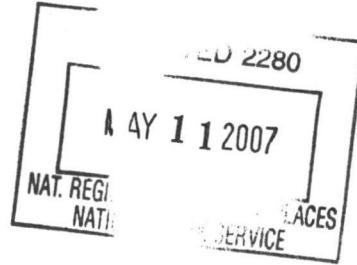


United States Department of the Interior  
National Park Service

**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 *How to Complete the National Register of Historic Places Registration Form* (National Register Bulletin 16A). Complete each item by marking "x" in the appropriate box or by entering the information requested. If an 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 entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items.

**1. Name of Property**

historic name Forest Hill Realty Sales Office

other name/site number Abeyton Realty Corporation Office

**2. Location**

street & number 2419 Lee Boulevard  not for publication

city or town Cleveland Heights  vicinity

state Ohio code OH county Cuyahoga code 035 zip code 44118-1206

**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  nationally  statewide  locally. ( See continuation sheet for additional comments.)

Department Head  
Inventory & Registration

April 23, 2007

Signature of certifying official/Title

Date

Ohio Historic Preservation Office, Ohio Historical Society  
State or Federal agency and bureau

In my opinion, the property  meets  does not meet the National Register criteria. ( See continuation sheet for additional comments.)

Signature of certifying official/Title

Date

State of Federal agency and bureau

**4. National Park Service Certification**

I hereby certify that the property is:

- entered in the National Register.  
 See continuation sheet.
- determined eligible for the National Register  
 See continuation sheet.
- determined not eligible for the National Register.
- removed from the National Register.
- other, (explain): \_\_\_\_\_

Signature of the Keeper

Date of Action

John W. Beall 6-21-07

### 5. Classification

Ownership of Property (check as many boxes as apply)	Category of Property (check only one box)	Number of Resources within Property (Do not include previously listed resources in the count.)	
---------------------------------------------------------	----------------------------------------------	---------------------------------------------------------------------------------------------------	--

- private
- public-local
- public-State
- public-Federal

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

Contributing	Noncontributing	
1	0	buildings
0	0	sites
0	0	structures
0	0	objects
1	0	Total

### Name of related multiple property listing

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

N/A

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

None

### 6. Function or Use

#### Historic Functions

(Enter categories from instructions)

COMMERCE/TRADE/business

#### Current Functions

(Enter categories from instructions)

SOCIAL/civic

### 7. Description

#### Architectural Classification

(Enter categories from instructions)

Late 19th and Early 20th Century Period Revivals

Other: French Norman

#### Materials

(Enter categories from instructions)

foundation WOOD

walls WOOD/shingle

roof WOOD/shingle

other BRICK (chimney)

METAL/steel (windows)

#### Narrative Description

(Describe the historic and current condition of the property on one or more continuation sheets.)

Please turn to page one of the continuation sheets for the narrative description of the property.

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**NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET**

Section number 7 Page 1

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**Forest Hill Realty Sales Office  
Cuyahoga, OH**

The Forest Hill realty sales office is a small single-story wood shingled building with steel casement windows and a hipped cedar shake roof. The building is executed in the French Norman style, freely interpreted by New York architect Andrew J. Thomas. The interior consists of two main rooms with a small boiler room and a half bath. The office is prominently located at a major intersection in the Forest Hill subdivision of Cleveland Heights and East Cleveland, Ohio. Built in 1930 near Thomas' "Rockefeller homes," the office was moved to its present location in 1937 and has served as the gateway to the Forest Hill community for three-quarters of a century.

**Exterior**

Thomas chose French Norman period revival architecture for the Forest Hill development, a style adopted by many architects of the era as they sought historical reference for their work. This informal French style was commonly used for homes in the suburbs of eastern cities from about 1915 to well into the 1940s. Thomas's interpretation of the style is based on the Norman farmhouse.

The office is sided with red cedar shingles. The steeply pitched symmetrical hipped pavilion roof is the primary feature marking the Forest Hill sales office as French Norman and is finished with hand-split cedar shingles. The façade is dominated by a prominent central entry cross gable, also steeply pitched (photo 5). Unlike Thomas's Rockefeller homes, the office has a round-topped door lending it a more informal air. The oak door features a small inset window with an ornamental wrought iron and brass knocker (photo 6). Above the entrance is a large brass sign that reads "Forest Hill." Like the Rockefeller homes, the office has steel casement windows with partial transoms (photo 7 and photo 14). There is a red brick chimney on the left (northeast) side of the building.

The building lacks a foundation per se, but instead rests on railroad ties, an indication of the transient nature of the onsite realty sales office. The ties have deteriorated over the last 70 years, but although the building has settled considerably, it has sustained no significant structural damage.

There have been no extensive changes to the exterior of the building. The chimney is significantly taller than it was originally and may have been added to or rebuilt in 1937 when the office was moved to its present location (photo 17). The wood exterior, which was originally stained, has been painted (photo 19). Gutters were added at some point before 1973, perhaps to comply with local building codes. The screen door evident in historic photos was also removed before 1973 (photo 20).

