotment farthest from the terminus of the Euclid Heights streetcar line at Coventry Road. The dinky was in service from 1915 to 1923, when it was dismantled as a result of the extension of the Cedar Road streetcar line (just two blocks south of the eastern stretch of Washington) east to Lee Road.^{xxxix}

Under the guidance of Werk and Lowe, development in Forest Hill accelerated in the three-year period 1914-1916, when 133 building permits were issued in the allotment, more than double that of the previous four years. Even into the 1920s, however, the southern and western parts of Forest Hill continued to have many undeveloped lots. As one resident, Miriam Greene, recalled of the late 1910s and early 1920s, "at the corner of Washington Boulevard and Cottage Grove for quite awhile it was kind of a woodsy swamp. They had spring flowers there and they had frogs croaking there."^{xl} Another, Stanley Adelstein, remembered that in the mid-1920s "there was a stream running through" one of the several vacant lots left on Washington. Such tranquil scenes were short-lived, and the sights and sounds of home construction soon replaced romps in brooks and streams as staples of neighborhood children's summer pastimes.^{xli} Paralleling the rapid growth of Cleveland Heights in the years between World War I and the Great Stock Market Crash of 1929, Forest Hill saw the construction of another 424 houses, or close to two-thirds of all the houses that would ultimately be built in the

^{xxxvi} Cuyahoga County Recorders Map Book, Vol. 48, p. 28; advertisements, *Plain Dealer*, October 20, 1914, p. 17, and October 22, 1914, p. 15. On the sheriff's auction, see Hamley, "Cleveland's Park Allotment," 159.

^{xxxvii} Cuyahoga County Recorders Map Book, Vol. 55, pp. 38-39; "Suburb Railway Incorporates," *Plain Dealer*, December 5, 1914, p. 16.

^{xxxviii} Cuyahoga County Recorders Map Book, Vol. 42, p. 9, and Vol. 45, p. 29.

^{xxxix} Morton, *Cleveland Heights*, 49.

^{xl} Miriam Greene, interview by Deanna L. Bremer, June 24, 2002, Cleveland Heights Oral History Project, transcription by Marilyn Meadows, p. 9.

^{xli} Stanley and Hope Adelstein, interview by Amy Gomez, January 20, 2002, Cleveland Heights Oral History Project, transcription by Marilyn Meadows, p. 4.

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neighborhood. Deming's Heights Realty Company also deeded several sublots on the northwestern edge of Forest Hill to the Board of Education of the Cleveland Heights Village School District in 1917 to allow for the building of Coventry School. Greene, who lived in the allotment between 1918 and 1924, recalled that Coventry School had to use portable classrooms to handle the large number of students, which suggests the population upsurge in these years.^{xlii}

As Grant Deming had envisioned, Forest Hill, like Cleveland Heights more generally, exerted a tremendous pull for Clevelanders. Adelstein, who moved to Forest Hill in 1924, remembered his childhood on East 81st Street on Cleveland's densely settled east side. He contrasted his parents' flat in a fifteen-unit "horizontal apartment house" with the "greenness" of their new home Washington Boulevard and considered the latter "a big, big step up the ladder" even though it carried "a significant mortgage which [his parents] had to make payments on for many years." Greene, who lived near East 82nd Street, recalled that the reputation of the Cleveland Heights public schools was a considerable draw for the upwardly mobile in Cleveland, including her father, an attorney of rising prominence who bought the family's new home on Yorkshire Road in 1918.^{xliii}

By the onset of the Great Depression, Forest Hill was mostly developed. Like many neighborhoods across the Cleveland area and nationwide, Forest Hill suffered a spate of home foreclosures. Adelstein, a child at the time, recalled being paid by banks to mow the lawns of foreclosed houses.^{xliiv} Given the lack of remaining lots and the economic situation, it is hardly surprising that only seven houses were built between the onset of the Great Depression and Pearl Harbor. Although these 1930s houses were generally not distinguished, one stands apart. The Bramson House at 2837 East Overlook Road, is a designated Cleveland Heights Landmark. According to the Cleveland Heights Landmark Commission,

