

United States Department of the Interior  
National Park Service

# National Register of Historic Places Registration Form



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

## 1. Name of Property

historic name Grant Deming's Forest Hill Allotment Historic District  
other names/site number Boulevard Land & Building Co. Forest Hill Subdivision; Cleveland Heights Realty Co. Forest Hill Subdivision No. 2; Heights Realty Co. Forest Hill Allotment; Heights Realty Co. Forest Hill Allotment No. 2

## 2. Location

street & number Woodward Avenue, Lincoln Boulevard, Edgehill Road, Parkway Drive, Redwood Road, Forest View Drive, East Overlook Road, Berkshire Road, Yorkshire Road, Washington Boulevard, Cottage Grove Drive, Coventry Road, Euclid Heights Boulevard, Superior Road, Cedar Road N/A ☐ not for publication

city or town Cleveland Heights N/A ☐ vicinity

state Ohio code OH county Cuyahoga code 035 zip code 44118

## 3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended,

I hereby certify that this ☒ nomination ☐ request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60.

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

☐ national ☐ statewide ☒ local

Barbara Powers Department Head  
Signature of certifying official Inventory & Registration

February 22, 2010  
Date

Ohio Historic Preservation Office, Ohio Historical Society

Title

State or Federal agency/bureau or Tribal Government

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

Signature of commenting official

Date

Title

State or Federal agency/bureau or Tribal Government

#### 4. National Park Service Certification

I, hereby, certify that this property is:

☒ entered in the National Register

☐ determined eligible for the National Register

☐ determined not eligible for the National Register

☐ removed from the National Register

☐ other (explain:)

  
Signature of the Keeper

4.13.10  
Date of Action

#### 5. Classification

##### Ownership of Property

(Check as many boxes as apply)

- ☒ private  
☒ public - Local  
☐ public - State  
☐ public - Federal

##### Category of Property

(Check only **one** box)

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

##### Number of Resources within Property

(Do not include previously listed resources in the count.)

Contributing	Noncontributing	
1052	192	buildings
		Sites
		structures
		objects
		buildings
1052	192	<b>Total</b>

##### Name of related multiple property listing

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

N/A

##### Number of contributing resources previously listed in the National Register

0

#### 6. Function or Use

##### Historic Functions

(Enter categories from instructions)

DOMESTIC/Single Dwelling

DOMESTIC/Multiple Dwelling

DOMESTIC/Secondary Structure

EDUCATION/Library

LANDSCAPE/Natural Feature

##### Current Functions

(Enter categories from instructions)

DOMESTIC/Single Dwelling

DOMESTIC/Multiple Dwelling

DOMESTIC/Secondary Structure

EDUCATION/Library

LANDSCAPE/Natural Feature

---

## 7. Description

---

### Architectural Classification

(Enter categories from instructions)

LATE VICTORIAN/Shingle Style

LATE 19<sup>TH</sup> & 20<sup>TH</sup> CENTURY REVIVALS/Colonial  
Revival, Tudor Revival, Italian Renaissance,  
Neoclassical Revival

LATE 19<sup>TH</sup> & 20<sup>TH</sup> CENTURY AMERICAN  
MOVEMENTS/Prairie School,  
Bungalow/Craftsman

---

---

---

### Materials

(Enter categories from instructions)

foundation: Stone, Brick

Brick, Shingle, Clapboard, Stucco, Stone,  
walls: Synthetics

---

roof: Asphalt, Shake, Clay Tile, Slate

other:

---

---

### Narrative Description

---

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

#### Summary Paragraph

See Section 7 Continuation Sheets (Attached).

---

### Narrative Description

---

See Section 7 Continuation Sheets (Attached).

## 8. Statement of Significance

### Applicable National Register Criteria

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

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

### Criteria Considerations

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

Property is:

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

### Areas of Significance

(Enter categories from instructions)

Architecture

Community Planning and Development

Social History

### Period of Significance

1909-1941

### Significant Dates

1909

### Significant Person

(Complete only if Criterion B is marked above)

### Cultural Affiliation

### Architect/Builder

Meade & Hamilton, J. Milton Dyer, Hubbell & Benes, Arthur N. Oviatt, George H. Burrows, Arthur Emil Keller, Herman W. Maurer, Steffens & Steffens, Knox & Elliot, Reynold H. Hinsdale, Harlen E. Shimmin, George Bolmeyer, Alexander C. Wolf

Harry L. Porter, Fred Burke, Joseph Eden, W. W. Jepson, Biagio Bertalone, H. L. Benz & Co., Tramer Realty Co., Treuhaft Construction Co.



**Period of Significance (justification)**

The period of significance (1909-1941) is justified because Grant W. Deming, the developer of the Forest Hill Allotment, opened the subdivision in June 1909 and completed his homestead (the district's oldest structure) the same year. While nearly all of the remaining houses date from the period 1910-1928, the several houses completed in the years 1930-1941 generally reflect similar styles and building materials and thus have much more in common with their earlier counterparts than with post-World War II houses. In addition, the first sustained period without new construction came between 1942 and 1947, after which the houses are clearly different in form and appearance.

**Criteria Considerations (explanation, if necessary)**

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

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.

**Narrative Statement of Significance** (provide at least one paragraph for each area of significance)

Criterion A is applicable because the district reflects early American suburban planning principles and is a prominent example of Cleveland suburban residential development in the early twentieth century. The district's planners adopted the popular curvilinear street plan that suggested a cultivated, naturalistic landscape. As such, it is a descendant of earlier planned places ranging from rural cemeteries (such as Mount Auburn Cemetery in Cambridge, Massachusetts, and Lake View Cemetery in Cleveland, Ohio) to picturesque planned suburbs (such as Llewellyn Park in Orange, New Jersey, Riverside in suburban Chicago, Illinois, and Glendale, Ohio, Euclid Heights in Cleveland Heights, Ohio).

Criterion C is applicable because the district's buildings represent popular styles of domestic architecture in the early twentieth century, including Craftsman, Colonial Revival, Tudor Revival, Prairie, Italian Renaissance, and Neoclassical Revival, as well as eclectic mixtures of multiple period styles. The district also features a number of houses designed by some of the leading architectural firms in Cleveland, notably Meade and Hamilton, Walker and Weeks, and Hubbell and Benes. Arthur N. Oviatt, and J. Milton Dyer. It also has many homes designed by builders who were also active in other contemporary residential allotments throughout Cleveland Heights, as well as several examples of homes built from plans found in mail-order catalogs.

**Developmental history/additional historic context information** (if appropriate)

See Section 8 Continuation Sheets (Attached).

**9. Major Bibliographical References**

**Bibliography** (Cite the books, articles, and other sources used in preparing this form on one or more continuation sheets)

**Previous documentation on file (NPS):**

☐ preliminary determination of individual listing (36 CFR 67 has been requested)  
☐ previously listed in the National Register  
☐ previously determined eligible by the National Register  
☐ designated a National Historic Landmark  
☐ recorded by Historic American Buildings Survey # \_\_\_\_\_  
☐ recorded by Historic American Engineering Record # \_\_\_\_\_

**Primary location of additional data:**

☐ State Historic Preservation Office  
☐ Other State agency  
☐ Federal agency  
☒ Local government  
☒ University  
☐ Other  
 Name of repository: \_\_\_\_\_

Historic Resources Survey Number (if assigned): \_\_\_\_\_

## National Register of Historic Places Continuation Sheet

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

County and State Cuyahoga County, Ohio

Name of multiple property listing (if applicable)

Section number 7 Page 1

### 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.<sup>1</sup>

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, Forest Hill became fully integrated with surrounding neighborhoods rather

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

Name of multiple property listing (if applicable)

Section number 7 Page 2

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."<sup>11</sup> (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, NR02000887, listed 2002-08-23 ) 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.<sup>12</sup>

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 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 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.<sup>13</sup>

Grant Deming's Forest Hill Allotment has 654 major buildings, of which 641 (~98 percent) date from the period of significance (1909-1941). Thirteen residences were built after the period of significance and are considered non-contributing to the character of this historic district. Representative of these resources are the modern brick at 2076 Lamberton, (1955) and the Colonial Revival at 3011 Berkshire, (1964). (See Photos 36-37.) In addition, those garages or outbuildings built after the period of significance or that have experienced significant alterations which negatively

<sup>11</sup> Cuyahoga County Recorder's Map Books, Vol. 42, p. 9, Vol. 45, p. 29.

<sup>12</sup> Cuyahoga County Recorder's Map Books, Vol. 40, p. 23, Vol. 41, p. 5, Vol. 42, p. 8, Vol. 45, p. 29.

<sup>13</sup> *Home Sweet Home* (Cleveland: The Deming Realty Co., 1909), n.p.



## National Register of Historic Places Continuation Sheet

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

County and State Cuyahoga County, Ohio

Name of multiple property listing (if applicable)

Section number 7 Page 3

impacted architectural integrity are considered to be non-contributing. (See Photo 38.) All but 21 major buildings date to the period before the onset of the Great Depression.

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 built within the period of significance that often match the architecture of the houses. The remaining 179 were built after the period of significance and are therefore considered not contributing to the significance of the district. The 20' X 20' standardized kit garage at 3119 Lincoln Boulevard is representative of the majority of structures built to replace deteriorated original garages. (See Photo 38.) 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.<sup>v</sup> 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 was inspired by the English Arts and Crafts movement and architects Charles Sumner Greene and Henry Mather Greene of Pasadena, California, designers of Craftsman bungalows beginning in the early 1900s. The new style was widely promoted in a range of popular magazines and journals, including Gustav Stickely's *Craftsman*, 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.<sup>vi</sup> 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

<sup>v</sup> "Seeing Doubles," *The City of Cleveland Heights*, [http://www.clevelandhts.com/historyarch\\_doubles.asp](http://www.clevelandhts.com/historyarch_doubles.asp), accessed April 7, 2009.

<sup>vi</sup> McAlester, Virginia, and Lee McAlester, *A Field Guide to American Houses* (New York: Knopf, 2006), 452-54.

## National Register of Historic Places Continuation Sheet

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

County and State Cuyahoga County, Ohio

Name of multiple property listing (if applicable)

Section number 7 Page 4

styles.<sup>vii</sup> 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. 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.<sup>viii</sup> (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.<sup>ix</sup> 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

<sup>vii</sup> 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.

<sup>viii</sup> 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.

<sup>ix</sup> Ibid., 321-26.

## National Register of Historic Places Continuation Sheet

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

County and State Cuyahoga County, Ohio

Name of multiple property listing (if applicable)

Section number 7 Page 5

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.)

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.<sup>x</sup> Forest Hill has many Tudor Revival homes, especially in the western one-third of the neighborhood.

<sup>x</sup> Ibid., 354-59.



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

Name of multiple property listing (if applicable)

Section number 7 Page 6

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 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.<sup>xi</sup> 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.)

<sup>xi</sup> Ibid., 365. See especially the Louisville, Kentucky, example in Figure 14.

## National Register of Historic Places Continuation Sheet

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

County and State Cuyahoga County, Ohio

Name of multiple property listing (if applicable)

Section number 7 Page 7

### 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.<sup>xii</sup>

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.<sup>xiii</sup> (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.<sup>xiv</sup> 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.<sup>xv</sup>

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.)

<sup>xii</sup> Ibid., 439-40.

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

<sup>xiv</sup> "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.

<sup>xv</sup> McAlester, *Field Guide*, 397-98.

## National Register of Historic Places Continuation Sheet

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

County and State Cuyahoga County, Ohio

Name of multiple property listing (if applicable)

Section number 7 Page 8

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, arched entry to the right of center and a separate recessed, arched porch on the front left corner. (See Photo 26.)

### 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.<sup>xvi</sup>

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. (See Photo 27.)

### 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.<sup>xvii</sup> 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.<sup>xviii</sup> 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 28.)

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.<sup>xix</sup> It is an oversized bungalow type of home and its style is Bungalow with both Craftsman and Tudor

<sup>xvi</sup> Ibid., 168, 343-46.

<sup>xvii</sup> Ibid., 321.

<sup>xviii</sup> Eric Johannesen, *Cleveland Architecture, 1876-1976* (Cleveland: Western Reserve Historical Society, 1979), 107.

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



## National Register of Historic Places Continuation Sheet

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

County and State Cuyahoga County, Ohio

Name of multiple property listing (if applicable)

Section number 8 Page 9

Revival elements. The overall form, tile roof, jerkinhead dormer and gabled windows are Craftsman influenced, while the half timbering and arched porch entrance is reminiscent of the Tudor Revival style. (See Photo 29.)

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 30.)

### 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.<sup>xx</sup>

### 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.<sup>xxi</sup>

<sup>xx</sup> Cleveland Heights Building Permits.

<sup>xxi</sup> 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).

## National Register of Historic Places Continuation Sheet

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

County and State Cuyahoga County, Ohio

Name of multiple property listing (if applicable)

Section number 8 Page 10

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.<sup>xxxi</sup> 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. Streater, 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.<sup>xxxiii</sup>

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.<sup>xxxiv</sup> 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).<sup>xxxv</sup>

<sup>xxxi</sup> Ibid., 34-37, 45, 48.

<sup>xxxiii</sup> 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.

<sup>xxxiv</sup> Ibid., 26-27, 32.

<sup>xxxv</sup> 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).

## National Register of Historic Places Continuation Sheet

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

County and State Cuyahoga County, Ohio

Name of multiple property listing (if applicable)

Section number 8 Page 11

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. Streater's property, most of which he sold for the Euclid Heights allotment. (See Fig. 2.) In 1898 Streater 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.<sup>xxvi</sup> (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."<sup>xxvii</sup> 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.<sup>xxviii</sup>

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.<sup>xxix</sup> 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

<sup>xxvi</sup> Cuyahoga County Auditor's Map Book (1900-1909), East Cleveland Township.

<sup>xxvii</sup> *Home Sweet Home*.

<sup>xxviii</sup> I. T. Frary, "Suburban Landscape Planning in Cleveland, Ohio," *Architectural Record*, 43:4 (April 1918): 371-84.

<sup>xxix</sup> 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.



National Register of Historic Places Continuation Sheet

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

County and State Cuyahoga County, Ohio

Name of multiple property listing (if applicable)

Section number 8 Page 12

Allotment's streets. The streets were paved with a combination of asphalt and macadam that Deming promised would afford "durability and no dust."<sup>xxx</sup>

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.<sup>xxxi</sup> 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.<sup>xxxi</sup>

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 32.) 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.<sup>xxxi</sup>

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.<sup>xxxi</sup> 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.<sup>xxxi</sup>

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

<sup>xxx</sup> Home Sweet Home.

<sup>xxxi</sup> Ibid. Redwood Road was called Redwood Avenue in the original development. It is not known when the suffix changed.

<sup>xxxi</sup> Advertisement, *Plain Dealer*, October 22, 1914, p. 15.