**Interior**

Entry to the office is through a small foyer that opens into the main room (photo 9). This relatively large rectangular room has a 9' 9" partial cathedral ceiling and windows on three of the walls. The current fluorescent light fixtures are not original. The oak floor in this room has been covered in linoleum and at some point an in-wall air-conditioner was installed next to a window. This room is used for meetings of the Forest Hill homeowners association and other community groups. Beyond the meeting room is a short hallway with a storage closet. To the left of the hallway is a small sheet-steel lined utility room that houses the original boiler for the re-circulating hot water heating system, like those used in the Rockefeller homes (photo 10). To the right of the hall is a rectangular file room lined with file cabinets for storage of materials relating to Forest Hill, including architectural blueprints for many of the area homes. The file room retains the original oak flooring (photo 11). At the end of the hallway is a small half-bath with original fixtures identical to those used in the

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**NATIONAL REGISTER OF HISTORIC PLACES  
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**Forest Hill Realty Sales Office, Cuyahoga County, OH**

Rockefeller homes. Doors and millwork are painted wood with brass hardware throughout the interior. Please turn to page 22 for a floor plan of the office.

**Location**

The Forest Hill sales office is prominently located at 2419 Lee Boulevard in Cleveland Heights on the southeast corner of Lee and Monticello Boulevards, two main roads, where it is visible from both streets. The building faces northwest towards the intersection of Lee and Monticello and Forest Hill Park across the street. It is a block north of the Heights Rockefeller Building and less than a mile from the Rockefeller homes. The office was initially located at 2039 Lee Boulevard in East Cleveland on the southeast corner of Lee and Brewster Road near the Rockefeller homes facing northwest where it was clearly visible to traffic traveling up Lee from Euclid Avenue.<sup>1</sup> The Forest Hill sales office, like most onsite real estate offices, was considered a temporary structure. In 1937 it was moved less than a mile to the south to its present location, closer to where homes were then being built in the allotment (the exact date and manner of the move are unknown, but it would have been facilitated by the building's lack of a true foundation). Please turn to page 23 for a street map showing the original and current locations of the office. The building continued to serve as the Forest Hill sales office until 1957, when development of the subdivision was substantially completed. The move did not compromise the historical integrity of the building and was in fact necessary for the office to effectively serve its purpose during its period of significance.

The building is surrounded by shrubs and is set back on a grassy lot with several trees in the front (photo 8). A concrete path lined with a privet hedge leads to the front door and was likely added at some time after the building was relocated. To the east of the office is a small asphalt driveway and parking pad, screened by tall bushes. The driveway was added in 1978. There are homes behind and to the east of the office and a small apartment building to the south.

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<sup>1</sup> The Heights Rockefeller Building and the Forest Hill Historic District (the 81 original Rockefeller homes) were listed in the National Register in 1986. Forest Hill Park was added to the register in 1998.

## 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,

### Criteria Considerations

(Mark "x" in all 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 constructed building, object, or structure.
- F a commemorative property.
- G less than 50 years of age or achieved significance within the past 50 years.

### Narrative Statement of Significance

(Explain the significance of the property on one or more continuation sheets.)

Please turn to page three of the continuation sheets for the narrative statement of the property's significance.

## 9. Major Bibliographical References

### Bibliography

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

Please turn to page eight of the continuation sheets for a list of major bibliographic references.

### 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

### Areas of Significance

(Enter categories from instructions)

Community Planning and Development

Architecture

### Period of Significance

1930-1957

### Significant Dates

1930 (property built)

1937 (property moved to present location)

### Significant Persons

(Complete if Criterion B is marked above)

N/A

### Cultural Affiliation

N/A

### Architect/Builder

Thomas, Andrew J.

### Primary location of additional data:

- State Historic Preservation Office
- Other State agency
- Federal agency
- Local government
- University
- Other

Name of Repository

The Rockefeller Archive Center, Sleepy Hollow, New York

Record # \_\_\_\_\_

**United States Department of the Interior  
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**NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET**

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**Forest Hill Realty Sales Office, Cuyahoga County, OH**

**8. Statement of Significance**

The Forest Hill development in Cleveland Heights and East Cleveland is one of Greater Cleveland's most ambitious and, ultimately, successful real estate ventures and reflects the era's conception of advanced community planning standards. Forest Hill was founded by John D. Rockefeller, Jr. at the beginning of the exodus from Cleveland to the suburbs in the 1920s, cut short by the exigencies of the Great Depression and revived by Toledo businessman George A. Roose following World War II and the onset of the baby boom. The Forest Hill realty sales office is significant as a physical reminder of the history of the allotment and the developers who literally shaped the community (National Register criterion A area of significance "Community Planning and Development"). Apart from its historical context, the building is significant as a unique example of the realty office executed in the French Norman style, freely interpreted by New York architect Andrew J. Thomas (National Register criterion C area of significance "Architecture").

**History**

Forest Hill had been the summer estate of the Rockefeller family from 1878 to 1913. John D. Rockefeller, Jr. purchased Forest Hill from his father in 1923 and, with architect Andrew J. Thomas, planned an upscale residential and commercial development using Garden City principles. Built in 1930, the building served as Abeyton Realty's onsite sales office for the Forest Hill allotment. In 1948, George A. Roose acquired the building when he purchased the subdivision from Rockefeller, and it continued to serve as the realty office for this later phase of the Forest Hill development. When Roose returned to Toledo in 1957, he sold the office to the Forest Hill Home Owners association. FHHO continues to maintain the building as its office and it has now served as the gateway to the Forest Hill community for three-quarters of a century.