This stunning fieldstone and stained wood residence is set into a hillside of rhododendrons and groundcover ivy. The house overlooks a creek, and a bridge leads to a tiny stone house on the grounds. Reputed to be designed by the first owner, Annette Bramson, the house was constructed over many years and rebuilt after a 1961 fire. The home is based on the principles of Frank Lloyd Wright—and somewhat Japanese influenced—in the integration of architecture with nature, the openness of its main rooms, and its extremely economical use of space elsewhere. Its rustic stonework and interior wood detailing is reminiscent of the Craftsman ideals of such architects as Greene & Greene of California.^{xlv}

An examination of the 1930 Cleveland City Directory reveals much about the people who called Forest Hill home at the end of the neighborhood's period of rapid growth. By that time, as suggested above, Forest Hill was almost completely developed, which makes that year an ideal snapshot. Many of the neighborhood's residents were professionals, salesmen, or businessmen, with a substantial proportion serving as officers of their respective companies. In keeping with the neighborhood's mostly moderate-size houses, it appears that Forest Hill residents were principally engaged in occupations that afforded comfortable but not extravagant living. An apt example was Clare H. Whitney, a real estate broker who lived in a 2-1/2 story shingle-sided house at 3081 Lincoln Boulevard and worked for the L. H. Wain and Cook Company on the seventh floor of the Williamson Building on Cleveland's Public Square. The company's president, by contrast, lived on the fashionable North Park Boulevard in Shaker Heights.^{xlvi}

^{xlii} Greene interview, p. 3; Deed, Heights Realty Co. to Board of Education of Cleveland Heights Village School District, September 8, 1917, Cuyahoga County Recorder's Office Deed Book 1937, p. 558, CCA.

^{xliiii} Adelstein interview, pp. 1-2; Greene interview, pp. 7-8.

^{xliiv} Adelstein interview, p. 8.

^{xlv} Cleveland Heights Landmark Commission brochure, 9th printing, 2009, p. 24.

^{xlvi} *Cleveland City Directory*, 1930.

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Among the 68 homeowners for whom occupations were indicated on Washington Boulevard west of Cottage Grove Drive and on Lincoln Boulevard east of Cottage Grove, most commuted to downtown Cleveland or various locations on the city's east side. Only one, William G. Hildebran of 3014 Washington Boulevard, who was president of the Heights Savings and Loan Company on Coventry Road, worked in Cleveland Heights. Thirty-one (~46 percent) were proprietors or officers of commercial or industrial companies and another four were business managers. Two of them both lived and worked across the street from one another. Harry Fox of 3101 Lincoln was co-owner of a music publishing company located in The Arcade on Euclid Avenue in downtown Cleveland. His neighbor Joseph Welf of 3120 Lincoln was president of Joseph Welf and Sons, a company established in 1865, specializing in watches, diamonds, jewelry, silverware, and clocks, and located across the street in the Colonial Arcade. Fourteen homeowners (~21 percent) were engaged in sales, broadly defined. For instance, Fred Riddell of 3043 Washington was a freight representative for the Pennsylvania Railroad, while Arthur C. Weaver of 2997 Washington was the sales manager for an automobile dealership in East Cleveland. Ten individuals (~15 percent) were professionals, including three dentists, two physicians, two attorneys, two engineers, and one professor. Finally, there were a painter, a jeweler, a driver, a bookkeeper, and a piano tuner.^{xlvii}

The picture that emerges in the city directory, then, is one of a largely middle-class neighborhood. Yet Forest Hill was hardly a socially homogeneous place. Stanley Adelstein and Miriam Greene concurred that the allotment had a socially variegated population—Protestants, Catholics, and Jews. Greene noted that the diversity may have limited the neighborly interaction to some extent because she remembered that it “wasn’t cohesive or congenial all around.”^{xlviii} The Forest Hill allotment seems to have attracted some of the thousands of affluent Jews who began migrating eastward from Cleveland to Cleveland Heights in the early twentieth century. By 1926, some 5,000 Jews lived in Cleveland Heights, and a number of Jewish-owned businesses flourished on Coventry Road near Forest Hill. Among the Jewish residents of Forest Hill was Joseph Weiss, the proprietor of the Majestic Hotel at the corner of Central Avenue and East 55th Street, which was Cleveland’s only large African American hotel and soon the site of one of its notable jazz nightclubs, the Furnace Room. The Weiss family lived at 2925 Washington Boulevard. Others included Adolph Weinberger, the founder of Gray Drug Stores, who built at 2115 Lamberton Road; Isadore Rosenberg, who co-owned a drug store on East 55th Street, living at 3090 Lincoln Boulevard; and Stanley Adelstein’s father Abraham Adelstein of 3052 Washington Boulevard, who owned a pharmacy on Kinsman Road near East 55th Street.^{xlix}