<sup>xxxi</sup> Grant W. Deming House and Carriage House, Certification of Landmark Status by the Cleveland Heights Landmark Commission, September 29, 2003; *1909 Cleveland City Directory*.

<sup>xxxi</sup> 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](http://www.euclidgolf.com/the_development_of_eg.htm), accessed March 18, 2009.

<sup>xxxi</sup> Hamley, "Cleveland's Park Allotment," 158.

## National Register of Historic Places Continuation Sheet

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

County and State Cuyahoga County, Ohio

Name of multiple property listing (if applicable)

Section number 8 Page 13

Heights, just north of his earlier Hyde Park neighborhood. By that time, two of the company's subsidiaries, Cleveland Heights Realty Company and Forest Hill 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.<sup>xxxvi</sup>

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.<sup>xxxvii</sup> 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.<sup>xxxviii</sup> 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.<sup>xxxix</sup>

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 woody swamp. They had spring flowers there and they had frogs croaking there."<sup>xl</sup> 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.<sup>xli</sup> Paralleling the rapid growth of

<sup>xxxvi</sup> Cuyahoga County Recorder's 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.

<sup>xxxvii</sup> Cuyahoga County Recorder's Map Book, Vol. 55, pp. 38-39; "Suburb Railway Incorporates," *Plain Dealer*, December 5, 1914, p. 16.

<sup>xxxviii</sup> Cuyahoga County Recorder's Map Book, Vol. 42, p. 9, and Vol. 45, p. 29.

<sup>xxxix</sup> Morton, *Cleveland Heights*, 49.

<sup>xl</sup> Miriam Greene, interview by Deanna L. Bremer, June 24, 2002, Cleveland Heights Oral History Project, transcription by Marilyn Meadows, p. 9.

<sup>xli</sup> Stanley and Hope Adelstein, interview by Amy Gomez, January 20, 2002, Cleveland Heights Oral History Project, transcription by Marilyn Meadows, p. 4.

## National Register of Historic Places Continuation Sheet

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

County and State Cuyahoga County, Ohio

Name of multiple property listing (if applicable)

Section number 8 Page 14

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 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.<sup>xlii</sup>

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 81<sup>st</sup> 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 82<sup>nd</sup> 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.<sup>xliii</sup>

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.<sup>xliii</sup> 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.<sup>xliv</sup>

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

<sup>xlii</sup> 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.

<sup>xliii</sup> Adelstein interview, pp. 1-2; Greene interview, pp. 7-8.

<sup>xliv</sup> Adelstein interview, p. 8.

<sup>xlv</sup> Cleveland Heights Landmark Commission brochure, 9<sup>th</sup> printing, 2009, p. 24.



## National Register of Historic Places Continuation Sheet

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

County and State Cuyahoga County, Ohio

Name of multiple property listing (if applicable)

Section number 8 Page 15

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.<sup>xlv</sup> 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.<sup>xlvii</sup>

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.”<sup>xlviii</sup> 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 55<sup>th</sup> 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 55<sup>th</sup> 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 55<sup>th</sup> Street.<sup>xlix</sup>

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.<sup>i</sup>

<sup>xlv</sup> *Cleveland City Directory*, 1930.

<sup>xlvii</sup> *Ibid.*

<sup>xlviii</sup> Adelstein interview, p. 3; Greene interview, p. 10.

<sup>xlix</sup> 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](http://www.cleveland.oh.us/wmv_news/jazz61.htm), accessed March 19, 2009.

<sup>i</sup> Adelstein interview, p. 4.

## National Register of Historic Places Continuation Sheet

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

County and State Cuyahoga County, Ohio

Name of multiple property listing (if applicable)

Section number 8 Page 16

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 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.<sup>li</sup> 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.<sup>lii</sup>

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.<sup>liii</sup> 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.<sup>liv</sup>

#### 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.

<sup>li</sup> Register description, Lincoln Boulevard Street Club records, 1917-1994. The club remains active as of 2009.

<sup>lii</sup> Greene interview, pp. 3-4; Adelstein interview, pp. 5-7, 9.

<sup>liii</sup> U.S. Census Bureau, Census 2000.

<sup>liv</sup> 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](http://planning.city.cleveland.oh.us/landmark/arch/pdf/CLC_architects.pdf), accessed March 18, 2009.

## National Register of Historic Places Continuation Sheet

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

County and State Cuyahoga County, Ohio

Name of multiple property listing (if applicable)

Section number 8 Page 17

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 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.<sup>iv</sup> 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. alumnus 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 Margaret Aurelius.

<sup>iv</sup> Johannesen, *Cleveland Architecture*, 108.



National Register of Historic Places Continuation Sheet

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

County and State Cuyahoga County, Ohio

Name of multiple property listing (if applicable)

Section number 8 Page 18

**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.<sup>1vi</sup> 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.

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

## National Register of Historic Places Continuation Sheet

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

County and State Cuyahoga County, Ohio

Name of multiple property listing (if applicable)

Section number 8 Page 19

### 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.<sup>1911</sup> 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

<sup>1911</sup> 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.

## National Register of Historic Places Continuation Sheet

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

County and State Cuyahoga County, Ohio

Name of multiple property listing (if applicable)

Section number 8 Page 20

catalogs are reflected in thousands of houses nationally and at least two in Forest Hill: 2135 Lamberton Road and 2895 Edgehill Road.<sup>lviii</sup> (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.<sup>lix</sup> 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.<sup>lx</sup> (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. Streator'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.

<sup>lviii</sup> 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.

<sup>lix</sup> Reiff, *Houses from Books*, 227; Goldberg, "Mail-Order Houses," p. 3.

<sup>lx</sup> 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.

## National Register of Historic Places Continuation Sheet

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

County and State Cuyahoga County, Ohio

Name of multiple property listing (if applicable)

Section number 9 Page 21

### BIBLIOGRAPHY

#### Primary Sources

Adelstein, Stanley and Hope. Interview by Amy Gomez. January 20, 2002. Cleveland Heights Oral History Project. Transcription by Marilyn Meadows in Cleveland Heights Historical Center at Superior Schoolhouse, Cleveland Heights, Ohio.

Bolmeyer, James W. (Wilmington, DE). Telephone interview by J. Mark Souther. March 12, 2009. Notes in author's possession.

*Cleveland City Directory*, 1909-1930.

Cleveland Heights Building Permits.

*Cleveland Plain Dealer*.

Cuyahoga County Auditor's Map Book (1890-1900). East Cleveland Township. Cuyahoga County Archives (CCA), Cleveland, Ohio.

Cuyahoga County Auditor's Map Book (1900-1909). East Cleveland Township. CCA.

Cuyahoga County Auditor's Map Book (1909-1918). Cleveland Heights Village, Vols. 1-2. CCA.

Cuyahoga County Recorder's Map Books, Vols. 40-42, 45, 48, 55-56. CCA.

Cuyahoga County Recorder's Office Deed Books. CCA.

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

Greene, Miriam. Interview by Deanna L. Bremer. June 24, 2002. Cleveland Heights Oral History Project. Transcription by Marilyn Meadows in Cleveland Heights Historical Center at Superior Schoolhouse, Cleveland Heights, Ohio.

*Home Sweet Home*. Cleveland: The Deming Realty Co., 1909. Copy from Walter Leedy Collection in Cleveland Heights Historical Center at Superior Schoolhouse, Cleveland Heights, Ohio.

Lincoln Boulevard Street Club records, 1917-1994 (MS. 4708). Western Reserve Historical Society Archives Library, Cleveland, Ohio.

#### Secondary Sources

Barrow, William C. "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.

Cleveland Heights Landmark Commission brochure. 9<sup>th</sup> printing. 2009.



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

Name of multiple property listing (if applicable)

Section number 9 Page 22

Fisher, Deanna Bremer, and Hugh Fisher. "The Development of Euclid Golf." *Historic Euclid Golf Allotment*, [http://www.euclidgolf.com/the\\_development\\_of\\_eg.htm](http://www.euclidgolf.com/the_development_of_eg.htm), accessed March 18, 2009.

Garvin, James L. *A Building History of Northern New England*. Lebanon, NH: University Press of New England, 2001.

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

Goldberg, Ken. "Verified and Suspected Mail-Order Houses in Cleveland Heights." PDF file, compiled January 17, 2008.

Grant W. Deming House and Carriage House. Certification of Landmark Status by the Cleveland Heights Landmark Commission. September 29, 2003.

Hamley, Kara Cathleen. "Cleveland's Park Allotment: Euclid Heights, Cleveland Heights, Ohio, and Its Designer, Ernest W. Bowditch." M.A. thesis, Cornell University, 1996.

Johannsen, Eric. *Cleveland Architecture, 1876-1976*. Cleveland: Western Reserve Historical Society, 1979.

Keiser, Robert D., Secretary, Cleveland Landmarks Commission. *Cleveland Architects Database*, [http://planning.city.cleveland.oh.us/landmark/arch/pdf/CLC\\_architects.pdf](http://planning.city.cleveland.oh.us/landmark/arch/pdf/CLC_architects.pdf), accessed March 18, 2009.

McAlester, Virginia, and Lee McAlester. *A Field Guide to American Houses*. New York: Knopf, 2006.

Morton, Marian J. *Cleveland Heights: The Making of an Urban Suburb*. The Making of America Series. Charleston, S.C.: Arcadia Publishing, 2002.

Mosbrook, Joe. "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](http://www.cleveland.oh.us/wmv_news/jazz61.htm), accessed March 19, 2009.

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.

*The Prairie School Traveler*, <http://www.prairieschooltraveler.com>, accessed March 26, 2009.

Reiff, Daniel D. *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.

"Seeing Doubles." *The City of Cleveland Heights*, [http://www.clevelandhts.com/historyarch\\_doubles.asp](http://www.clevelandhts.com/historyarch_doubles.asp), accessed April 7, 2009.

Stilgoe, John R. *Borderland: A History of the American Suburb, 1820-1939*. New Haven: Yale University Press, 1988.

Van Tassel, David D., and John J. Grabowski, eds. *The Encyclopedia of Cleveland History*, <http://ech.cwru.edu>.

## 10. Geographical Data

**Acreage of Property** 194

(Do not include previously listed resource acreage)

### UTM References

(Place additional UTM references on a continuation sheet)

A 17 451591 4595142  
Zone Easting Northing

B 17 452722 4595365  
Zone Easting Northing

C 17 452794 4594336  
Zone Easting Northing

D 17 451581 4594338  
Zone Easting Northing

### Verbal Boundary Description (describe the boundaries of the property)

The Grant W. Deming Forest Hill historic district boundaries are as follows: Beginning at the northwest corner of the property located at 2890 Euclid Heights Boulevard and proceeding eastward to include the northeast corner of the property of 2975 Lincoln Boulevard and proceeding eastward along the northern property lines of the homes located on Lincoln Boulevard. At the northeast corner of the property at 3095 Lincoln Boulevard, the boundary turns northeast along the northern boundary of 14416 Superior Road. At the northern corner of 14416 Superior Road, the boundary follows the southern side of Superior Road until it reaches the northeast corner of 14468 Superior Road. From that point, the boundary proceeds due south until it reaches Redwood Road where it turns due west and proceeds to the northeast corner of 3154 Redwood Road where it heads along the eastern line of 3154 Redwood Road. It then turns westward to the northeast corner of 3155 E. Overlook Road. The boundary proceeds south along the eastern boundary of 3155 E. Overlook Road, then heads eastward on E. Overlook to the northwest corner of 1970 Lee Road. The line then heads south jogging slightly behind the following properties on Lee Road: 1970, 2000, 2022, 2026, 2040, 2050-2066 and 2080 Lee Road. The boundary then heads due west along the line dividing the rear yards of the properties on Washington Boulevard and E. Derbyshire Road. At the northwest corner of 2918-20 E. Derbyshire Road, the boundary heads due south until it reaches Cedar Road, where it turns to the west. At the southwest corner of 12871 Cedar Road, the boundary proceeds north to the northeast corner of 2865 Derbyshire Road. From there, the boundary proceeds west to the southwest corner of 2069 Coventry Road. At that point, the boundary goes due north along Coventry Road to the northwest corner of the Coventry Library, 1925 Coventry Road. The boundary then traces the northern curved property line of the library to its southeast boundary with the dead-ended Washington Boulevard. From there, the boundary heads north along the dead-ended portion of Washington Boulevard and traces the northern boundary of Washington Boulevard until it reaches the northwest corner of 2849 Washington Boulevard. The boundary then heads northeast along the side property line of 2849 Washington Boulevard and then southeast along the properties rear property line. From there, the boundary changes direction, heading easterly along the rear yards of 2881, 2885, 2889 and part of 2895 Edgehill Road. At the boundaries intersections with the southwest corner of 2890 Euclid Heights Boulevard, it then heads north to the point where it started.

### Boundary Justification (explain why the boundaries were selected)

The boundaries conform almost completely to those established when the F. A. Pease Engineering Company platted the Forest Hill Allotment. The only deviations are the exclusion of the properties facing Lee Road on the eastern flank of the district and the property surrounding the former Coventry Elementary School on the northwestern corner of the original allotment. Lee Road properties are excluded because the original lots were redrawn for sale to commercial enterprises, most of whose buildings date to the period after World War II. They do not reflect Deming's vision of Forest Hill as a planned residential development. The exclusion of the Coventry Elementary School property is justified because the building dates to the 1970s (and because its predecessor building was not part of Deming's original plan and, indeed, drew fire from citizens who decried the loss of much of the forested Dugway Brook ravine its construction obliterated).