**The Homestead**

In 1873 oil magnate John Davison Rockefeller (1839-1937) purchased Forest Hill, a tract of land bordering Euclid Avenue in East Cleveland, Ohio. Initially he treated the land as an investment and sold it to the Euclid Avenue Forest Hill Association in 1875 to be developed as a water-cure resort. However, when that venture failed, Rockefeller reacquired Forest Hill and completed the half finished sanitarium as a summer home for his family in 1878. The huge Victorian mansion, which the Rockefellers named the "Homestead," was located on the crest of a knoll commanding sweeping views of Lake Erie. Rockefeller gradually added to his country estate until it encompassed hundreds of acres stretching into Cleveland Heights.

For more than a decade the family divided their time between the Homestead and a townhouse on Cleveland's Millionaires' Row on Euclid Avenue. Although Rockefeller established his legal residence in New York in 1894, he returned with his family to Cleveland each spring to live at Forest Hill until late fall. But after the death of Rockefeller's wife, Laura Celestia Spelman Rockefeller (1839-1915), he seldom visited Forest Hill. The Homestead was destroyed by a fire in 1917.

**The Rockefeller-Thomas Plan**

In 1923 Rockefeller conveyed ownership of Forest Hill to his son, John D. Rockefeller, Jr. (1874-1960). Rockefeller, Jr. engaged New York architect Andrew J. Thomas (1875-1965) to plan an upscale residential and commercial development on a portion of the estate that would include 600 homes, apartments, a hotel, country club and inn, and business block. Self-educated, Thomas championed low income housing in New York City

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**Forest Hill Realty Sales Office, Cuyahoga County, OH**

and popularized the garden apartment. He also designed numerous other housing projects for Rockefeller. The Forest Hill subdivision is believed to be his only work in Ohio.

The “garden city” was first introduced by Sir Ebenezer Howard (1850-1928) in his book *Garden Cities of To-morrow*. Howard advocated pre-planned communities with nearby parks and ample green space. Using Garden City principles, Thomas designed the subdivision as a harmonious village in an open park-like setting with gently curving streets and abundant trees. Thomas arranged the homes so that the backyards merged together to form a common expanse of greensward for the enjoyment of all the residents. To further maintain the natural qualities of the neighborhood, the homes were completed with landscaping designed by the architect, including flowering crabapple trees, native American rhododendrons and Japanese azaleas. And in 1938, Rockefeller gifted 235 acres adjacent to the development to the cities of East Cleveland and Cleveland Heights for Forest Hill Park, specifying that the park be planned and executed by noted Cleveland landscape architect Albert D. Taylor (1883-1951). Forest Hill Park was listed in the National Register of Historic Places in 1998.

For visual continuity, Thomas designed all of the “Rockefeller homes” in the same French Norman style featuring steeply pitched slate or terracotta tile roofs, copper gutters and downspouts, red cedar shingles or wavy-edged siding, Ohio sandstone, and brick kilned in a color pallet specially created for the development. The homes are of nine different types, each with only minor architectural differences and most of them constructed in mirror image pairs. Thomas chose French Norman Revival architecture for the Forest Hill development, a style adopted by many architects of the era as they sought historical reference for their work. Thomas went so far as to tour Europe in search of authentic Old World architectural details for the Forest Hill homes.

After four years of careful planning, construction began in 1929. Rockefeller's Abeyton Realty Corporation, named for his wife, Abby Aldrich Rockefeller (1874-1948), supervised the project. All of the infrastructure of broad winding roads, underground utilities (unusual for the time) and lampposts and street signs crowned with the Forest Hill dove were installed throughout the development. By 1930, 81 of the Rockefeller homes along Brewster Road and adjacent streets were complete and Abeyton had erected an onsite sales office at the southeast corner of Brewster and Lee Boulevard, where it was clearly visible to traffic traveling up Lee from Euclid Avenue. The Heights Rockefeller Building, designed by Thomas as the commercial center for the development at the corner of Mayfield Road and Lee Boulevard, was completed the same year.<sup>2</sup>

The Forest Hill office has many of the features of the Rockefeller homes it was built to help sell, including its steeply pitched hipped roof, cedar shingles and steel casement windows (photos 12-14). Although far less imposing than the nearby Heights Rockefeller building, the sales office shares a common architectural heritage with it as well (photo 15). Thomas envisioned an architecturally harmonious community and utilized the French Norman style for both the development's homes and commercial center. Thomas's vision was carried through to

<sup>2</sup> The Heights Rockefeller Building and the Forest Hill Historic District, consisting of the 81 original Rockefeller homes, were listed in the National Register in 1986. The Forest Hill sales office was not included in the Forest Hill Historic District because it had been moved outside the district boundaries.

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**Forest Hill Realty Sales Office, Cuyahoga County, OH**

the allotment's sales office as well. Given Thomas's concern for visual continuity and the consistent architectural style of the Forest Hill realty office, it is likely it was designed by Thomas. We are unaware of any other realty offices having been built in the French Norman style in northeast Ohio.