While Forest Hill reflected a degree of ethnic and religious diversity, the neighborhood was largely inaccessible to African Americans. When a black family (a physician and his wife) purchased a home on Washington Boulevard near the corner of Cottage Grove in 1932 or 1933, their arrival sparked such an uproar that many residents on the street collectively raised money to hire someone to plant an explosive at the house to deter the newcomers. The bombing of the house did not prevent the family from occupying their house, and they continued to live there for many years.¹

While some streets, such as Yorkshire Road, do not appear to have developed a strong sense of cohesion, others fostered sociability. One such window into the social history of Forest Hill is the Lincoln Boulevard Street Club, reputedly the oldest active street club in the Cleveland metropolitan area. Created as the Lincoln Boulevard Division of the Red

^{xlvii} Ibid.

^{xlviii} Adelstein interview, p. 3; Greene interview, p. 10.

^{xlix} Morton, *Cleveland Heights*, 108-9; *Cleveland City Directory*, 1930; Joe Mosbrook, “The Blue Monday Parties,” *Jazzed in Cleveland*, a WMV Web News Cleveland series, Part 61 (January 18, 2001), *WMV Web News—Cleveland*, http://www.cleveland.oh.us/wmv_news/jazz61.htm, accessed March 19, 2009.

¹ Adelstein interview, p. 4.

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Cross in 1917 during World War I by seventeen women on the street, the club met weekly to roll bandages to aid the war effort. After the war, the organization remained active, meeting for monthly programs that included book reviews, sketches, or speakers. During World War II, the street club met weekly to sew for British Relief and the Humane Society and to assist the American Red Cross. Social events for Lincoln Boulevard families gradually became staples among the club's activities and included annual potluck dinners and Halloween parties in the 1940s and 1950s.^{li} Other streets also eventually developed their own organizations, including the Washington Boulevard Association, and these seem to reflect Forest Hill residents' tendency to identify more with their street than the larger neighborhood.

Indeed, the identity of Forest Hill evolved quickly in its first two decades, with Deming's designation fading from collective memory. Neither Miriam Greene nor Stanley Adelstein identified Forest Hill by name in later oral histories, focusing instead on their own streets, but they remembered Coventry and Lee Roads as boundaries for their neighborhood, which suggests that Forest Hill continued to be identifiable even if not by name. The onetime residents also focused to a considerable extent on places near the periphery of Forest Hill that lent a strong sense of place to the neighborhood. Chief among these were Coventry School, Cleveland Heights High School, Cumberland Swimming Pool, and the Cedar-Lee and Coventry commercial districts.^{lii}

Beyond the period of significance (1909-1941), Grant Deming's Forest Hill retained much of its original architectural and landscape characteristics. While many homes underwent various degrees of alteration, from additions to changes in exterior materials, most remain fully or predominantly in their original state. The neighborhood was spared from massive change in the late 1960s when the planned Lee Freeway, one of several Cleveland area highways that were slated to be built in the Heights, was canceled in response to public outcry. Forest Hill continues to attract a similar social diversity, with most residents being essentially middle-class. In contrast to the 1930s bombing incident on Washington Boulevard, many African American families have made their homes without incident in Forest Hill since the 1960s, and the district straddles three census tracts with approximately 9, 10, and 52 percent black populations, respectively.^{liii} Thus, Forest Hill continues to mirror trends in Cleveland Heights just as it did in the 1910s-1930s.