## 11. Form Prepared By

name/title J. Mark Souther, Ph.D.

organization \_\_\_\_\_ date September 1, 2009



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

Cleveland Heights, Cuyahoga County, Ohio  
County and State

street & number 3119 Lincoln Blvd. telephone 216-321-4287  
city or town Cleveland Heights state OH zip code 44118  
e-mail m.souther@csuohio.edu

---

### **Additional Documentation**

Submit the following items with the completed form:

- **Maps:** A **USGS map** (7.5 or 15 minute series) indicating the property's location.  
A **Sketch map** for historic districts and properties having large acreage or numerous resources. Key all photographs to this map.
- **Continuation Sheets**
- **Additional items:** (Check with the SHPO or FPO for any additional items)

---

### **Photographs:**

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

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

**City or Vicinity:** Cleveland Heights

**County:** Cuyahoga      **State:** Ohio

**Photographer:** J. Mark Souther

### **Date Photographed:**

Photos 6, 8-12, 16-18, 20-21, 23-25, 27-30, 34-35: June-July 2008

Photo 2: February 2009

Photos 1, 3-5, 7, 13-15, 19, 22, 26, 31-33: May 2009

### **Description of Photograph(s) and number:**

- 1 of 38. East Overlook Road, looking east between Coventry Road and Washington Boulevard, suggests the curvilinear plan of the western portion of the allotment. Reference file:  
OH\_CuyahogaCounty\_Deming'sForestHillHD\_0001.TIFF
- 2 of 38. Lincoln Boulevard, looking west from Parkway Drive, illustrates one of two ways that builders responded to the allotment's curvilinear streets. While some lots trace the curvature of such streets in fanlike fashion, others, such as these on the south side of Lincoln's eastern end, maintain their cardinal orientation, resulting in homes that are situated at an angle in relation to the street. This row of houses creates an impressive effect in which each home's front elevation is visible from the street's entrance. Reference file:  
OH\_CuyahogaCounty\_Deming'sForestHillHD\_0002.TIFF
- 3 of 38. Edgehill Road, looking east from Woodward Avenue, is among the straight streets in the eastern portion of the allotment. Reference file: OH\_CuyahogaCounty\_Deming'sForestHillHD\_0003.TIFF

- 4 of 38. Washington Boulevard retains its landscaped median strip. It was envisioned as the "grand boulevard" of the allotment but was slow to develop until after World War I. Reference file:  
OH\_CuyahogaCounty\_Deming'sForestHillHD\_0004.TIFF
- 5 of 38. Remnants of the Dugway Brook ravine remain in the western part of the allotment, including this segment seen on the north side of East Overlook Road between Coventry Road and Washington Boulevard. Reference file:  
OH\_CuyahogaCounty\_Deming'sForestHillHD\_0005.TIFF
- 6 of 38. 1954 Woodward Avenue/2951 East Overlook Road. This two-family house stands at the corner of Woodward Avenue and East Overlook Road. This view is of its East Overlook elevation. It is one of 33 two-family houses in the allotment. Reference file: OH\_CuyahogaCounty\_Deming'sForestHillHD\_0006.TIFF
- 7 of 38. 2938 Berkshire Road. Reference file: OH\_CuyahogaCounty\_Deming'sForestHillHD\_0007.TIFF
- 8 of 38. 2120 Lamberton Road. Reference file: OH\_CuyahogaCounty\_Deming'sForestHillHD\_0008.TIFF
- 9 of 38. 2889 Washington Boulevard. Reference file: OH\_CuyahogaCounty\_Deming'sForestHillHD\_0009.TIFF
- 10 of 38. 2813 Edgehill Road. Reference file: OH\_CuyahogaCounty\_Deming'sForestHillHD\_0010.TIFF
- 11 of 38. 2970 Edgehill Road. Reference file: OH\_CuyahogaCounty\_Deming'sForestHillHD\_0011.TIFF
- 12 of 38. 3090 Lincoln Boulevard. Reference file: OH\_CuyahogaCounty\_Deming'sForestHillHD\_0012.TIFF
- 13 of 38. 3119 Lincoln Boulevard. Reference file: OH\_CuyahogaCounty\_Deming'sForestHillHD\_0013.TIFF
- 14 of 38. 2917 East Overlook Road. Reference file: OH\_CuyahogaCounty\_Deming'sForestHillHD\_0014.TIFF
- 15 of 38. 3057 Washington Boulevard. Reference file: OH\_CuyahogaCounty\_Deming'sForestHillHD\_0015.TIFF
- 16 of 38. 2840 Berkshire Road. Reference file: OH\_CuyahogaCounty\_Deming'sForestHillHD\_0016.TIFF
- 17 of 38. 2810 East Overlook Road. Reference file: OH\_CuyahogaCounty\_Deming'sForestHillHD\_0017.TIFF
- 18 of 38. 2842 East Overlook Road. Reference file: OH\_CuyahogaCounty\_Deming'sForestHillHD\_0018.TIFF
- 19 of 38. 2976 Lincoln Boulevard. This imposing Tudor Revival house, the second oldest structure in Grant Deming's Forest Hill, stands at one of the two original marked entrances to the allotment and takes advantage of its curved corner lot to maximize its visual impact when one approaches the fork in the two streets. Reference file:  
OH\_CuyahogaCounty\_Deming'sForestHillHD\_0019.TIFF
- 20 of 38. 2976 Lincoln Boulevard. OH\_CuyahogaCounty\_Deming'sForestHillHD\_0020.TIFF
- 21 of 38. 3131 Washington Boulevard. Reference file: OH\_CuyahogaCounty\_Deming'sForestHillHD\_0021.TIFF
- 22 of 38. 2075 Lamberton Road. Reference file: OH\_CuyahogaCounty\_Deming'sForestHillHD\_0022.TIFF
- 23 of 38. 2956 Washington Boulevard. This Prairie School-influenced house, built in 1913 for Frederick C. Werk, is among the few Prairie-style residences in Cleveland Heights. Reference file:  
OH\_CuyahogaCounty\_Deming'sForestHillHD\_0023.TIFF
- 24 of 38. 1929 Coventry Road. Reference file: OH\_CuyahogaCounty\_Deming'sForestHillHD\_0024.TIFF
- 25 of 38. 1999 Coventry Road. Reference file: OH\_CuyahogaCounty\_Deming'sForestHillHD\_0025.TIFF
- 26 of 38. 3044 Washington Boulevard. Reference file: OH\_CuyahogaCounty\_Deming'sForestHillHD\_0026.TIFF
- 27 of 38. 2832 Berkshire Road. Reference file: OH\_CuyahogaCounty\_Deming'sForestHillHD\_0027.TIFF

- 28 of 38. 2900 Edgehill Road. Reference file: OH\_CuyahogaCounty\_Deming'sForestHillHD\_0028.TIFF
- 29 of 38. 2115 Lamberton Road. Reference file: OH\_CuyahogaCounty\_Deming'sForestHillHD\_0029.TIFF
- 30 of 38. 3015 Lincoln Boulevard. Reference file: OH\_CuyahogaCounty\_Deming'sForestHillHD\_0030.TIFF
- 31 of 38. 3154 Redwood Road. Grant W. Deming built this house as his family homestead in 1909. It is unusual in Forest Hill because it reflects a late Victorian idiom more commonly found in older urban neighborhoods with homes constructed around the turn of the twentieth century. Reference file:  
OH\_CuyahogaCounty\_Deming'sForestHillHD\_0031.TIFF
- 32 of 38. Carriage house behind Grant W. Deming home (see above). Reference file:  
OH\_CuyahogaCounty\_Deming'sForestHillHD\_0032.TIFF
- 33 of 38. 2956 East Overlook Road. This Swiss Chalet-influenced Craftsman house is one of two known designs by architect George H. Burrows in Deming's Forest Hill. Burrows designed nearly one thousand homes in the Heights in the early twentieth century. Reference file:  
OH\_CuyahogaCounty\_Deming'sForestHillHD\_0033.TIFF
- 34 of 38. 2895 Edgehill Road. This home is one of two nearly identical houses built from plans ordered from the Radford Architectural Company. Reference file: OH\_CuyahogaCounty\_Deming'sForestHillHD\_0034.TIFF
- 35 of 38. 3160 East Overlook Road. This home reflects a Wood Homes Bureau design book plan. The Wood Homes Bureau was a Cleveland-based company. Reference file:  
OH\_CuyahogaCounty\_Deming'sForestHillHD\_0035.TIFF
- 36 of 38. 2076 Lamberton. This home is representative of the non-contributing resources found within the district. Reference file: OH\_CuyahogaCounty\_Deming'sForestHillHD\_0036.TIFF
- 37 of 38. 3011 Bershire. This home is another example of a non-contributing resource. Reference file:  
OH\_CuyahogaCounty\_Deming'sForestHillHD\_0037.TIFF
- 38 of 38. 3119 Lincoln Blvd. This garage is a representative example of non-contributing replacement garages found within the district. Reference file: OH\_CuyahogaCounty\_Deming'sForestHillHD\_0038.TIFF

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

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



## National Register of Historic Places Continuation Sheet

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

County and State Cuyahoga County, Ohio

Name of multiple property listing (if applicable)

Additional item

23

### 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.

Grant Deming's Forest Hill Allotment Historic District  
Cuyahoga County, Ohio

Address	Year	Status	Style	Secondary Style(s)	Garage
2813 Berkshire	1916	C	Colonial Revival		NC
2816 Berkshire	1921	C	Colonial Revival		C
2822 Berkshire	1922	C	Colonial Revival	Craftsman	C
2828 Berkshire	1994	NC	Modern		A
2832 Berkshire	1919	C	Neoclassical Revival		C
2835 Berkshire	1916	C	Colonial Revival		NC
2840 Berkshire	1920	C	Tudor Revival		C
2841 Berkshire	1920	C	Colonial Revival		C
2847 Berkshire	1919	C	Colonial Revival		A
2850 Berkshire	1917	C	Tudor Revival		C
2853 Berkshire	1918	C	Colonial Revival		C
2858 Berkshire	1926	C	Tudor Revival		A
2861 Berkshire	1920	C	Colonial Revival		C
2862 Berkshire	1927	C	Colonial Revival		A
2869 Berkshire	1920	C	Colonial Revival		C
2870 Berkshire	1916	C	Tudor Revival		A
2880 Berkshire	1951	NC	Modern		A
2881 Berkshire	1919	C	Colonial Revival		C
2887 Berkshire	1923	C	Tudor Revival		C
2893 Berkshire	1923	C	Tudor Revival		C
2897 Berkshire	1923	C	Tudor Revival		C
2905 Berkshire	1923	C	Colonial Revival		C
2918 Berkshire	1938	C	Colonial Revival		A
2925 Berkshire	1916	C	Colonial Revival		A
2933 Berkshire	1925	C	Tudor Revival		A
2938 Berkshire	1923	C	Craftsman	Tudor Revival	A
2939 Berkshire	1914	C	Colonial Revival		NC
2940 Berkshire	1924	C	Colonial Revival		C
2943 Berkshire	1914	C	Colonial Revival		NC
2946 Berkshire	1913	C	Tudor Revival	Craftsman	C
2950 Berkshire	1918	C	Colonial Revival		C
2953 Berkshire	1911	C	Colonial Revival		C
2955 Berkshire	1914	C	Colonial Revival		C
2960 Berkshire	1919	C	Colonial Revival		C
2970 Berkshire	1919	C	Colonial Revival		A

Grant Deming's Forest Hill Allotment Historic District  
Cuyahoga County, Ohio

Address	Year	Status	Style	Secondary Style(s)	Garage
2971 Berkshire	1920	C	Craftsman		A
2974 Berkshire	1919	C	Colonial Revival	Craftsman	C
2980 Berkshire	1921	C	Colonial Revival	Craftsman	C
2981 Berkshire	1919	C	Colonial Revival		C
2986 Berkshire	1916	C	Colonial Revival	Craftsman	NC
2987 Berkshire	1919	C	Colonial Revival		NC
2990 Berkshire	1917	C	Bungalow	Craftsman	C
2991 Berkshire	1964	NC	Colonial Revival		NC
2995 Berkshire	1915	C	Eclectic	Craftsman	C
2996 Berkshire	1919	C	Colonial Revival		C
3000 Berkshire	1919	C	Colonial Revival		C
3001 Berkshire	1915	C	Colonial Revival		C
3006 Berkshire	1917	C	Colonial Revival	Craftsman	NC
3007 Berkshire	1911	C	Colonial Revival	Shingle Style	C
3010 Berkshire	1917	C	Colonial Revival	Craftsman	NC
3011 Berkshire	1964	NC	Colonial Revival		NC
3014 Berkshire	1919	C	Colonial Revival	Craftsman	C
3015 Berkshire	1911	C	Colonial Revival		C
3020 Berkshire	1916	C	Colonial Revival		C
3021 Berkshire	1919	C	Colonial Revival		C
3024 Berkshire	1916	C	Eclectic	Colonial Revival	C
3027 Berkshire	1919	C	Colonial Revival		C
3030 Berkshire	1921	C	Colonial Revival	Craftsman	C
3031 Berkshire	1919	C	Colonial Revival	Craftsman	NC
3034 Berkshire	1919	C	Colonial Revival	Craftsman	NC
3035 Berkshire	1918	C	Colonial Revival		NC
3040 Berkshire	1919	C	Colonial Revival	Craftsman	NC
3041 Berkshire	1921	C	Colonial Revival	Craftsman	NC
3044 Berkshire	1919	C	Colonial Revival	Craftsman	C
3049 Berkshire	1919	C	Colonial Revival	Craftsman	NC
3050 Berkshire	1920	C	Colonial Revival		NC
3055 Berkshire	1919	C	Colonial Revival		C
3056 Berkshire	1915	C	Colonial Revival	Craftsman	NC
3059 Berkshire	1917	C	Colonial Revival		C
3060 Berkshire	1920	C	Colonial Revival	Craftsman	C



Grant Deming's Forest Hill Allotment Historic District  
Cuyahoga County, Ohio

Address	Year	Status	Style	Secondary Style(s)	Garage
3064 Berkshire/2000 Cottage Grove	1914	C	Craftsman		C
3065 Berkshire/1984 Cottage Grove	1915	C	Eclectic	Craftsman	NC
3074 Berkshire/2011 Cottage Grove	1920	C	Colonial Revival	Craftsman	NC
3075 Berkshire/1987 Cottage Grove	1915	C	Craftsman	Colonial Revival	C
3078 Berkshire	1919	C	Colonial Revival		NC
3079 Berkshire	1919	C	Bungalow	Craftsman	C
3084 Berkshire	1919	C	Colonial Revival		NC
3085 Berkshire	1923	C	Colonial Revival		NC
3090 Berkshire	1919	C	Colonial Revival		NC
3091 Berkshire	1922	C	Colonial Revival		NC
3094 Berkshire	1925	C	Colonial Revival	Craftsman	NC
3095 Berkshire	1919	C	Colonial Revival		C
3098 Berkshire	1915	C	Colonial Revival	American Foursquare	NC
3101 Berkshire	1913	C	Eclectic	Craftsman	C
3105 Berkshire	1916	C	Eclectic	Craftsman	NC
3108 Berkshire	1913	C	Eclectic	Colonial Revival; Craftsman	C
3111 Berkshire	1921	C	Colonial Revival		C
3114 Berkshire	1919	C	Colonial Revival		C
3115 Berkshire	1919	C	Eclectic	Craftsman	C
3118 Berkshire	1916	C	Eclectic	Craftsman	C
3121 Berkshire	1916	C	Colonial Revival	Craftsman	C
3124 Berkshire	1913	C	Prairie		C
3125 Berkshire	1915	C	Colonial Revival		C
3129 Berkshire	1917	C	Colonial Revival		NC
3134 Berkshire	1919	C	Colonial Revival		C
3135 Berkshire	1919	C	Craftsman		C
3139 Berkshire	1921	C	Bungalow	Craftsman	C
3140 Berkshire	1919	C	Colonial Revival		NC
3144 Berkshire	1919	C	Colonial Revival		C
3145 Berkshire	1919	C	Colonial Revival		C
3148 Berkshire	1917	C	Bungalow	Craftsman	C
3149 Berkshire	1922	C	Colonial Revival		C
3154 Berkshire	1914	C	Colonial Revival		NC
3155 Berkshire	1916	C	Eclectic	Craftsman	C
3158 Berkshire	1919	C	Colonial Revival		NC