Architectural journals of the day praised the development and Thomas's contribution to standards of community planning.<sup>3</sup> But the Rockefeller homes sold poorly and the project was not a commercial success. Although the depression contributed to the failure of the development, some speculated that the homes, priced from \$25,000 to \$40,000, were too expensive for the Cleveland market.<sup>4</sup> Potential buyers also may have wanted greater variety than the uniformity so carefully created by Thomas. The Van Sweringen brothers' nearby development in Shaker Heights offered greater architectural diversity and more accessible public transportation.<sup>5</sup>

**Later Development**

When Thomas' French Norman homes failed to sell, Rockefeller attempted to sell lots, primarily south of Monticello Boulevard, to other builders. In 1937 the sales office was moved to its present location at the southeast corner of Lee and Monticello Boulevards in Cleveland Heights, closer to where homes were then being built. After struggling with the project for two decades, in 1948 Rockefeller sold the undeveloped lots in Forest Hill for \$200,000 to a real estate syndicate headed by Toledo businessman George A. Roose. Roose acquired Abeyton's office when he purchased the subdivision from Rockefeller, and it continued to serve as the realty office for this later phase of the Forest Hill development.

Roose did not build any homes on speculation as Rockefeller had, instead selling lots to other developers and individuals, leading to a mix of architectural styles, primarily colonial and ranch homes. However, design principles of the Rockefeller-Thomas plan were continued as the development expanded, as evidenced by attached garages, slate and tile roofs and mirror image home pairs in some cases. Post-war developers and architects proposed new solutions to meet the requirements of Rockefeller's original building restrictions and the contemporary lifestyles of new homeowners. Notable examples of architecture from this period include Toledo builder Donald J. Scholz's prefabricated California contemporary ranch homes and the Frank Lloyd Wright inspired designs of Cleveland architect Albert J. Sgro. The families formed by the returning GIs

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<sup>3</sup> Arthur H. Dreher, *Forest Hill — A Modern Suburban Development*. AMERICAN LANDSCAPE ARCHITECT, July 1931, 8. *Forest Hill Subdivision, Cleveland, Ohio*. THE ARCHITECTURAL RECORD 69, No. 4, April 1931, 346.

Matlack Price, *Forest Hill, Cleveland, Ohio: Andrew J. Thomas, Architect*. ARCHITECTURE LXV, No. 3, March 1932, 125.

<sup>4</sup> Mr. Rockefeller Returns to Cleveland...and finds that in his native town he is a real-estate prophet without honor. FORTUNE IV, No. 1, July 1931, 30.

<sup>5</sup> Oris Paxton (1879-1936) and Mantis James (1881-1934) Van Sweringen's Shaker Heights was well established by 1930 at the inception of Forest Hill. Although the Shaker development shared many Garden City principles with Forest Hill, it differed in key respects as well. For example, the Van Sweringens did not build homes on speculation. And although all home plans had to be approved by the Van Sweringen Company, they permitted various architectural styles (essentially, the Van Sweringens fostered what has been described as conformity without uniformity). Although Shaker developed more rapidly than Forest Hill, it was negatively impacted by the depression as well, and the Van Sweringen Company was forced to declare bankruptcy in 1936.

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**Forest Hill Realty Sales Office, Cuyahoga County, OH**

following World War II and the resulting baby boom helped fuel demand for housing, and by 1955 Roose had fewer than 100 unsold lots left in the subdivision.

**Forest Hill Home Owners**

Forest Hill Home Owners, Inc. was founded in 1950 to preserve and promote the integrity and legacy of the Forest Hill community. When Roose returned to Toledo in 1957, he sold the sales office, along with its original furniture, to Forest Hill Home Owners for \$12,000. FHHO initially leased the building to the Kenny Corporation realty company and from 1973 to 1986 it was the office of Forest Hill Realty, a realtor dedicated exclusively to selling homes in Forest Hill. FHHO currently maintains the building as its office and houses an archive of original blueprints and property documents for most of the area homes.

With its cedar shingled sides and steeply pitched cedar shake roof, the Forest Hill realty office is a miniature replica of one of Thomas' Rockefeller homes and acted as a unique advertisement for the development. The French Norman sales office is architecturally more sophisticated than many of the real estate offices from the era. The office is unusual too in that it has survived and continues to serve the community for which it was built. Perhaps the Forest Hill office was spared because it took nearly 30 years to fully develop the allotment. Most onsite real estate offices were considered temporary structures, to be removed when the allotment was completely developed, and few have survived. For example, Barton R. Deming's (1875-1956) nearby Euclid Golf allotment's ca. 1913 sales office was likely torn down in 1924 when a home was built on the site it occupied. Because of their small size and generally light construction, adapting these structures for other uses has been difficult. One building in Cleveland Heights that was still in use as a realty office was razed earlier this year to make way for a new condominium project. The only other early realty building still extant in Cleveland Heights is a ca. 1926 structure at 2536 Noble Road which served as the realty office for the Noble Highland allotment developed by The J.L. Free Company (photo 16). Architecturally unassuming, the building currently houses an insurance office.

Today Forest Hill is a diverse and vibrant neighborhood encompassing portions of two inner-ring Cleveland suburbs. The Forest Hill realty office has become an emblem of the neighborhood and is affectionately known to area residents as the "cottage." Originally conceived of as a temporary structure, we are fortunate that the building continues to serve the Forest Hill community.

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CONTINUATION SHEET**

Section number 9 Page 7

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**Forest Hill Realty Sales Office, Cuyahoga County, OH**

**9. Major Bibliographical References**

**Books**

Goulder, Grace. *John D. Rockefeller: The Cleveland Years*. Cleveland: The Western Reserve Historical Society, 1972.  
Includes a chapter about the Rockefellers' Forest Hill estate.

Gregor, Sharon E. *Forest Hill: The Rockefeller Estate*. Charleston: Arcadia Publishing, 2006.