Architects and Contractors

The exuberance of architecture in the neighborhood may be attributed to the involvement of scores of architects and contractors—both noted and obscure. A selected list follows.^{liiv}

Meade and Hamilton

Frank B. Meade (1867-1947) was born in Norwalk, Ohio, and grew up in Cleveland. He was educated at Wesleyan College and Boston Tech (later M.I.T.). He worked as a draftsman in the office of LeBaron Jenney in Chicago before returning to Cleveland. There he worked initially with Charles Schweinfurth and George H. Smith and was in partnership with Abram Garfield, the grandson of President James A. Garfield, from 1898 to 1905. Meade and Garfield designed many homes for wealthy patrons, including in the Euclid Heights Allotment in Cleveland Heights. James M. Hamilton (1876-1941), a native of Fort Wayne, Indiana, received his training at M.I.T. and began his career in Cleveland with the celebrated firm of Meade and Garfield, which became Meade and Hamilton six years after Garfield left the firm. Meade

^{li} Register description, Lincoln Boulevard Street Club records, 1917-1994. The club remains active as of 2009.

^{lii} Greene interview, pp. 3-4; Adelstein interview, pp. 5-7, 9.

^{liii} U.S. Census Bureau, Census 2000.

^{liiv} Unless otherwise noted, the information in this section comes from Robert D. Keiser, Secretary, Cleveland Landmarks Commission, *Cleveland Architects Database*, http://planning.city.cleveland.oh.us/landmark/arch/pdf/CLC_architects.pdf, accessed March 18, 2009.

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and Hamilton designed the Drury House at 8615 Euclid Avenue (part of "Millionaires' Row") and the high-rise Tudor Revival-style Cleveland Club (later the Tudor Arms Hotel and slated for renovation as Doubletree Hotel as of this writing) on Carnegie Avenue. The firm, which designed more than eight hundred homes between Buffalo and Dayton, was noted for its designs in Wade Park, Cleveland Heights, and Shaker Heights, including the home of Eaton Axle Company president Joseph O. Eaton at 2207 Devonshire Drive in Cleveland Heights.^{1v} A Prairie-style house at 2075 Lamberton Road is the only confirmed Meade and Hamilton design in Forest Hill. (Refer to Photo 22.)

J. Milton Dyer

J. Milton Dyer (1870-1957), a native of Middletown, Pennsylvania, moved to Cleveland in 1881 and worked for Brown Hoisting before entering Case Institute of Technology. His work received attention in a 1906 issue of *Architectural Record*. Dyer designed the Cleveland City Hall. A number of architects worked for his firm before going on to illustrious careers, including Frank Walker, Harry Weeks, and Reynold Hinsdale. In Forest Hill, Dyer designed a Dutch Colonial house for Theodore Dahl, an officer with the White Motor Company, at 2940 Euclid Heights Boulevard.

Walker and Weeks

Walker and Weeks was among Cleveland's largest and most noted architectural firms. Frank Walker (1877-1949) of Pittsfield, Massachusetts, graduated from M.I.T. and worked in the office of Guy Lowell in Boston, as well as in New York City and Pittsburgh, before moving to Cleveland in 1905. In Cleveland he worked for J. Milton Dyer until 1911. Harry Weeks (1871-1935) of Springfield, Massachusetts, was also an M.I.T. alum who moved to Cleveland in 1905 and initially worked with J. Milton Dyer. Walker and Weeks designed the Cleveland Public Library, Federal Reserve Bank, Severance Hall, and several bank buildings in Ohio, Michigan, Pennsylvania, and Indiana, including National City Bank (now the Holiday Inn Express) on Euclid Avenue in Cleveland. Walker and Weeks also designed a number of homes on Cleveland's east side. The firm's only known Forest Hill house is a Colonial Revival house built for H. Potter that faces the side of its lot at 2081 Lamberton Road.

Hubbell and Benes

Hubbell and Benes was among the leading Cleveland architectural firms in the early twentieth century. Benjamin S. Hubbell (1868-1953) was a native of Leavenworth, Kansas, and W. Dominick Benes (1857-1935), a Bohemian, hailed from Prague. They were noted for their role in the early planning of the University Circle institutional district in the 1920s, as well as for their numerous designs for homes, commercial buildings, and telephone exchanges. Among their most notable commissions were the original Beaux-Arts style Cleveland Museum of Art, Wade Memorial Chapel in Lake View Cemetery, the Masonic Temple on Euclid Avenue, the Young Men's Christian Association on Prospect Avenue, and the West Side Market, and they designed Cornell Alumni Hall for Hubbell's alma mater in Ithaca, New York. Among their most prominent residential commissions was the industrialist Jephtha H. Wade III's residences in the Wade Park Allotment and Gates Mills, Ohio, and his winter home, Millford Plantation in Thomasville, Georgia. Their only known Forest Hill design is the Colonial Revival home built for Iona P. Martier at 2917 East Overlook Road. (Refer to Photo 14.)