Grant Deming's Forest Hill Allotment Historic District  
Cuyahoga County, Ohio

Address	Year	Status	Style	Secondary Style(s)	Garage
3159 Berkshire	1921	C	Bungalow	Craftsman	NC
3164 Berkshire	1920	C	Colonial Revival		NC
3165 Berkshire	1913	C	Colonial Revival	Craftsman	C
3169 Berkshire	1922	C	Colonial Revival		NC
3170 Berkshire	1915	C	Colonial Revival		C
3173 Berkshire	1923	C	Colonial Revival		C
3174 Berkshire	1928	C	Craftsman		C
12871 Cedar	1924	C	Eclectic	Tudor Revival; Craftsman	C
12911 Cedar	1919	C	Colonial Revival	Craftsman	C
1955 Cottage Grove/3075 E. Overlook	1917	C	Colonial Revival		C
1925 Coventry	1926	C	Tudor Revival		N/A (library)
1929 Coventry	1922	C	Italian Renaissance		C
1935 Coventry	1921	C	Colonial Revival		C
1955 Coventry	1917	C	Tudor Revival		A
1999 Coventry	1917	C	Italian Renaissance		C
2045 Coventry	1923	C	Tudor Revival	Craftsman	A
2069 Coventry	1920	C	Colonial Revival		C
2804 E. Overlook	1917	C	Eclectic	Craftsman	C
2810 E. Overlook	1927	C	Tudor Revival		A
2814 E. Overlook	1930	C	Tudor Revival		A
2824 E. Overlook	1927	C	Tudor Revival		A
2830 E. Overlook	1927	C	Tudor Revival		A
2836 E. Overlook	1926	C	Tudor Revival		A
2837 E. Overlook	1936	C	Prairie	Craftsman	A
2842 E. Overlook	1926	C	Tudor Revival		A
2845 E. Overlook	1919	C	Colonial Revival		A
2848 E. Overlook	1926	C	Tudor Revival		A
2851 E. Overlook	1925	C	Tudor Revival		C
2854 E. Overlook	1924	C	Eclectic	Craftsman; Tudor Revival	A
2857 E. Overlook	1924	C	Prairie	Craftsman	C
2860 E. Overlook	1924	C	Craftsman	Tudor Revival	A
2863 E. Overlook	1922	C	Colonial Revival	Tudor Revival	C
2864 E. Overlook	1922	C	Colonial Revival		C
2870 E. Overlook	1920	C	Neoclassical Revival		NC
2881 E. Overlook	1922	C	Craftsman	Tudor Revival	C

Grant Deming's Forest Hill Allotment Historic District  
Cuyahoga County, Ohio

Address	Year	Status	Style	Secondary Style(s)	Garage
2900 E. Overlook	1920	C	Bungalow	Craftsman	CH
2905 E. Overlook	1918	C	Colonial Revival		C
2908 E. Overlook	1972	NC	Modern		A
2911 E. Overlook	1919	C	Colonial Revival		C
2916 E. Overlook	1913	C	Colonial Revival		C
2917 E. Overlook	1913	C	Colonial Revival		C
2924 E. Overlook	1912	C	Colonial Revival		CH
2925 E. Overlook	1919	C	Colonial Revival	Craftsman	NC
2929 E. Overlook	1918	C	Colonial Revival	Craftsman	NC
2933 E. Overlook	1916	C	Colonial Revival	Craftsman	NC
2936 E. Overlook	1919	C	Colonial Revival		NC
2939 E. Overlook	1919	C	Eclectic	Tudor Revival	C
2940 E. Overlook	1912	C	Craftsman	Tudor Revival	NC
2943 E. Overlook	1912	C	Colonial Revival		NC
2946 E. Overlook	1911	C	Craftsman		C
2956 E. Overlook	1915	C	Craftsman		NC
2972 E. Overlook	1913	C	Eclectic	Colonial Revival	C
2973 E. Overlook	1916	C	Colonial Revival		C
2976 E. Overlook	1915	C	Colonial Revival		NC
2977 E. Overlook	1916	C	Colonial Revival		C
2980 E. Overlook	1912	C	Colonial Revival		NC
2981 E. Overlook	1912	C	Colonial Revival		C
2986 E. Overlook	1912	C	Craftsman		NC
2987 E. Overlook	1910	C	Craftsman		C
2990 E. Overlook	1916	C	Colonial Revival	Craftsman	C
2991 E. Overlook	1910	C	Colonial Revival		NC
2995 E. Overlook	1912	C	Eclectic	Craftsman; Tudor Revival	C
2996 E. Overlook	1941	C	Bungalow	Craftsman	C
3000 E. Overlook	1915	C	Colonial Revival		C
3001 E. Overlook	1911	C	Colonial Revival		C
3004 E. Overlook	1921	C	Colonial Revival	Craftsman	C
3007 E. Overlook	1914	C	Craftsman		C
3010 E. Overlook	1915	C	Prairie	Colonial Revival	C
3011 E. Overlook	1919	C	Colonial Revival		NC
3014 E. Overlook	1912	C	Colonial Revival		NC



Grant Deming's Forest Hill Allotment Historic District  
Cuyahoga County, Ohio

Address	Year	Status	Style	Secondary Style(s)	Garage
3015 E. Overlook	1916	C	Colonial Revival	Craftsman	C
3018 E. Overlook	1920	C	Colonial Revival		A
3021 E. Overlook	1915	C	Colonial Revival		C
3024 E. Overlook	1913	C	Colonial Revival	Craftsman	NC
3025 E. Overlook	1912	C	Eclectic	Craftsman	A
3030 E. Overlook	1914	C	Eclectic	Craftsman	C
3031 E. Overlook	1912	C	Colonial Revival		C
3034 E. Overlook	1916	C	Craftsman	Colonial Revival; Tudor Revival	NC
3037 E. Overlook	1912	C	Colonial Revival	Craftsman	C
3040 E. Overlook	1916	C	Colonial Revival		C
3041 E. Overlook	1921	C	Colonial Revival	Craftsman	C
3045 E. Overlook	1917	C	Colonial Revival		C
3046 E. Overlook	1915	C	Colonial Revival	Craftsman	NC
3050 E. Overlook	1914	C	Eclectic	Colonial Revival	C
3051 E. Overlook	1919	C	Colonial Revival		NC
3054 E. Overlook	1920	C	Colonial Revival		C
3057 E. Overlook	1912	C	Colonial Revival		C
3060 E. Overlook	1920	C	Colonial Revival		NC
3061 E. Overlook	1915	C	Eclectic	Colonial Revival	C
3065 E. Overlook/1954 Cottage Grove	1920	C	Colonial Revival	Prairie	C
3066 E. Overlook/1970 Cottage Grove	1915	C	Colonial Revival	Craftsman	C
3074 E. Overlook/1971 Cottage Grove	1925	C	Colonial Revival	Craftsman	C
3079 E. Overlook	1917	C	Colonial Revival		C
3080 E. Overlook	1919	C	Colonial Revival		C
3084 E. Overlook	1916	C	Eclectic	Craftsman	C
3085 E. Overlook	1919	C	Eclectic	Craftsman; Colonial Revival	NC
3089 E. Overlook	1919	C	Colonial Revival		C
3090 E. Overlook	1916	C	Colonial Revival		C
3094 E. Overlook	1916	C	Colonial Revival		C
3095 E. Overlook	1911	C	Bungalow	Craftsman	C
3099 E. Overlook	1917	C	Colonial Revival		C
3100 E. Overlook	1921	C	Colonial Revival		C
3105 E. Overlook	1915	C	Bungalow	Craftsman	NC
3106 E. Overlook	1919	C	Eclectic	Craftsman	A
3108 E. Overlook	1919	C	Colonial Revival		C

Grant Deming's Forest Hill Allotment Historic District  
Cuyahoga County, Ohio

Address	Year	Status	Style	Secondary Style(s)	Garage
3111 E. Overlook	1919	C	Colonial Revival		C
3114 E. Overlook	1919	C	Colonial Revival	Craftsman	C
3115 E. Overlook	1916	C	Colonial Revival		C
3118 E. Overlook	1919	C	Colonial Revival		C
3119 E. Overlook	1917	C	Colonial Revival		C
3123 E. Overlook	1917	C	Colonial Revival		NC
3124 E. Overlook	1919	C	Colonial Revival		C
3125 E. Overlook	1919	C	Prairie		C
3130 E. Overlook	1919	C	Eclectic	Craftsman	A
3134 E. Overlook	1919	C	Eclectic	Craftsman	C
3139 E. Overlook/1945 Parkway	1912	C	Eclectic	Craftsman	C
3140 E. Overlook	1912	C	Colonial Revival		C
3144 E. Overlook	1921	C	Bungalow	Craftsman	NC
3145 E. Overlook	1912	C	Eclectic	Craftsman	NC
3148 E. Overlook	1922	C	Colonial Revival		NC
3149 E. Overlook	1953	NC	Modern		NC
3154 E. Overlook	1923	C	Colonial Revival		C
3155 E. Overlook	1917	C	Colonial Revival		C
3160 E. Overlook	1923	C	Tudor Revival		C
3164 E. Overlook	1918	C	Colonial Revival		C
3170 E. Overlook	1916	C	Colonial Revival	Craftsman	NC
3174 E. Overlook	1921	C	Bungalow	Craftsman	NC
2813 Edgehill	1913	C	Colonial Revival	Craftsman	C
2816 Edgehill	1925	C	Colonial Revival		NC
2821 Edgehill	1913	C	Colonial Revival		A
2822 Edgehill	1913	C	Colonial Revival	Craftsman	C
2828 Edgehill	1913	C	Tudor Revival	Craftsman	A
2831 Edgehill	1921	C	Colonial Revival	Craftsman	A
2832 Edgehill	1915	C	Colonial Revival		A
2843 Edgehill	1919	C	Colonial Revival		C
2851 Edgehill	1921	C	Colonial Revival		C
2880 Edgehill	1920	C	Colonial Revival		C
2881 Edgehill	1916	C	Colonial Revival	Craftsman	C
2884 Edgehill	1920	C	Colonial Revival		C
2885 Edgehill	1916	C	Eclectic	Tudor Revival; Craftsman	C

Grant Deming's Forest Hill Allotment Historic District  
Cuyahoga County, Ohio

Address	Year	Status	Style	Secondary Style(s)	Garage
2889 Edgehill	1919	C	Eclectic	Craftsman	C
2890 Edgehill	1936	C	Colonial Revival		C
2894 Edgehill	1920	C	Colonial Revival		NC
2895 Edgehill	1919	C	Eclectic	Craftsman	C
2900 Edgehill	1919	C	Eclectic	Prairie; Craftsman	C
2903 Edgehill	1913	C	Colonial Revival		C
2904 Edgehill	1913	C	Colonial Revival		C
2905 Edgehill	1913	C	Colonial Revival	Craftsman	C
2909 Edgehill	1916	C	Colonial Revival	Craftsman	C
2910 Edgehill	1915	C	Colonial Revival		C
2915 Edgehill	1913	C	Colonial Revival		NC
2916 Edgehill	1915	C	Colonial Revival	Craftsman	C
2917 Edgehill	1919	C	Colonial Revival		NC
2924 Edgehill	1916	C	Colonial Revival		NC
2925 Edgehill	1913	C	Eclectic	Craftsman	C
2929 Edgehill	1913	C	Colonial Revival	Craftsman	C
2930 Edgehill	1916	C	Colonial Revival		C
2933 Edgehill	1917	C	Colonial Revival		C
2936 Edgehill	1916	C	Colonial Revival	Craftsman	C
2937 Edgehill	1917	C	Colonial Revival		C
2942 Edgehill	1915	C	Colonial Revival	Craftsman	C
2943 Edgehill	1921	C	Colonial Revival		C
2955 Edgehill	1920	C	Colonial Revival		C
2970 Edgehill	1915	C	Colonial Revival		NC
2971 Edgehill	1920	C	Colonial Revival		NC
2973 Edgehill	1920	C	Colonial Revival		NC
2976 Edgehill	1916	C	Colonial Revival		NC
2980 Edgehill	1915	C	Colonial Revival		C
2981 Edgehill	1911	C	Colonial Revival		NC
2986 Edgehill	1915	C	Colonial Revival		C
2987 Edgehill	1918	C	Colonial Revival		C
2990 Edgehill	1916	C	Eclectic	Craftsman	NC
2991 Edgehill	1918	C	Colonial Revival		C
2995 Edgehill	1915	C	Colonial Revival		C
2996 Edgehill	1915	C	Colonial Revival		C



Grant Deming's Forest Hill Allotment Historic District  
Cuyahoga County, Ohio

Address	Year	Status	Style	Secondary Style(s)	Garage
2999 Edgehill	1915	C	Bungalow	Craftsman	C
3000 Edgehill	1916	C	Colonial Revival		C
3003 Edgehill	1915	C	Colonial Revival	Craftsman	NC
3006 Edgehill	1914	C	Colonial Revival	Craftsman	C
3007 Edgehill	1916	C	Spanish Eclectic	Prairie	C
3010 Edgehill	1916	C	Colonial Revival		C
3011 Edgehill	1916	C	Colonial Revival		C
3014 Edgehill	1916	C	Colonial Revival	American Foursquare	NC
3015 Edgehill	1916	C	Colonial Revival		NC
3019 Edgehill	1915	C	Colonial Revival		C
3020 Edgehill	1915	C	Colonial Revival		NC
3023 Edgehill	1922	C	Colonial Revival		C
3024 Edgehill	1913	C	Colonial Revival		C
3027 Edgehill	1919	C	Bungalow	Craftsman	C
3030 Edgehill	1916	C	Colonial Revival		NC
3033 Edgehill	1918	C	Colonial Revival		C
3034 Edgehill	1911	C	Colonial Revival		NC
3037 Edgehill	1920	C	Colonial Revival		NC
3040 Edgehill	1917	C	Colonial Revival		C
3041 Edgehill	1915	C	Colonial Revival		C
3044 Edgehill	1919	C	Colonial Revival	Craftsman	NC
3047 Edgehill	1917	C	Eclectic	Craftsman	C
3050 Edgehill	1917	C	Colonial Revival	American Foursquare	NC
3053 Edgehill	1917	C	Eclectic	Craftsman	NC
3054 Edgehill	1916	C	Colonial Revival	Craftsman	C
3057 Edgehill	1917	C	Colonial Revival		NC
3060 Edgehill	1918	C	Bungalow	Craftsman	C
3063 Edgehill	1911	C	Colonial Revival		C
3064 Edgehill	1921	C	Bungalow	Craftsman	NC
3073-5 Edgehill	1914	C	Colonial Revival	Craftsman	C
3076 Edgehill	1921	C	Colonial Revival		C
3078 Edgehill	1921	C	Colonial Revival		C
3083 Edgehill	1917	C	Bungalow	Craftsman	C
3084 Edgehill	1921	C	Colonial Revival		C
3087 Edgehill	1917	C	Bungalow	Craftsman	C