Morton, Marion J. *Cleveland Heights*. Great Britain: Arcadia Publishing, 2005.

This general history of Cleveland Heights, Ohio also covers the Forest Hill development.

Morton, Marion J. *Cleveland Heights, Ohio: The Making of an Urban Suburb, 1847-2002*. Great Britain: Arcadia Publishing, 2002.

This general history of Cleveland Heights, Ohio also covers the Forest Hill development.

Taylor, Albert Davis. *Forest Hill Park, a report on the proposed landscape development prepared for the city of Cleveland Heights, Ohio, the city of East Cleveland, Ohio*. Cleveland: Caxton, 1938

The landscape architect's study for the development of Forest Hill Park includes a summary history of the Forest Hill estate and its subsequent development.

**Magazines**

Dreher, Arthur H. *Forest Hill — A Modern Suburban Development*. AMERICAN LANDSCAPE ARCHITECT, July 1931, 8.

*Forest Hill: The Historic Rockefeller Estate, Cleveland*. THE BYSTANDER (COMBINED WITH CLEVELAND TOWN TOPICS), 25 October 1930, 29.

*Forest Hill Subdivision, Cleveland, Ohio*. THE ARCHITECTURAL RECORD 69, No. 4, April 1931, 346.

*Mr. Rockefeller Returns to Cleveland...and finds that in his native town he is a real-estate prophet without honor*. FORTUNE IV, No. 1, July 1931, 30.

Discusses the initial financial failure of the Forest Hill development.

Price, Matlack. *Forest Hill, Cleveland, Ohio: Andrew J. Thomas, Architect*. ARCHITECTURE LXV, No. 3, March 1932, 125.

**Newspapers**

*Andrew Thomas, a City Architect: Housing Projects Designer Dies at 90 — Fought Slums*, New York Times, 27 July 1965, 33.

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**Forest Hill Realty Sales Office, Cuyahoga County, OH**  
*Cleveland Heights Press.* 1924-1930.

Various articles regarding the early development of Forest Hill.

*Heights Dispatch.* 1925 & 1937.

Various articles concerning the early development of Forest Hill.

*News (Cleveland).* 1929-1930 & 1937.

Various articles and advertisements regarding the early development of Forest Hill.

*Plain Dealer (Cleveland).* 1917-1953.

Numerous articles and advertisements concerning Forest Hill.

*Press (Cleveland).* 1928 & 1937-1938.

Various articles and advertisements regarding the early development of Forest Hill.

**Other Materials**

Abeyton Realty Company records, including historic photos. The Rockefeller Archive Center. Sleepy Hollow, New York.

City of Cleveland (Ohio) Directory. 1938, 1940, 1949 & 1951.

City of Cleveland Heights (Ohio), Department of Buildings. Application for Permit for New Structure or Addition, Permit No. 23966, 20 July 1937.

Cuyahoga County, Ohio. Real Property Records.

*Forest Hill Development on Rockefeller Estate, Cleveland, Ohio: Construction Work Started October 1929.*  
Photo album. Private collection of Nancy Moody. East Cleveland, Ohio.

Forest Hill Home Owners records, including deeds and correspondence. Forest Hill Home Owners, Inc. Cleveland Heights, Ohio.

*Forest Hill Informer and News of Forest Hill.* 1954-1984.

Various articles published in the newsletter of Forest Hill Home Owners, Inc.

National Register of Historic Places Nomination Form, Forest Hill Historic District, Cuyahoga County, Ohio, 14 August 1986.

National Register of Historic Places Nomination Form, Heights Rockefeller Building, Cuyahoga County, Ohio, 15 May 1986.

Forest Hill Realty Sales Office  
Name of Property

Cuyahoga County, Ohio  
County and State

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## 10. Geographical Data

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**Acreage of Property** 0.287

**UTM References**

(Place additional boundaries of the property on a continuation sheet.)

Zone 17 4 52 447 E 45 96 215 N

**Verbal Boundary Description**

(Describe the boundaries of the property on a continuation sheet.)

**Boundary Justification**

(Explain why the boundaries were selected on a continuation sheet.)

Please turn to page ten of the continuation sheets for the verbal boundary description and justification.

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## 11. Form Prepared By

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name/title Christopher J. Hubbert, President  
organization Forest Hill Home Owners, Inc. date November 30, 2006  
street & number 2419 Lee Boulevard telephone 216-736-7215  
city or town Cleveland Heights state Ohio zip code 44118-1206

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### Additional Documentation

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Submit the following items with the completed form:

**Continuation Sheets**

**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.

**Photographs:**

Representative **black and white photographs** of the property.

**Additional items:**

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

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### Property Owner

---

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

name \_\_\_\_\_  
street & number \_\_\_\_\_ telephone \_\_\_\_\_  
city or town \_\_\_\_\_ state \_\_\_\_\_ zip code \_\_\_\_\_

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**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. 470 *et seq.*).

**Estimated Burden Statement:** Public reporting burden for this form is estimated to average 18.1 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 Chief, Administrative Services Division, National Park Service, P.O. Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reductions Projects (1024-0018), Washington, DC 20503.