Arthur N. Oviatt

Arthur N. Oviatt (1866-1960) was born in North Dover, Ohio, and grew up there and in Lakewood on Cleveland's west side. He was principally a residential architect, although he also designed some church buildings. Oviatt designed a number of houses on or near Euclid Avenue in the 1890s and at least eight homes in Forest Hill. A notable example is an Arts and Crafts influenced stucco house with dark wood trim at 2988 Washington Boulevard, built for Margareth Aurelius.

^{1v} Johannesen, *Cleveland Architecture*, 108.

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George H. Burrows

George H. Burrows (1893-1970) started his architectural practice in 1922 after graduating from the University of Michigan School of Architecture two years before. He designed almost one thousand homes in Shaker Heights, Cleveland Heights, and other eastern suburbs, as well as several apartment buildings in or near Shaker Square. He designed two Craftsman-style houses in Forest Hill, including one with distinctive Swiss Chalet adornments at 2956 East Overlook Road. (See Photo 33.) With Philo R. Brooke (1877-1954), a partner in 1925-1926, Burrows also designed a Tudor Revival home at 3035 Washington Boulevard.

Arthur Emil Keller

Arthur Emil Keller (1884-1954) was a member in the firm of Jeffery and Keller in 1907 and Keller and Richter in 1911. Most of his career he worked on his own, however. Perhaps the most notable of his at least four Forest Hill contributions is a Craftsman-style bungalow built for Joseph Lichtle at 2120 Lamberton Road. (Refer to Photo 8.)

Herman W. Maurer

Herman W. Maurer (1882-1981), the son of German-born parents, was a native of Cleveland. With Howard Mills he designed a home in the Deming Realty Company's Grantwood Allotment at 10719 Grantwood Avenue in 1909. Ten years later Maurer designed a notable Craftsman-style bungalow at 2121 Lamberton Road for M. Spitz.

Steffens and Steffens

Steffens and Steffens, a well-known Cleveland firm, was a partnership of brothers George H. Steffens (1871-1928) and John F. Steffens (1880-1943) between 1912 and 1923. John Steffens earned his architecture degree from Columbia University and served as an assistant to Graham, Anderson, Probst and White. The firm designed the Craftsman-influenced Colonial Revival home at 2972 East Overlook Road for H. E. Steffens, as well as at least three other homes in Forest Hill.

Knox and Elliot

Wilm Knox (1858-1915) was born in Glasgow, Scotland, and worked in Edinburgh, Chicago, and Toronto before arriving in Cleveland. In Toronto he formed an architecture firm with Toronto natives John H. Elliot (1862-1945) and E. Beaumont Jarvis in 1888. The firm won a design competition for the Richardsonian Romanesque Confederation Life office building in 1889. Knox and Elliot moved to Cleveland in 1893, where they designed Sullivan-esque office buildings, including the Brotherhood of Locomotive Engineers, Rockefeller, and Standard Buildings. The firm also designed the Hippodrome, one of the largest vaudeville theaters in the United States.^{1vi} Elliot was the principal designer, while Knox handled the engineering aspects. Knox was also a watercolorist and etcher who painted a series of watercolors of mushrooms. The Craftsman-influenced, hip-roofed Colonial Revival house for Llewella Hall Kitchell at 2940 Washington Boulevard is the only known example of the firm's work in the neighborhood.

Reynold H. Hinsdale

Reynold H. Hinsdale (1878-1934), originally from Utica, New York, earned his architecture degree from the New York School of Art and began his architectural career in the firm of Clinton and Russell in New York City. He moved to Cleveland in 1904 and worked with architect J. Milton Dyer before starting his own practice. He designed a number of homes in Cleveland and Cleveland Heights, including at least four in Forest Hill: 2955 Berkshire Road, 3001 East Overlook Road, 2903 Edgehill Road, and 3001 Washington Boulevard.

^{1vi} "Knox & Elliot," *Encyclopedia of Cleveland History*, <http://ech.cwru.edu>.