Grant Deming's Forest Hill Allotment Historic District  
Cuyahoga County, Ohio

Address	Year	Status	Style	Secondary Style(s)	Garage
3088 Edgehill	1919	C	Colonial Revival		C
3093 Edgehill	1919	C	Colonial Revival		C
3096 Edgehill	1921	C	Bungalow	Craftsman	NC
3099 Edgehill	1917	C	Colonial Revival		NC
3100 Edgehill	1921	C	Colonial Revival	Craftsman	C
3103 Edgehill	1916	C	Colonial Revival	American Foursquare	C
3104 Edgehill	1916	C	Colonial Revival	Craftsman	NC
3107 Edgehill	1915	C	Colonial Revival	Craftsman	C
3108 Edgehill	1922	C	Colonial Revival		NC
3113 Edgehill	1921	C	Colonial Revival	Craftsman	C
3114 Edgehill	1921	C	Colonial Revival	Craftsman	NC
3115 Edgehill	1914	C	Tudor Revival	Craftsman	NC
3118 Edgehill	1920	C	Colonial Revival		C
3122 Edgehill	1916	C	Bungalow	Craftsman	C
3124 Edgehill/1938 Parkway	1919	C	Bungalow	Craftsman	C
3125 Edgehill/1930 Parkway	1916	C	Colonial Revival	Craftsman	C
2890 Euclid Heights	1919	C	Craftsman	Tudor Revival	A
2910 Euclid Heights	1921	C	Tudor Revival		A
2940 Euclid Heights	1921	C	Colonial Revival		C
1900 Forest View	1925	C	Colonial Revival	Craftsman	C
1901 Forest View	1924	C	Colonial Revival	Craftsman	C
1905 Forest View	1922	C	Colonial Revival		NC
1906 Forest View	1921	C	Colonial Revival		NC
1911 Forest View	1923	C	Colonial Revival		C
1912 Forest View	1924	C	Colonial Revival		NC
2055 Lamberton	1923	C	Tudor Revival		C
2065 Lamberton	1921	C	Craftsman	Tudor Revival	C
2075 Lamberton	1913	C	Prairie		NC
2076 Lamberton	1955	NC	Modern		A
2081 Lamberton	1913	C	Colonial Revival	Craftsman	NC
2084 Lamberton	1923	C	Tudor Revival		C
2085 Lamberton	1918	C	Colonial Revival	Craftsman	C
2091 Lamberton	1923	C	Italian Renaissance		C
2094 Lamberton	1917	C	Colonial Revival	Craftsman	C
2099 Lamberton	1920	C	Bungalow	Craftsman	C

Grant Deming's Forest Hill Allotment Historic District  
Cuyahoga County, Ohio

Address	Year	Status	Style	Secondary Style(s)	Garage
2102 Lamberton	1924	C	Colonial Revival		C
2108 Lamberton	1924	C	Colonial Revival		C
2114 Lamberton	1924	C	Colonial Revival		C
2115 Lamberton	1921	C	Eclectic	Craftsman; Tudor Revival	A
2120 Lamberton	1919	C	Bungalow	Craftsman	C
2121 Lamberton	1919	C	Bungalow	Craftsman	C
2124 Lamberton	1924	C	Colonial Revival	Tudor Revival	A
2125 Lamberton	1919	C	Bungalow	Craftsman	C
2128 Lamberton	1920	C	Bungalow	Craftsman	C
2129 Lamberton	1924	C	Tudor Revival		C
2135 Lamberton	1918	C	Eclectic	Craftsman	NC
2140 Lamberton	1948	NC	Modern		NC
2975 Lincoln	1959	NC	Postwar Bungalow	Colonial Revival	A
2976 Lincoln	1910	C	Tudor Revival	Craftsman	A
2981 Lincoln	1922	C	Colonial Revival		C
2987 Lincoln	1910	C	Italian Renaissance		C
2988 Lincoln	1911	C	Colonial Revival	Craftsman	NC
2992 Lincoln	1910	C	Colonial Revival	American Foursquare	C
2995 Lincoln	1919	C	Craftsman	Tudor Revival	NC
2996 Lincoln	1917	C	Tudor Revival		C
3000 Lincoln	1911	C	Colonial Revival	Prairie	C
3003 Lincoln	1918	C	Colonial Revival	Craftsman	C
3006 Lincoln	1921	C	Colonial Revival		C
3009 Lincoln	1913	C	Colonial Revival	Craftsman	NC
3012 Lincoln	1923	C	Bungalow	Craftsman	C
3015 Lincoln	1913	C	Eclectic	Prairie; Colonial Revival; Craftsman	C
3016 Lincoln	1919	C	Colonial Revival		NC
3021 Lincoln	1917	C	Colonial Revival	American Foursquare	C
3022 Lincoln	1917	C	Colonial Revival		C
3025 Lincoln	1916	C	Colonial Revival		C
3026 Lincoln	1917	C	Colonial Revival	Craftsman	C
3030 Lincoln	1919	C	Colonial Revival		C
3031 Lincoln	1916	C	Colonial Revival		C
3035 Lincoln	1916	C	Colonial Revival		C
3040 Lincoln	1919	C	Colonial Revival		C



Grant Deming's Forest Hill Allotment Historic District  
Cuyahoga County, Ohio

Address	Year	Status	Style	Secondary Style(s)	Garage
3041 Lincoln	1917	C	Colonial Revival	Craftsman	C
3042 Lincoln	1916	C	Colonial Revival		C
3045 Lincoln	1916	C	Tudor Revival	Colonial Revival	C
3046 Lincoln	1909	C	Tudor Revival	Craftsman	NC
3048 Lincoln	1913	C	Eclectic	Craftsman	NC
3050 Lincoln	1909	C	Colonial Revival		NC
3051 Lincoln	1919	C	Colonial Revival		NC
3055 Lincoln	1910	C	Craftsman		NC
3061 Lincoln	1916	C	Colonial Revival		NC
3064 Lincoln	1913	C	Colonial Revival		C
3065 Lincoln	1913	C	Colonial Revival		NC
3069 Lincoln	1916	C	Colonial Revival		NC
3075 Lincoln	1917	C	Colonial Revival	Craftsman	NC
3076 Lincoln	1915	C	Colonial Revival	Craftsman	C
3081 Lincoln	1919	C	Colonial Revival	Craftsman	C
3082 Lincoln	1914	C	Colonial Revival	Craftsman	NC
3085 Lincoln	1916	C	Tudor Revival	Craftsman	C
3086 Lincoln	1921	C	Colonial Revival		NC
3090 Lincoln	1911	C	Colonial Revival	Shingle Style	NC
3091 Lincoln	1919	C	Colonial Revival		C
3095 Lincoln	1913	C	Colonial Revival	Craftsman	NC
3098 Lincoln	1911	C	Colonial Revival		C
3101 Lincoln	1916	C	Colonial Revival	Craftsman	NC
3104 Lincoln	1915	C	Colonial Revival	Craftsman	NC
3105 Lincoln	1911	C	Tudor Revival	Craftsman	C
3108 Lincoln	1921	C	Colonial Revival		C
3114 Lincoln	1912	C	Colonial Revival	Craftsman	C
3115 Lincoln	1916	C	Tudor Revival	Craftsman	NC
3119 Lincoln	1916	C	Colonial Revival	Craftsman	NC
3120 Lincoln	1914	C	Colonial Revival	Craftsman	C
1897 Parkway/14440 Superior	1916	C	Colonial Revival		NC
1901 Parkway	1923	C	Colonial Revival	Craftsman	C
1904 Parkway/3128 Lincoln	1915	C	Bungalow	Craftsman	C
1905 Parkway	1913	C	Bungalow	Craftsman	NC
1909 Parkway	1915	C	Bungalow	Craftsman	C

Grant Deming's Forest Hill Allotment Historic District  
Cuyahoga County, Ohio

Address	Year	Status	Style	Secondary Style(s)	Garage
1912 Parkway	1915	C	Bungalow	Craftsman	C
1917 Parkway	1915	C	Colonial Revival		C
1918 Parkway	1916	C	Colonial Revival		C
1922 Parkway	1921	C	Bungalow	Colonial Revival	C
1928 Parkway	1921	C	Bungalow	Craftsman	C
1937 Parkway	1915	C	Colonial Revival		C
1939 Parkway	1918	C	Bungalow	Craftsman	C
3142 Redwood/1925 Parkway	1916	C	Craftsman	Colonial Revival	C
3146 Redwood	1915	C	Bungalow	Craftsman	C
3148 Redwood	1947	NC	Postwar Bungalow	Colonial Revival	NC
3154 Redwood	1909	C	Late Victorian	Queen Anne; Shingle Style	CH
3157 Redwood	1919	C	Colonial Revival		C
3169 Redwood	1916	C	Colonial Revival	Craftsman	C
14416 Superior	1915	C	Eclectic	Craftsman	C
14420 Superior	1911	C	Bungalow	Colonial Revival	NC
14422-4 Superior	1914	C	Colonial Revival		C
14426-8 Superior	1916	C	Colonial Revival		C
14432 Superior/3127 Lincoln	1916	C	Prairie	Craftsman	NC
14444 Superior	1919	C	Colonial Revival		C
14446 Superior	1913	C	Bungalow	Craftsman	NC
14450 Superior	1915	C	Colonial Revival	Craftsman	C
14454 Superior	1910	C	Colonial Revival	Craftsman	A
14460 Superior	1925	C	Colonial Revival		C
14468 Superior	1919	C	Eclectic	Craftsman	NC
2816 Washington	1919	C	Neoclassical Revival		C
2822 Washington	1926	C	Colonial Revival	Craftsman	C
2826 Washington	1921	C	Colonial Revival		NC
2832 Washington	1919	C	Colonial Revival		NC
2836 Washington	1924	C	Colonial Revival		C
2840 Washington	1921	C	Colonial Revival		C
2849 Washington	1941	C	Bungalow	Colonial Revival	NC
2853 Washington	1940	C	Bungalow	Tudor Revival	C
2857 Washington	1917	C	Bungalow	Craftsman	A
2868 Washington	1920	C	Tudor Revival	Craftsman	C
2872 Washington	1922	C	Colonial Revival		C

Grant Deming's Forest Hill Allotment Historic District  
Cuyahoga County, Ohio

Address	Year	Status	Style	Secondary Style(s)	Garage
2876 Washington	1921	C	Bungalow	Craftsman	NC
2877 Washington	1924	C	Bungalow	Craftsman	C
2880 Washington	1920	C	Eclectic	Craftsman	C
2881 Washington	1920	C	Eclectic	Craftsman	C
2885 Washington	1920	C	Colonial Revival		NC
2889 Washington	1921	C	Bungalow	Craftsman	C
2896 Washington	1926	C	Tudor Revival		A
2899 Washington	1920	C	Eclectic	Craftsman	C
2900 Washington	1920	C	Colonial Revival		C
2901 Washington	1920	C	Bungalow	Craftsman	C
2902 Washington	1920	C	Craftsman		C
2903 Washington	1919	C	Neoclassical Revival		C
2904 Washington	1921	C	Colonial Revival		C
2906 Washington	1919	C	Colonial Revival		C
2909 Washington	1921	C	Bungalow	Craftsman	C
2910 Washington	1921	C	Bungalow	Craftsman	C
2925 Washington	1928	C	Tudor Revival		A
2928 Washington	1919	C	Craftsman		NC
2929 Washington	1924	C	Tudor Revival		A
2932 Washington	1982	NC	Modern	Neo-traditional	NC
2933 Washington	1919	C	Eclectic	Tudor Revival; Colonial Revival	A
2936 Washington	1921	C	Colonial Revival		C
2937 Washington	1922	C	Eclectic	Craftsman	C
2940 Washington	1914	C	Colonial Revival		C*
2943 Washington	1956	NC	Colonial Revival		A
2944 Washington	1914	C	Colonial Revival		C*
2955 Washington	1955	NC	Modern		A
2956 Washington	1913	C	Prairie		CH
2958 Washington	1928	C	Tudor Revival		A
2964 Washington	1928	C	Tudor Revival		A
2965 Washington	1928	C	Tudor Revival		C
2972 Washington	1928	C	Tudor Revival		A
2976 Washington	1928	C	Tudor Revival		A
2980 Washington	1917	C	Tudor Revival		C
2981 Washington	1928	C	Tudor Revival		C



Grant Deming's Forest Hill Allotment Historic District  
Cuyahoga County, Ohio

Address	Year	Status	Style	Secondary Style(s)	Garage
2985 Washington	1922	C	Colonial Revival		C
2988 Washington	1916	C	Craftsman		C
2989 Washington	1924	C	Eclectic	Craftsman	C
2997 Washington	1924	C	Colonial Revival		C
3001 Washington	1926	C	Colonial Revival		NC
3003 Washington	1922	C	Colonial Revival	Craftsman	C
3004 Washington	1916	C	Colonial Revival		NC
3010 Washington	1920	C	Colonial Revival		C
3014 Washington	1921	C	Eclectic	Craftsman	C
3015 Washington	1922	C	Colonial Revival		C
3018 Washington	1922	C	Colonial Revival		C
3021 Washington	1923	C	Colonial Revival	Craftsman	A
3023 Washington	1920	C	Colonial Revival		NC
3024 Washington	1922	C	Prairie	Craftsman	C
3026 Washington	1922	C	Colonial Revival	Craftsman	A
3027 Washington	1920	C	Eclectic	Craftsman	C
3030 Washington	1924	C	Colonial Revival	Craftsman	C
3035 Washington	1926	C	Tudor Revival		C
3040 Washington	1927	C	Tudor Revival		A
3043 Washington	1922	C	Colonial Revival		C
3044 Washington	1921	C	Italian Renaissance		C
3045 Washington	1920	C	Colonial Revival		C
3048 Washington	1919	C	Eclectic	Craftsman	C
3051 Washington	1922	C	Colonial Revival		NC
3052 Washington	1923	C	Bungalow	Craftsman	C
3054 Washington	1919	C	Colonial Revival		C
3057 Washington	1924	C	Colonial Revival		NC
3063 Washington	1925	C	Tudor Revival		C
3064 Washington	1920	C	Neoclassical Revival		C
3065 Washington	1925	C	Tudor Revival		C
3072 Washington	1920	C	Neoclassical Revival		NC
3075 Washington	1924	C	Colonial Revival		C
3076 Washington	1922	C	Colonial Revival	Craftsman	A
3081 Washington	1919	C	Colonial Revival		NC
3084 Washington	1918	C	Colonial Revival	Craftsman	C