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National Park Service**

**NATIONAL REGISTER OF HISTORIC PLACES  
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**Forest Hill Realty Sales Office, Cuyahoga County, OH**

**Verbal Boundary Description**

The Forest Hill realty sales office is located on an irregularly shaped lot of approximately one-quarter acre at the southeast corner of Lee and Monticello Boulevards. The lot is identified as Block "A" in Forest Hill Subdivision No. 56 as shown by plat recorded at the Cuyahoga County Recorder's Office in Volume 164, Page 41, and being part of original Euclid Township Lot 47, Tract 9.

**Verbal Boundary Justification**

This lot is the original parcel historically associated with the property since 1937, when it was moved to its current location.

**Additional Documentation**

**USGS Map**

Please see enclosed United States Geological Survey Map, East Cleveland Quadrangle, Ohio—Cuyahoga Co., 7.5 Minute Series (topographic).

**Photographs**

Please see enclosed black and white photographs of the Forest Hill realty sales office and related buildings. All photographs were taken by Christopher J. Hubbert using a digital Cannon PowerShot SD600. A compact disc including the images in .TIF format is enclosed. Additional information regarding the photographs is summarized in the following table. The photograph numbers correspond to the color prints included on pages 12 to 19 of the continuation sheets.

No.	Description of View	Date Taken
1	Front (east)	7/29/2006
2	Side (north)	7/30/2006
3	Side (south)	7/29/2006
4	Back (west)	8/13/2006
5	Entrance detail (east)	7/29/2006
6	Detail of door knocker (east)	7/29/2006
7	Detail of window (south)	7/29/2006
8	Overall setting (east)	7/30/2006
9	Main room (interior)	7/29/2006
10	Boiler (interior)	7/29/2006
11	Oak Floor (interior)	7/29/2006
12	Rockefeller home at 16200 Brewster Road	7/29/2006
13	Rockefeller home at 15640 Brewster Road	7/29/2006
14	Rockefeller home 2073 Newbury Drive	7/30/2006
15	The Heights Rockefeller Building	7/29/2006
16	Noble Highland realty office at 2536 Noble Road	8/13/2006

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Photo 1 Front view (east)



Photo 2 Side view (north)

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Photo 3 Side view (south)



Photo 4 Back view (west)

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National Park Service

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Photo 5 Entrance detail



Photo 6 Detail of door knocker

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National Park Service

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Photo 7 Detail of window (note partial transom)



Photo 8 Overall setting

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Photo 9 Interior (main room)



Photo 10 Boiler



Photo 11 Oak floor

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Photo 12 Rockefeller home at 16200 Brewster Road (note cedar shingle siding and steeply pitched hipped roof)



Photo 13 Rockefeller home at 15640 Brewster Road (note entry cross gable)

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## NATIONAL REGISTER OF HISTORIC PLACES CONTINUATION SHEET

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Photo 14 Rockefeller home at 2073 Newbury Drive (note steel casement windows with transoms)

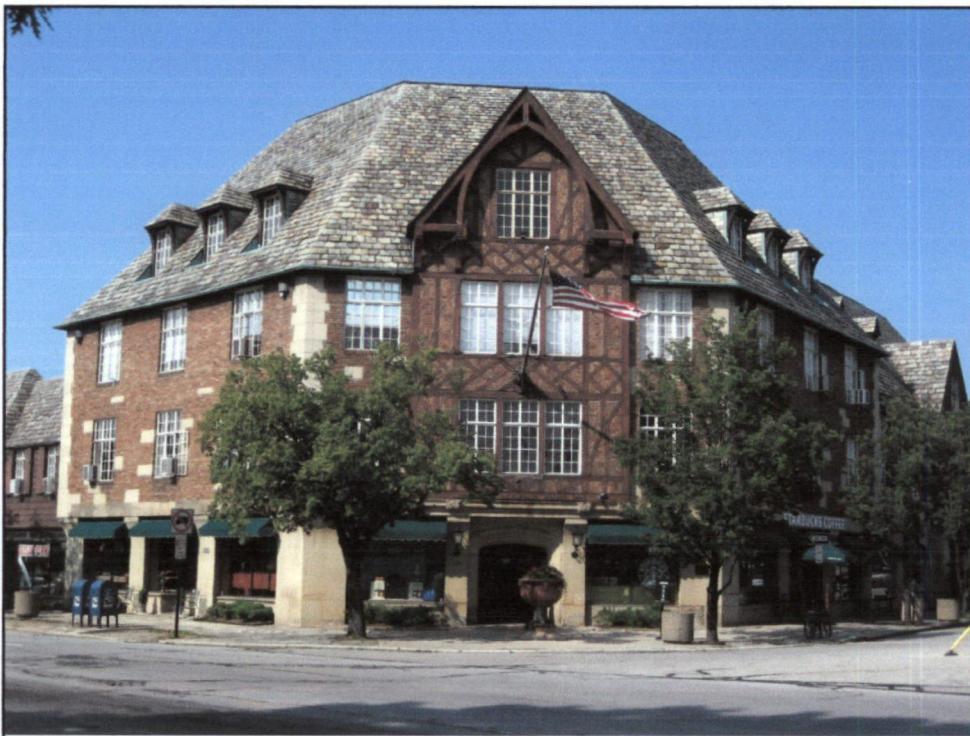


Photo 15 The Heights Rockefeller Building at Lee Boulevard and Mayfield

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Photo 16 Noble Highland realty office at 2536 Noble Road

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Photo 17: Earliest dated image of the Forest Hill sales office at its original location at the southeast corner of Lee Boulevard and Brewster Road. The photo is from a bound volume of construction photos titled "Forest Hill Development on Rockefeller Estate — Cleveland, Ohio — Construction Started October 1929." This photo is dated August 26, 1930 and is captioned "rental office." In fact, most of the Rockefeller homes were originally rented before they were sold. A second photo from the album is captioned "realty office" and was taken at the same time. The Rockefeller home at 15559 Wyatt Road can be seen faintly to the left in the distance. The view is now obscured by other homes. Note that the building had not been fully completed at the time this picture was taken — the screen door and "Forest Hill" sign have not been installed. Courtesy of Nancy Moody (personal collection).