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Harlen E. Shimmin

Harlen E. Shimmin (1873-1941) was a Cleveland architect who was noted for his residential designs. Shimmin started as a mechanical engineer who did mechanical drawings before turning his attention to architecture. He did much of his work in Edgewater and the Wade Park Allotment, two high-class residential developments in Cleveland, as well as in the suburbs of East Cleveland, Cleveland Heights, and Shaker Heights. His one known design in Forest Hill is a Colonial Revival home for J. R. Milligin at 2916 East Overlook Road.

George Bolmeyer

Born in the Netherlands, George Bolmeyer (1880-1954) immigrated to New York City with his family at age one and arrived in Cleveland as a young man. After eight years of grammar school, Bolmeyer was apprenticed to a local architect (unknown) for several years, where he learned the profession. He began designing houses on Cleveland's east side, including the early suburb of East Cleveland, prior to World War I and when home construction declined with the onset of the Great Depression, Bolmeyer took a post as the chief appraiser for the Cuyahoga County Board of Assessors and designed houses on the side.^{lvii} His most notable work is found in the Craftsman-influenced homes he designed in Forest Hill. Among his designs are a single-family house at 3119 Lincoln Boulevard and a two-family house at 3075 Berkshire Road. (Refer to Photo 13.)

Alexander C. Wolf

Alexander C. Wolf (1880-1966) was an active Cleveland architect in the 1910s to 1950s. He was a production manager for the Peerless Motor Car Company during World War I and served on the City Planning Commission in Cleveland from 1922 to 1927. During the Great Depression he worked as a building appraiser with the Federal Housing Administration and Federal Homeowners Loan Corporation. During World War II, Wolf was an architect for the Cleveland Transit System. Among his residential designs were at least three Forest Hill houses, including a Colonial Revival house with strong Craftsman influence at 2916 Edgehill Road.

Builders and contractors

The following builders and contractors have been documented as having built four or more houses in Forest Hill: Harry L. Porter (13), Fred Burke (8), Joseph Eden (7), W. W. Jepson (5), Biagio Bertalone (4), H. L. Benz and Son Co. (4), Tramer Realty Co. (4), and Treuhaft Construction Co. (4). Some of these also built houses in other Cleveland Heights allotments: Euclid Heights, Euclid Golf, Shaker Heights, and Rockefeller's Forest Hill.

Catalog and mail-order houses

At least seven Forest Hill homes were constructed by builders from designs obtained from mail-order companies. These companies produced builders' catalogs that were sent to local contractors, architects, and builders to promote both building materials and house plans. A number of companies sold house kits and plans by catalog in the early twentieth century. While it has no Sears, Roebuck & Company homes, Forest Hill features the designs of at least three other companies: Radford Architectural Company of Chicago, Home Builders Catalog Company of Chicago and New York, and the Wood Homes Bureau of Cleveland. The Radford Architectural Company, founded by William A. Radford in 1902 and in business until 1926, grew from the Radford Brothers lumber and mill work business of Oshkosh, Wisconsin. Radford started the Radford Sash and Door Company in 1890 and began publishing *The Radford Ideal Homes*, a catalog of house plans, in 1898. Four years later he renamed his company, whose chief focus became home plans. Radford's catalogs are reflected in thousands of houses nationally and at least two in Forest Hill: 2135 Lamberton Road and 2895 Edgehill

^{lvii} James W. Bolmeyer (Wilmington, DE), telephone interview by J. Mark Souther, March 12, 2009, notes in author's possession. Bolmeyer is the youngest and only surviving son of George Bolmeyer.

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Road.^{lviii} (See Photo 34.) The Home Builders Catalog Company published the largest house plan books annually in the 1920s. Three of the company's designs are represented at 2989 and 3137 Washington Boulevard and 3035 Yorkshire Road.^{lix} Unlike most design books, whose architects were identified, by the 1920s a few companies, including the Wood Homes Bureau of Cleveland, Ohio, distributed books of relatively cheap, anonymously designed plans through local lumber and millwork dealers. The Wood Homes Bureau provided the design for the home at 3160 East Overlook Road.^{lx} (See Photo 35.)