Grant Deming's Forest Hill Allotment Historic District  
Cuyahoga County, Ohio

Address	Year	Status	Style	Secondary Style(s)	Garage
3085 Washington	1923	C	Colonial Revival		NC
3090 Washington	1923	C	Bungalow	Craftsman	C
3091 Washington	1922	C	Colonial Revival		NC
3096 Washington	1923	C	Colonial Revival		NC
3097 Washington	1921	C	Colonial Revival		C
3100 Washington	1922	C	Craftsman		C
3103 Washington	1920	C	Eclectic	Tudor Revival	C
3107 Washington	1933	C	Colonial Revival		C
3110 Washington	1923	C	Colonial Revival	Craftsman	NC
3113 Washington	1923	C	Colonial Revival		C
3114 Washington	1916	C	Colonial Revival		NC
3116 Washington	1925	C	Tudor Revival		C
3117 Washington	1922	C	Eclectic	Craftsman	C
3121 Washington	1921	C	Tudor Revival		C
3127 Washington	1922	C	Craftsman		C
3128 Washington	1919	C	Colonial Revival		C
3130 Washington	1925	C	Colonial Revival		NC
3131 Washington	1922	C	Tudor Revival		C
3136 Washington	1923	C	Colonial Revival	Craftsman	NC
3137 Washington	1924	C	Eclectic	Tudor Revival	A
3140 Washington	1922	C	Colonial Revival		NC
3141 Washington	1925	C	Tudor Revival		C
3146 Washington	1922	C	Colonial Revival		C
3147 Washington	1922	C	Eclectic	Craftsman	C
3150 Washington	1924	C	Colonial Revival		C
3151 Washington	1923	C	Eclectic	Craftsman	C
3156 Washington	1923	C	Colonial Revival	Craftsman	C
3157 Washington	1922	C	Craftsman		NC
3160 Washington	1922	C	Colonial Revival		C
3161 Washington	1922	C	Tudor Revival		C
3166 Washington	1924	C	Colonial Revival		C
3167 Washington	1922	C	Colonial Revival		NC
3170 Washington	1921	C	Colonial Revival		C
3176 Washington	1923	C	Colonial Revival		C
1890 Woodward	1919	C	Tudor Revival		A

Grant Deming's Forest Hill Allotment Historic District  
Cuyahoga County, Ohio

Address	Year	Status	Style	Secondary Style(s)	Garage
1894 Woodward	1919	C	Colonial Revival		C
1898 Woodward	1912	C	Colonial Revival		C
1904 Woodward	1915	C	Colonial Revival	Craftsman	C
1908 Woodward	1926	C	Colonial Revival		C
1915 Woodward	1909	C	Colonial Revival		NC
1926 Woodward	1921	C	Colonial Revival	Craftsman	C
1932 Woodward	1916	C	Colonial Revival	Craftsman	C
1938 Woodward	1916	C	Colonial Revival		C
1942 Woodward	1918	C	Colonial Revival		C
1946 Woodward	1916	C	Colonial Revival		NC
1954 Woodward	1915	C	Prairie	Craftsman	C
2965 Yorkshire	1926	C	Bungalow	Craftsman	A
2968 Yorkshire	1928	C	Tudor Revival		C
2969 Yorkshire	1919	C	Colonial Revival		C
2972 Yorkshire	1921	C	Colonial Revival		NC
2975 Yorkshire	1919	C	Colonial Revival	Craftsman	NC
2978 Yorkshire	1922	C	Colonial Revival		NC
2979 Yorkshire	1915	C	Colonial Revival	Craftsman	C
2983 Yorkshire	1919	C	Colonial Revival		C
2986 Yorkshire	1919	C	Colonial Revival		C
2987 Yorkshire	1923	C	Colonial Revival		NC
2991 Yorkshire	1920	C	Colonial Revival		NC
2992 Yorkshire	1920	C	Colonial Revival		C
2997 Yorkshire	1917	C	Colonial Revival		C
2998 Yorkshire	1920	C	Colonial Revival		NC
3000 Yorkshire	1919	C	Colonial Revival		C
3003 Yorkshire	1917	C	Colonial Revival		C
3005 Yorkshire	1919	C	Colonial Revival	Craftsman	NC
3006 Yorkshire	1922	C	Colonial Revival		C
3010 Yorkshire	1921	C	Colonial Revival	Craftsman	C
3011 Yorkshire	1920	C	Eclectic	Craftsman	C
3015 Yorkshire	1922	C	Colonial Revival	Craftsman	C
3020 Yorkshire	1923	C	Eclectic	Craftsman	C
3021 Yorkshire	1919	C	Colonial Revival		NC
3024 Yorkshire	1921	C	Eclectic	Craftsman	NC



Grant Deming's Forest Hill Allotment Historic District  
Cuyahoga County, Ohio

Address	Year	Status	Style	Secondary Style(s)	Garage
3025 Yorkshire	1921	C	Bungalow	Craftsman	C
3031 Yorkshire	1919	C	Colonial Revival		C
3034 Yorkshire	1914	C	Colonial Revival	Craftsman	C
3035 Yorkshire	1924	C	Colonial Revival		A
3036 Yorkshire	1921	C	Eclectic	Craftsman	C
3038 Yorkshire	1921	C	Eclectic	Craftsman	C
3040 Yorkshire	1914	C	Colonial Revival	Craftsman	C
3041 Yorkshire	1917	C	Colonial Revival	Craftsman	NC
3044 Yorkshire	1920	C	Craftsman		C
3045 Yorkshire	1919	C	Colonial Revival	American Foursquare	C
3050 Yorkshire	1918	C	Colonial Revival		C
3051 Yorkshire	1920	C	Colonial Revival		C
3054 Yorkshire	1913	C	Colonial Revival	Craftsman	NC
3055 Yorkshire	1922	C	Colonial Revival		NC
3060 Yorkshire	1919	C	Colonial Revival		NC
3061 Yorkshire	1922	C	Colonial Revival	Craftsman	C
3065 Yorkshire/2024 Cottage Grove	1921	C	Colonial Revival		C
3066 Yorkshire/2038 Cottage Grove	1917	C	Craftsman		C
3075 Yorkshire/2021 Cottage Grove	1921	C	Colonial Revival	Craftsman	C
3076 Yorkshire/2037 Cottage Grove	1919	C	Colonial Revival		NC
3080 Yorkshire	1921	C	Colonial Revival	American Foursquare	NC
3081 Yorkshire	1921	C	Colonial Revival		C
3084 Yorkshire	1922	C	Colonial Revival	Craftsman	C
3085 Yorkshire	1922	C	Bungalow	Craftsman	C
3090 Yorkshire	1922	C	Colonial Revival	Craftsman	NC
3091 Yorkshire	1923	C	Colonial Revival		C
3094 Yorkshire	1922	C	Colonial Revival		NC
3095 Yorkshire	1920	C	Colonial Revival	Craftsman	C
3099 Yorkshire	1919	C	Colonial Revival		C
3100 Yorkshire	1923	C	Bungalow		C
3104 Yorkshire	1916	C	Colonial Revival	Craftsman	C
3105 Yorkshire	1920	C	Colonial Revival	Craftsman	C
3110 Yorkshire	1919	C	Colonial Revival		C
3111 Yorkshire	1913	C	Colonial Revival		C
3114 Yorkshire	1914	C	Colonial Revival		C

Grant Deming's Forest Hill Allotment Historic District  
Cuyahoga County, Ohio

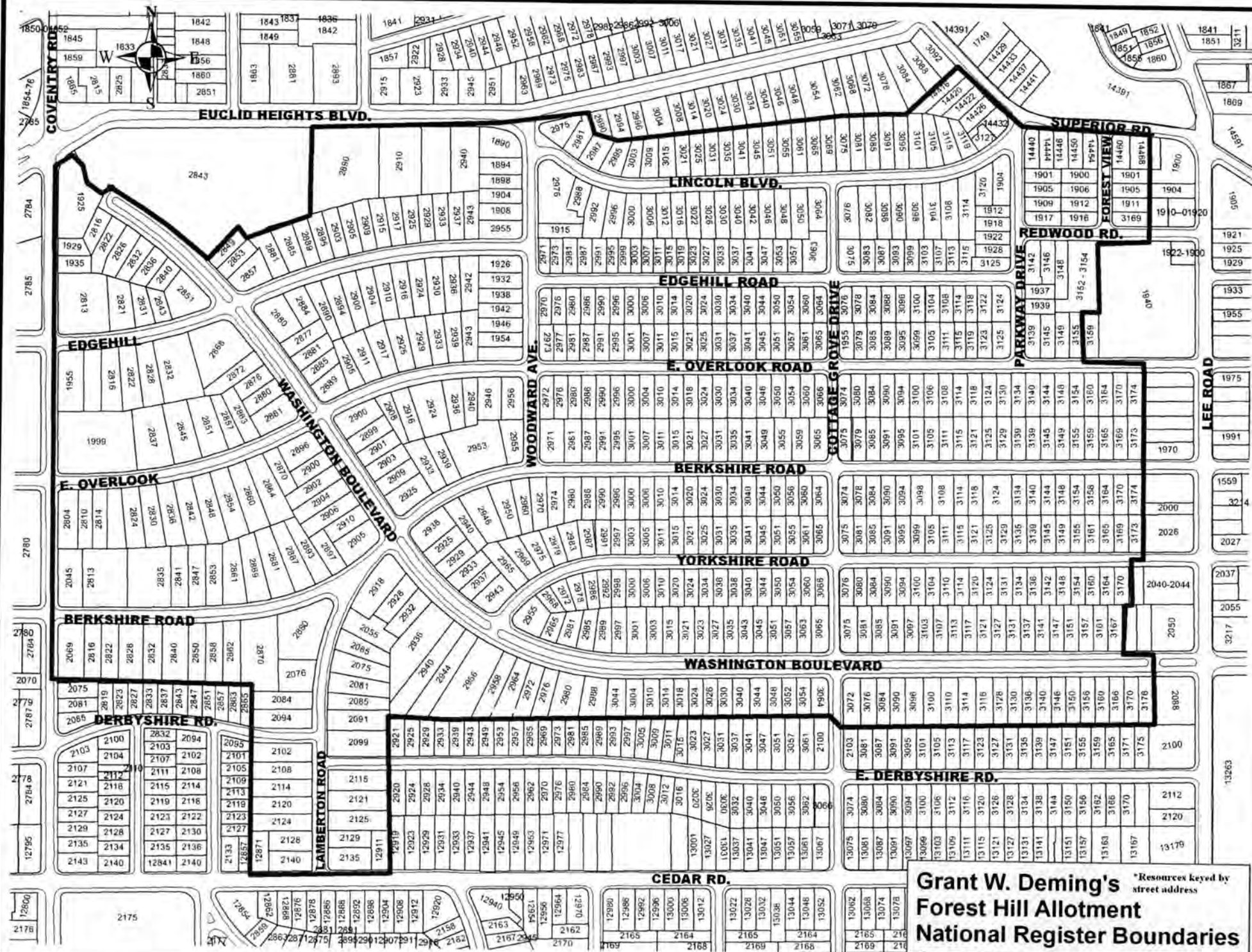
Address	Year	Status	Style	Secondary Style(s)	Garage
3115 Yorkshire	1919	C	Colonial Revival		C
3120 Yorkshire	1922	C	Colonial Revival		NC
3121 Yorkshire	1914	C	Colonial Revival		NC
3124 Yorkshire	1922	C	Colonial Revival	Craftsman	NC
3125 Yorkshire	1923	C	Colonial Revival		C
3129 Yorkshire	1920	C	Colonial Revival		C
3130 Yorkshire	1922	C	Colonial Revival		NC
3134 Yorkshire	1917	C	Colonial Revival		C
3135 Yorkshire	1920	C	Colonial Revival		NC
3136 Yorkshire	1919	C	Colonial Revival		C
3139 Yorkshire	1921	C	Colonial Revival		C
3142 Yorkshire	1924	C	Colonial Revival		C
3145 Yorkshire	1920	C	Colonial Revival		C
3148 Yorkshire	1922	C	Prairie		A
3149 Yorkshire	1921	C	Colonial Revival		NC
3154 Yorkshire	1921	C	Colonial Revival		C
3155 Yorkshire	1916	C	Colonial Revival		C
3160 Yorkshire	1919	C	Colonial Revival		C
3161 Yorkshire	1922	C	Colonial Revival		NC
3164 Yorkshire	1920	C	Colonial Revival	Craftsman	C
3165 Yorkshire	1919	C	Colonial Revival		NC
3169 Yorkshire	1927	C	Eclectic	Tudor Revival	NC
3170 Yorkshire	1921	C	Colonial Revival		C
3173 Yorkshire	1922	C	Eclectic	Prairie	C

C = Contributing

NC = Non-contributing

CH = Carriage House

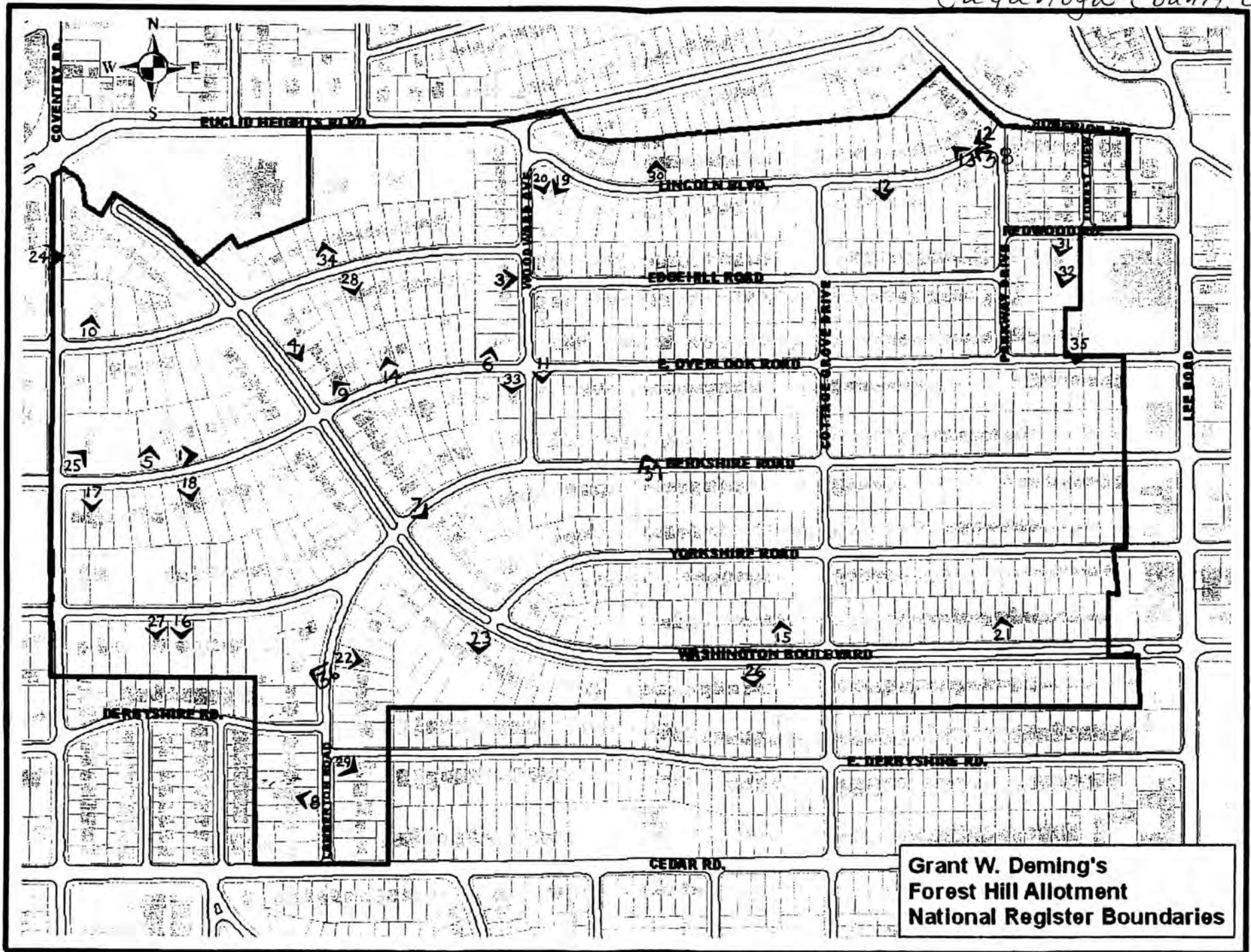
\* Shared Garage (2940/2944 Washington)