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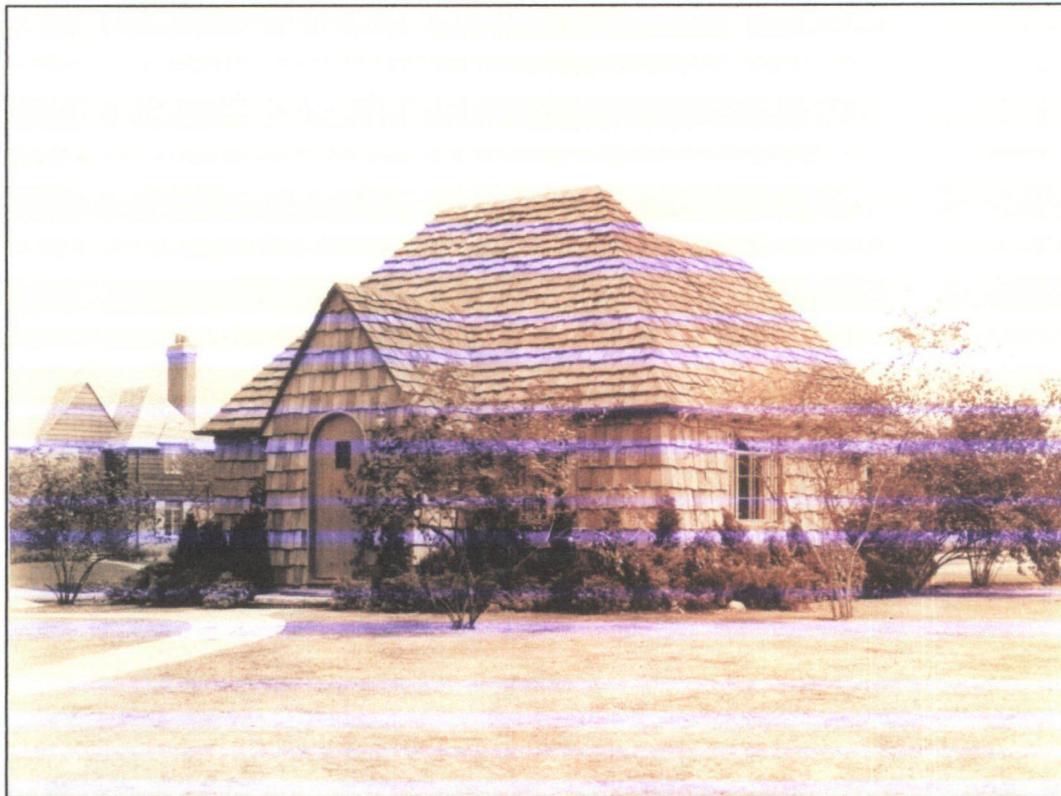
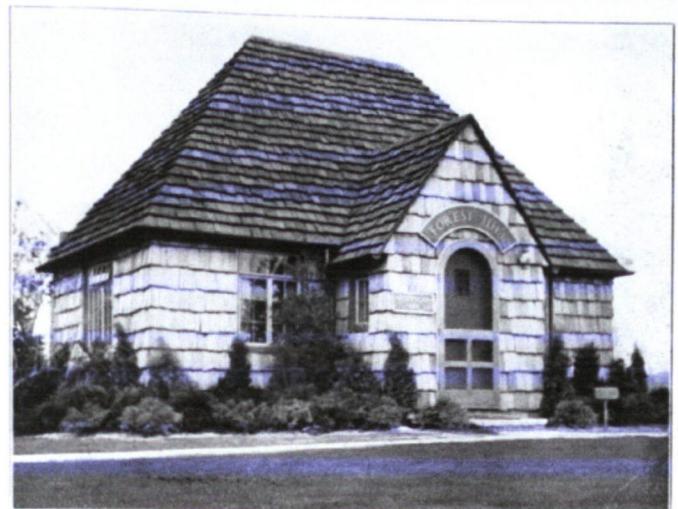


Photo 18: In this undated photo the Rockefeller home at 15381 Brewster appears to the left across the street. In addition to the screen door and "Forest Hill" sign, it appears that the door knocker has not yet been installed. Courtesy of Kenneth W. Rose, Assistant Director, the Rockefeller Archive Center.

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NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET

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*Forest Hill Sales Office, a striking illustration  
of the charm of Hand Split Shingles stained  
with Cabot's Creosote Stain.*

## Hidden Value

Attractive appearance was only one of the objectives in planning Forest Hill homes. To insure **permanent** beauty, and freedom from the expense and inconvenience of maintenance, rigid specifications were established for the framing lumber—the backbone of these homes. To insure **permanent** comfort, and low fuel expense, equal attention was given to the insulation.