Conclusion

Grant Deming's Forest Hill Allotment Historic District exemplifies the suburban landscape planning tradition and architectural eclecticism that prevailed in the early twentieth century. Not only was it considered a leading development in Cleveland Heights, it also enjoyed some national attention as part of Cleveland, Ohio's noteworthy contributions to a national trend in suburban development. Its roster of homes designed by locally and even nationally prominent architecture firms connects the structures in Forest Hill to some of Cleveland's most noted buildings. While other Cleveland Heights neighborhoods more closely parallel Cleveland's most famous expression of the suburban garden city ideal, Shaker Heights, Forest Hill's combination of single- and two-family homes conceived by both architects and builders makes it an important and unconventional example of the era. Further, its association with John D. Rockefeller's and Worthy S. Streater's real estate investments—and with the history of suburban land speculation as well as upward mobility among Jews and, later, African Americans—is testimony to the significance of Deming's Forest Hill.

^{lviii} Daniel D. Reiff, *Houses from Books: Treatises, Pattern Books, and Catalogs in American Architecture, 1738-1950: A History and Guide* (University Park, PA: Pennsylvania State University Press, 2000), 150; Ken Goldberg, "Verified and Suspected Mail-Order Houses in Cleveland Heights," PDF file, compiled January 17, 2008, p. 2.

^{lix} Reiff, *Houses from Books*, 227; Goldberg, "Mail-Order Houses," p. 3.

^{lx} James L. Garvin, *A Building History of Northern New England* (Lebanon, NH: University Press of New England, 2001), 129-130; Goldberg, "Mail-Order Houses," p. 2.

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FIGURES

Fig. 1 of 6. This auditor's map provides references to earlier recorder's maps, which show how the allotment was originally laid out. When paired with the sketch map, it also demonstrates the rationale for choosing the district's boundaries. Auditor's Map Book 1919-1928, Cleveland Heights Village, Vol. 3. Courtesy of Cuyahoga County Archives, Cleveland, Ohio.

Fig. 2 of 6. This plat map from 1874 offers a snapshot of land ownership in the area of Original Township Lots 8 and 49 later occupied by Deming's allotment. The main land owners were Worthy S. Streator [erroneously marked W. L. Streator] and James Haycox. The latter's southern property line changed somewhat in subsequent years. Courtesy of Cleveland Heights Historical Center at Superior Schoolhouse, Cleveland Heights, Ohio.

Fig. 3 of 6. This early 1900s auditor's map section shows the transfer of the future western section of the allotment from Worthy S. Streator to John D. Rockefeller in 1898 and his deed to his son John D. Rockefeller Jr. in 1907. The latter in turn deeded his property to the Rockefeller-controlled Abeyton Realty Company, the mortgager for part of Deming's Forest Hill development. Detail of Auditor's Map Book 1900-1909, Cleveland Heights Village, Vol. 37. Courtesy of Cuyahoga County Archives.

Fig. 4 of 6. This early 1900s auditor's map section depicts the area directly east of that in the previous map. It shows the transfer of the easternmost section of the Streator-Rockefeller land to the Boulevard Land and Building Company, another subsidiary of Deming Realty Company, by 1909, as well as the transfer of the properties of James Haycox and Charles Gooding to Deming's Cleveland Heights Realty Company in 1907. Detail of Auditor's Map Book 1900-1909, Cleveland Heights Village, Vol. 37. Courtesy of Cuyahoga County Archives.

Fig. 5 of 6. This circa 1912 photograph shows the large Tudor Revival home built in 1910 for Thomas B. Haycox in the fork of Lincoln Boulevard and Woodward Avenue. Note the pairs of stone pylons that marked the northern entrance to Forest Hill from Euclid Heights Boulevard. With the exception of the pylons, long since removed, this vista looks much the same today except for the presence of more houses and larger trees. See also Photos 19-20 for contemporary views of this house. Courtesy of Cleveland Heights Historical Center at Superior Schoolhouse, Cleveland Heights, Ohio.

Fig. 6 of 6. This illustration from the Deming Realty Company's *Home Sweet Home* promotional book in 1909 shows the house built for Albert C. Newton, the company's secretary-treasurer, in Deming's Grantwood Allotment on Cleveland's East Side. The home, built in 1905, provided a model for Deming's 1909 homestead on Redwood Road in the Forest Hill Allotment. See also Photo 31 for a contemporary view of the Deming house. Courtesy of Cleveland Heights Historical Center at Superior Schoolhouse, Cleveland Heights, Ohio.

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Additional UTM Reference

E. Zone 17 Easting 451590 Northing 4595150