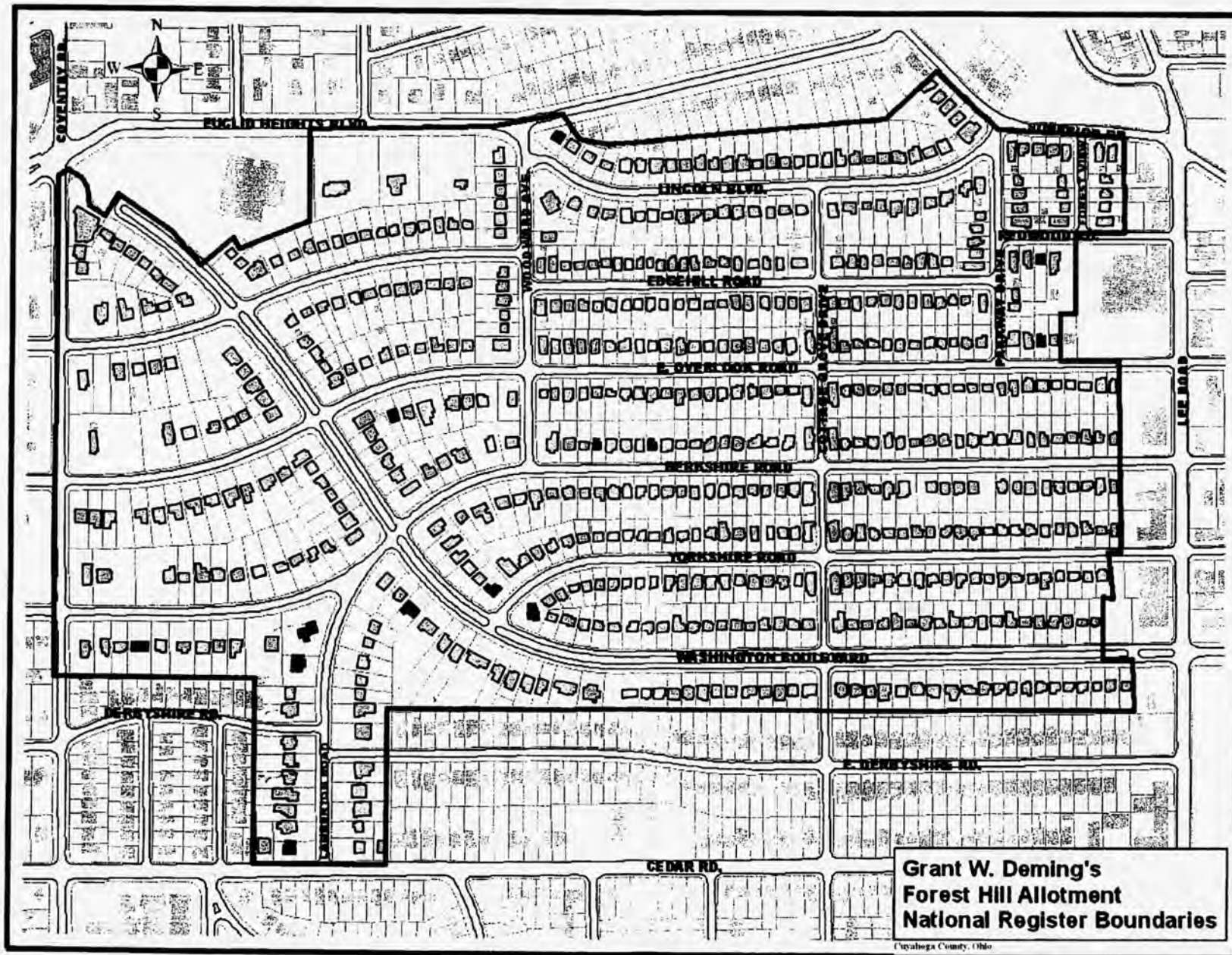
**Grant W. Deming's**  
**Forest Hill Allotment**  
**National Register Boundaries**  
*Cuyahoga County, Ohio*

\*Resources keyed by street address









- ☐ Contributing Major Structures
- ☒ Non-contributing Major Structures  
(see HD Address list for contributing  
& non-contributing garages/outbuildings)

500'  
Scale is approximate

**Grant W. Deming's  
Forest Hill Allotment  
National Register Boundaries**

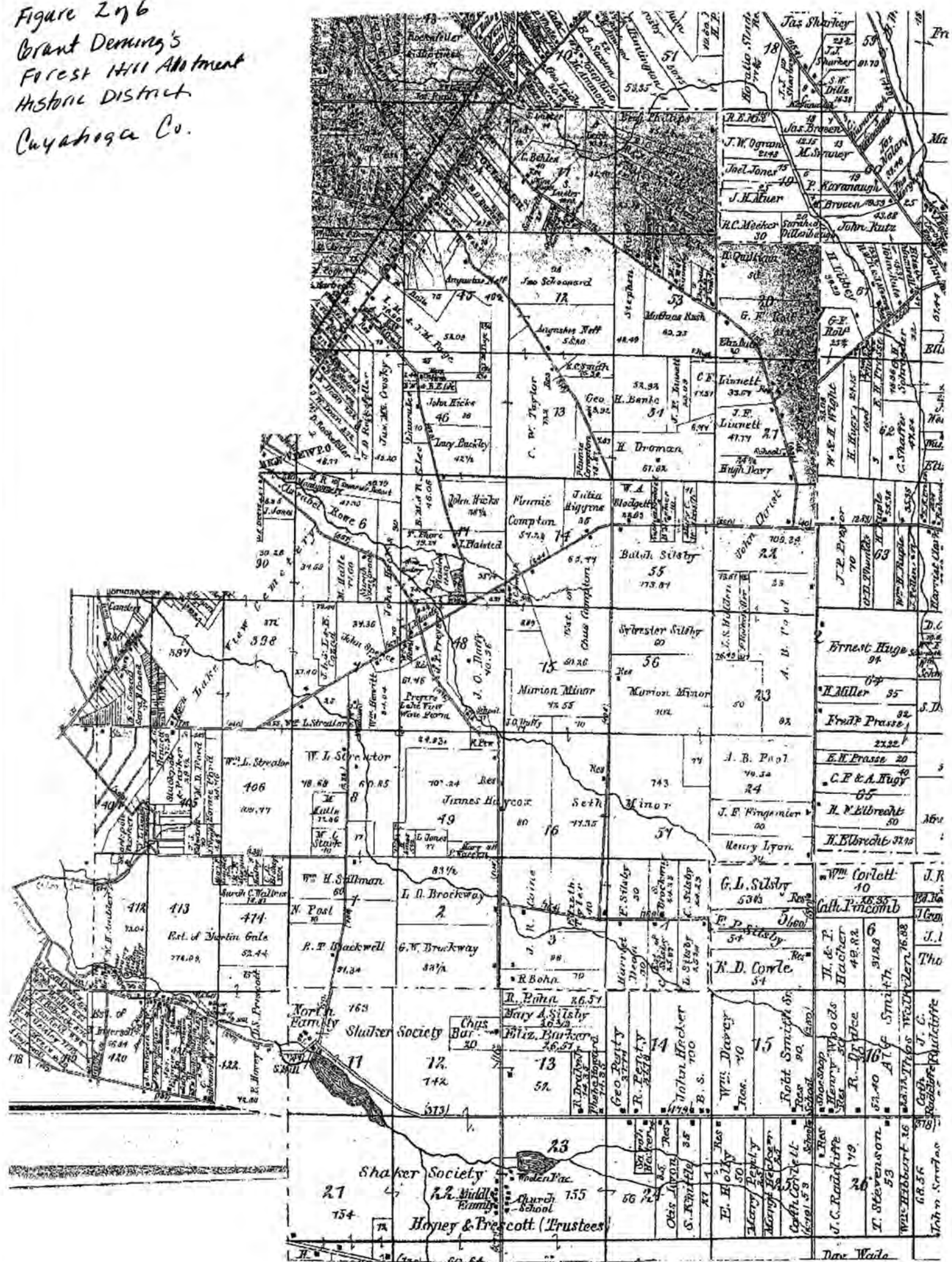
Cuyahoga County, Ohio







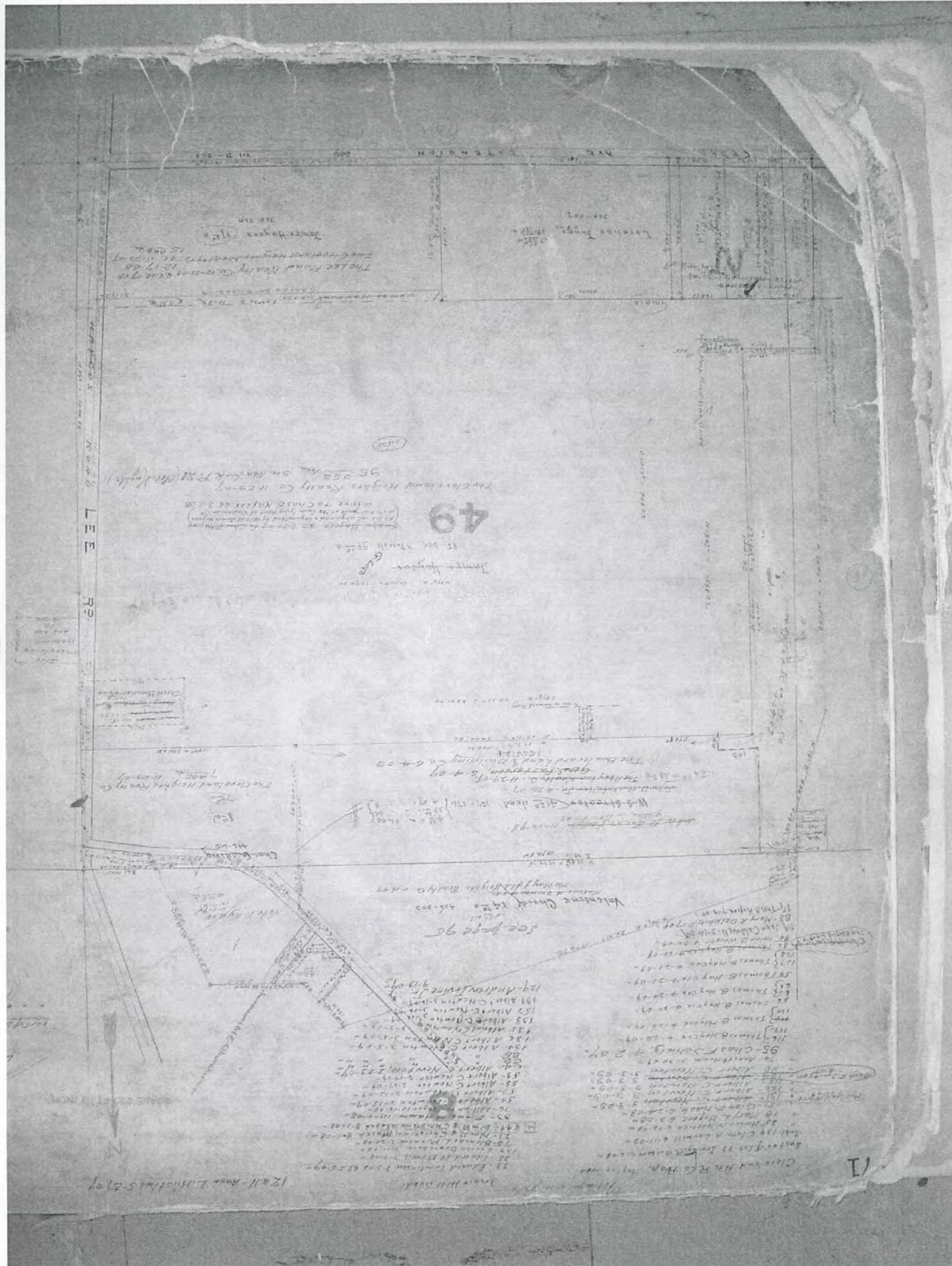
Figure 276  
Grant Deming's  
Forest Hill Addition  
Historic District  
Cuyahoga Co.



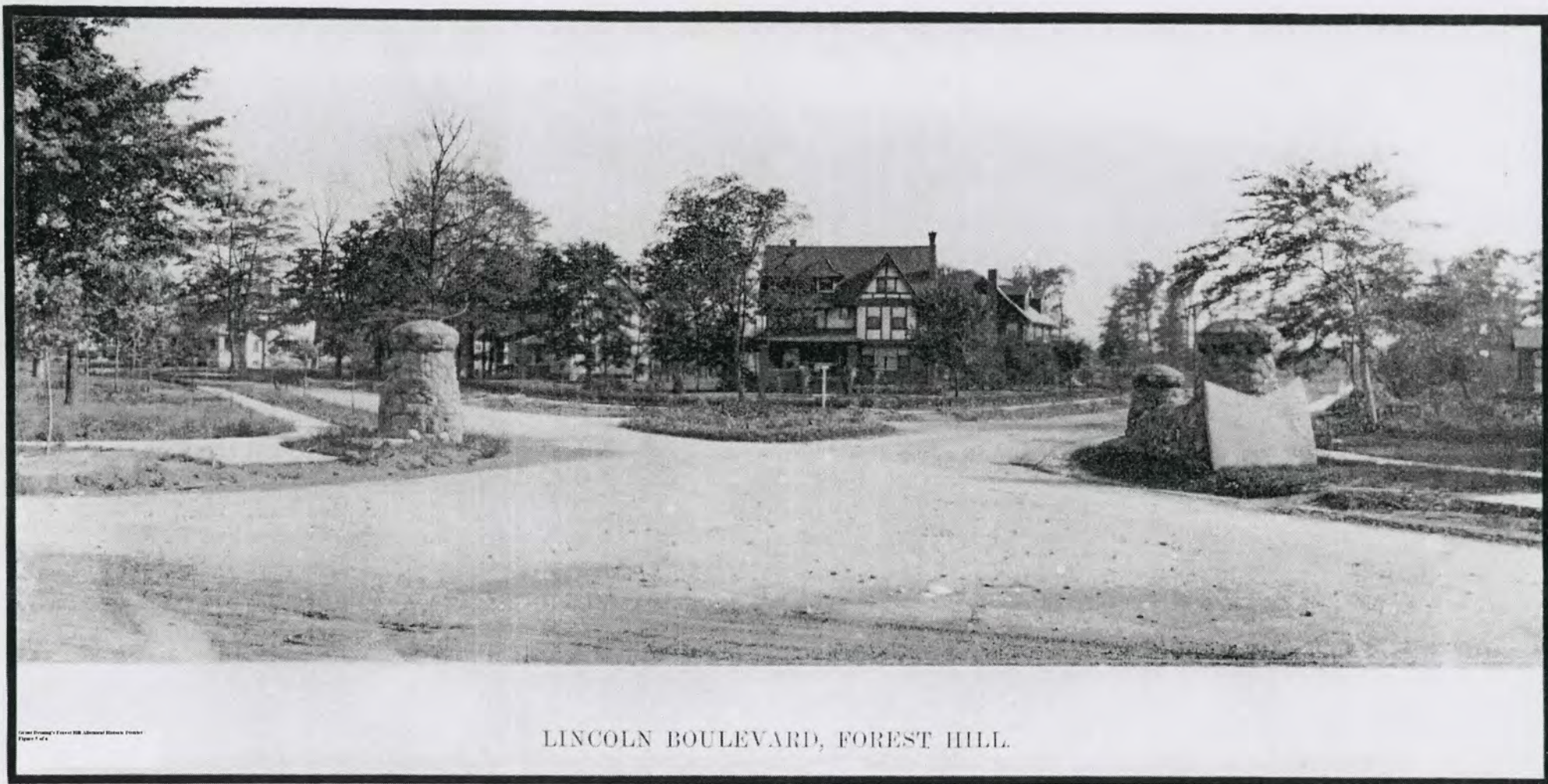












LINCOLN BOULEVARD, FOREST HILL.

Figure 5 of 6

Grant Deming's Forest Hill Allotment Historic District Cuyahoga Co. OH





*Residence Mr. A. C. Newton*

*On Drexel Avenue*



*Residence Mr. W. J. Townsend*

*Grant Deming's Forest Hill  
Allotment H.D. Cuyahoga Co Fig. 6 of 6*

UNITED STATES DEPARTMENT OF THE INTERIOR  
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES  
EVALUATION/RETURN SHEET

REQUESTED ACTION: NOMINATION

PROPERTY Grant Deming's Forest Hill Allotment Historic District  
NAME:

MULTIPLE  
NAME:

STATE & COUNTY: OHIO, Cuyahoga

DATE RECEIVED: 3/05/10 DATE OF PENDING LIST: 3/24/10  
DATE OF 16TH DAY: 4/08/10 DATE OF 45TH DAY: 4/19/10  
DATE OF WEEKLY LIST:

REFERENCE NUMBER: 10000189

REASONS FOR REVIEW:

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

COMMENT WAIVER: N

☒ ACCEPT ☐ RETURN ☐ REJECT 4.13.10 DATE

ABSTRACT/SUMMARY COMMENTS:

Entered in  
The National Register  
of  
Historic Places

RECOM./CRITERIA \_\_\_\_\_

REVIEWER \_\_\_\_\_ DISCIPLINE \_\_\_\_\_

TELEPHONE \_\_\_\_\_ DATE \_\_\_\_\_

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

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





OH. Cuyahoga Co. 1884-1885 250

Grant Deming's Forest Hill Allotment  
Historic District,  
Cuyahoga County, Ohio  
1 of ~~38~~ 38



25

Grant Deming's Forest Hill Allotment Historic District,  
Cuyahoga County, Ohio

2 of 3B

OH, Cuyahoga-2-1111-1111-1111111111-250





OH, Cuyahoga Co., Forest Hill Allotment 250

Grant Deming's Forest Hill Allotment  
Historic District,  
Cuyahoga County, Ohio  
3 of 38



Grant Deming's Forest Hill Allotment Historic District  
Cuyahoga County, Ohio

4 of 38

OH, Cuyahoga--4.0111.111-0000000000 250





Grant Deming's Forest Hill Allotment Historic District,  
Cuyahoga County, Ohio

5 of 38

OH, Cuyahoga-5, 1111, 1111 0000000000 250



Grant Deming's Forest Hill Allotment Historic District,  
Cuyahoga County, Ohio

6 of 38

001\_Cuyahoga-6.TIFF.TIF NNNNNNNN 250





Grant Deming's Forest Hill Allotment Historic District,  
Cuyahoga County, Ohio

7 of 38

001\_Cuyahoga-7-1111-111-RRRRRRRR-250



Grant Deming's Forest Hill Allotment Historic District,  
Cuyahoga County, Ohio

8 of 38

OH, Cuyahoga-8.1111.111 NNNNNNNN 250





Grant Deming's Forest Hill Allotment Historic District,  
Cuyahoga County, Ohio

4 of 38

(0R\_Cuyahoga-9.1111.1111 00000000 250









Grant Deming's Forest Hill Allotment Historic District,  
Cuyahoga County, Ohio

11 of 38

OH\_Cuyahoga\_1.1111.1111\_HHHHHHHH\_250





Grant Deming's Forest Hill Allotment Historic District,  
Cuyahoga County, Ohio

12 of 38

OH, Cuyahoga=2, 11111111 1111111111 250





Grant Deming's Forest Hill Allotment Historic District,  
Cuyahoga County, Ohio

13 of 38

OH\_Cuyahoga-3\_0111\_011 NNNNNNNN 250



Grant Deming's Forest Hill Allotment Historic District  
Cuyahoga County, Ohio

14 of 38

OH, Cuyahoga-4.1111.111 100000000 250





Grant Deming's Forest Hill Allotment Historic District,  
Cuyahoga County, Ohio

15 of 38

OK, Cuyahoga-5.1111.111 RRRRRRRR 250



Grant Deming's Forest Hill Allotment Historic District,  
Cuyahoga County, Ohio

16 of 38

OH\_Cuyahoga-6\_01111111 00000000 250





Grant Deming's Forest Hill Allotment Historic District  
Cuyahoga County, Ohio

Cuyahoga County, Ohio

17 of 38



Grant Deming's Forest Hill Allotment Historic District,  
Cuyahoga County, Ohio

18 of 38

OH, Cuyahoga-8, C111, C112, HHHHHHHH 250





Grant Deming's Forest Hill Allotment Historic District,  
Cuyahoga County, Ohio

19 of 38

OH\_Cuyahoga-9.1111.1111 RRRRRRRR 250



Grant Deming's Forest Hill Allotment Historic District,  
Cuyahoga County, Ohio

20 of 38

OH\_Cuyahoga-07A111.114 DIBIRRRRR 250





Grant Deming's Forest Hill Allotment Historic District,  
Cuyahoga County, Ohio

21 of 38

OH, Cuyahoga-1.1111.1111 RRRRRRRR 250



Grant Deming's Forest Hill Allotment Historic District,  
Cuyahoga County, Ohio

22 of 38

001\_Cuyahoga-2.tif 250





Grant Deming's Forest Hill Allotment Historic District,  
Cuyahoga County, Ohio

23 of 38

OH, Cuyahoga-3.1111.1111 RRRRRRRR 250



Grant Deming's Forest Hill Allotment Historic District,  
Cuyahoga County, Ohio

24 of 38

OH\_Cuyahoga-4.1411-111-RRRRRRRR-250





Grant Deming's Forest Hill Allotment Historic District,  
Cuyahoga County, Ohio

25 of 38

OH\_Cuyahoga-5.11111.111 RRRRRRRR 250



Grant Deming's Forest Hill Allotment Historic District,  
Cuyahoga County, Ohio

26 of 38

OH\_Cuyahoga-Forest Hill Allotment 250





Grant Deming's Forest Hill Allotment Historic District,  
Cuyahoga County, Ohio

27 of 38

OH\_Cuyahoga-7\_TIFF.TIF NHNNNNNN 364



Grant Deming's Forest Hill Allotment Historic District,  
Cuyahoga County, Ohio

28 of 38

001\_Cuyahoga-7.1544.111\_HHHHHHHH 250





Grant Deming's Forest Hill Allotment Historic District,  
Cuyahoga County, Ohio

29 of 38

04\_Cuyahoga-8.1111.111 HHHHHHHH 250



Grant Deming's Forest Hill Allotment Historic District,  
Cuyahoga County, Ohio

30 of 38

001, Cuyahoga Co., 1111, 1111 RRRRRRRR 250





Grant Deming's Forest Hill Allotment Historic District,  
Cuyahoga County, Ohio

31 of 38



Grant Deming's Forest Hill Allotment Historic District,  
Cuyahoga County, Ohio

32 of 38

OH, Cuyahoga-1, C114, C11, HHHHHHHH 250





Grant Deming's Forest Hill Allotment Historic District,  
Cuyahoga County, Ohio

33 of 38

003\_Cuyahoga-2.tif 1111 1111 1111111111 250



Grant Deming's Forest Hill Allotment Historic District,  
Cuyahoga County, Ohio

34 of 38

DR, Cuyahoga-3, 1111, 111 RRRRRRRR 250





Grant Deming's Forest Hill Allotment Historic District,  
Cuyahoga County, Ohio

35 of 38

OH, Cuyahoga-4.1111.111 THHHHHHHH 250



Grant Deming's Forest Hill  
Allotment Historic District  
Cuyahoga County, OH

36 of 38





Grant Deming's Forest Hill Allotment  
Historic District

Cuyahoga County, OHIO

37 of 38



Grant Deming's Forest Hill Allotment  
Historic District

Cuyahoga County Oh

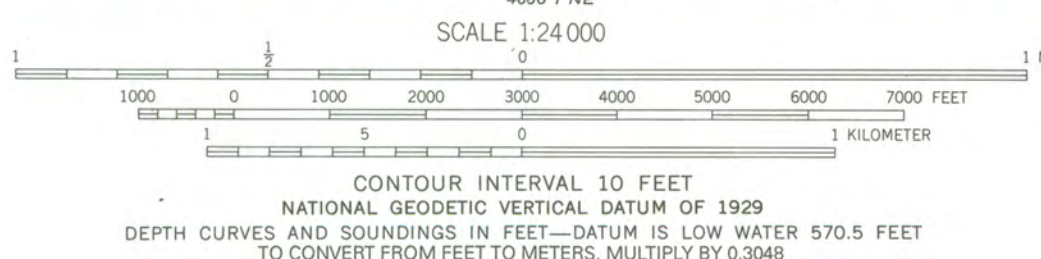
38 738





Produced by the United States Geological Survey  
Topography compiled 1952-53. Planimetry derived from imagery taken  
1977. Photoinspected using imagery dated 1994; no major culture  
or drainage changes observed. Survey control current as of 1963  
Boundaries, other than corporate, revised 1997  
North American Datum of 1927 (NAD 27). Projection and  
10 000-foot ticks: Ohio coordinate system, north zone  
(Lambert conformal conic)  
1000-meter Universal Transverse Mercator grid, zone 17  
North American Datum of 1983 (NAD 83) is shown by dashed  
corner ticks. The values of the shift between NAD 27 and NAD 83  
for 7.5-minute intersections are obtainable from National Geodetic  
Survey NADCON software  
Selected hydrographic data compiled from U.S. Lake Charts 35 (1959)  
and 354 (1962). This information is not intended for navigational purposes  
Entire area lies within the Connecticut Western Reserve. Land lines  
established by private subdivision of the Connecticut Western Reserve  
There may be private inholdings within the boundaries of the  
National or State reservations shown on this map  
Information shown in purple may not meet USGS content standards  
and may conflict with previously mapped contours

UTM GRID AND 1997 MAGNETIC NORTH  
DECLINATION AT CENTER OF SHEET



ROAD CLASSIFICATION  
Primary highway, hard surface ——— Light-duty road, hard or improved surface  
Secondary highway, hard surface ——— Unimproved road  
Interstate Route ——— U.S. Route ——— State Route

EAST CLEVELAND, OHIO

1994

DMA 4667 II SE—SERIES V852







February 25, 2010

Ms. Carol D. Shull, Keeper of the  
National Register  
National Park Service  
National Register of Historic Places  
1201 Eye Street, NW (2280)  
Washington DC 20005

Dear Ms. Shull:

Enclosed please find six (6) new National Register nominations and two (2) Multiple Property Documentation Covers for Ohio. All appropriate notification procedures have been followed for these new submissions.

NEW NOMINATION

Grant Deming's Forest Hill Allotment Historic District  
Worthington Historic District  
Mount Airy Forest Historic District  
Logan Historic District  
Detrick Milling and Distilling Company  
Saunders Seed Company

COUNTY

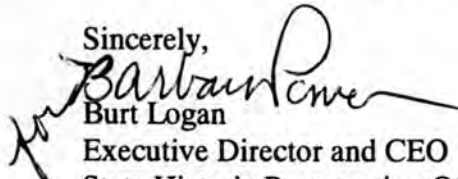
Cuyahoga  
Franklin  
Hamilton  
Hocking  
Miami  
Miami

MULTIPLE PROPERTY DOCUMENTATION COVERS

The Historic Resources of the Cincinnati Park and Parkway System, 1817-1959  
Historic Industrial Resources of Tipp City, Ohio 1840-1956

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

Sincerely,

  
Burt Logan  
Executive Director and CEO  
State Historic Preservation Officer

Enclosures

OHIO HISTORICAL SOCIETY

Ohio Historic Preservation Office

1982 Velma Avenue, Columbus, Ohio 43211-2497 ph: 614.298.2000 fx: 614.298.2037

[www.ohiohistory.org](http://www.ohiohistory.org)