*Harvard Lumber and Insulating  
Materials were selected.*

## Obvious Charm

To provide the touch of delightful informality and friendliness, an important part was played by the Wavy Red Cedar Siding, and hand-split shingles, stained with Cabot's Creosote Stain.



*Exclusive Distributors of Curtis Woodwork and  
Cabot Shingles in Cleveland and suburbs.*

6000 Harvard Ave.

Phone Mich 6000

*Say you saw it in Your Garden*

Photo 19: Harvard Lumber Company advertisement from the November 1930 issue of *Garden & Home*. By this time the "Forest Hill" sign and screen door have been installed. Although the address sign to the right of the door—2039 (Lee)—is legible in the original, the sign to the left is not. Courtesy of Walter Leedy, Jr., Professor of Medieval Art, Architecture and Urbanism, Cleveland State University.

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Open for business. On a mild January day the staff of Forest Hill Realty Company hangs out the shingle. Doing the honors is Ralph A. Stark, vice president-broker. Looking on are Tess Kennedy (center), and Mary Ann Dahlman, sales associates.

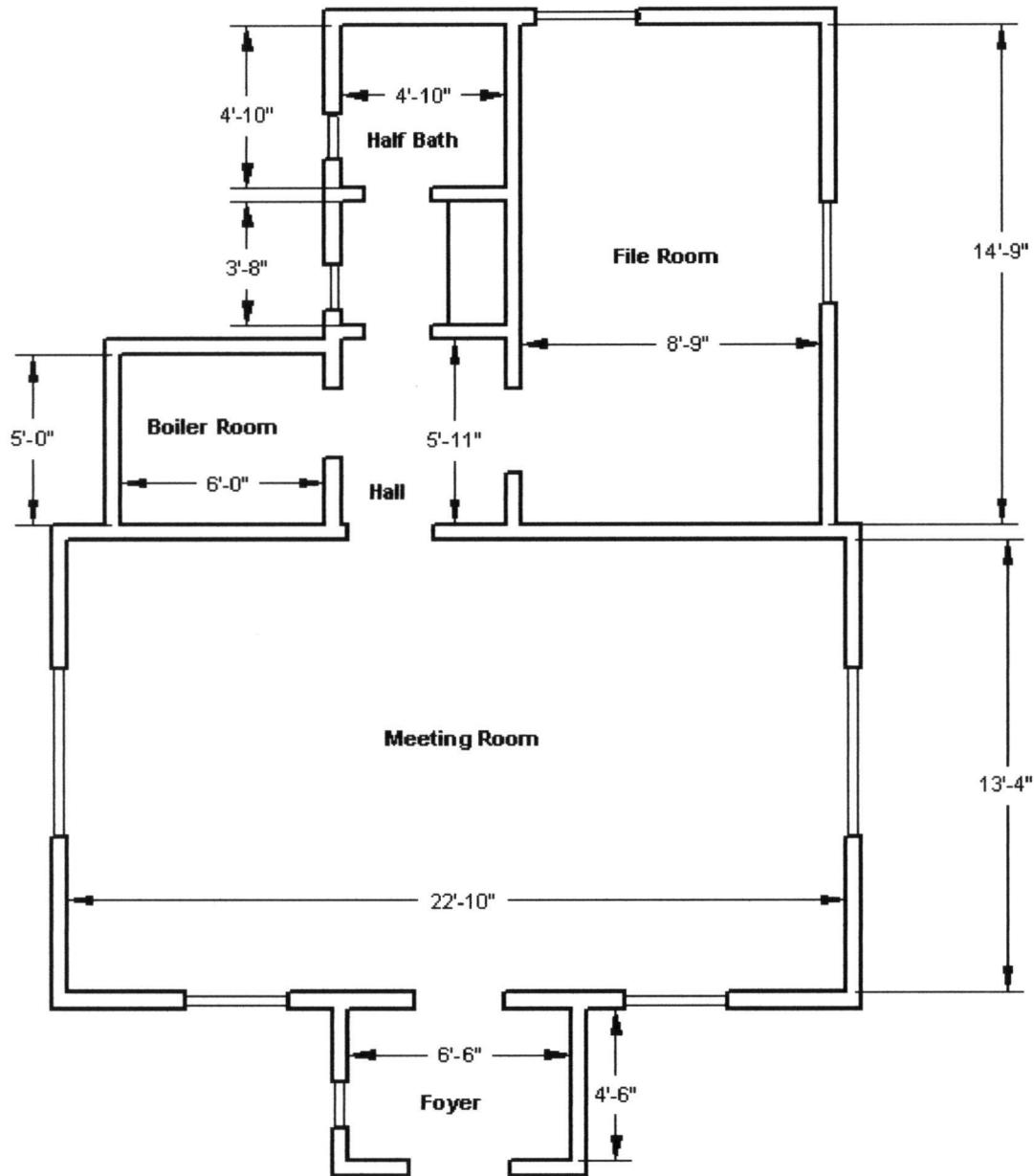
Photo 20: Announcement of the opening of the Forest Hill Realty Company on the front page of the Winter 1973 issue of *News of Forest Hill*, the Forest Hill Home Owners newsletter, showing the office at its present location at the southeast corner of Lee and Monticello Boulevards. By 1973 the office had been painted, gutters added, the chimney extended and the screen door removed.

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## NATIONAL REGISTER OF HISTORIC PLACES CONTINUATION SHEET

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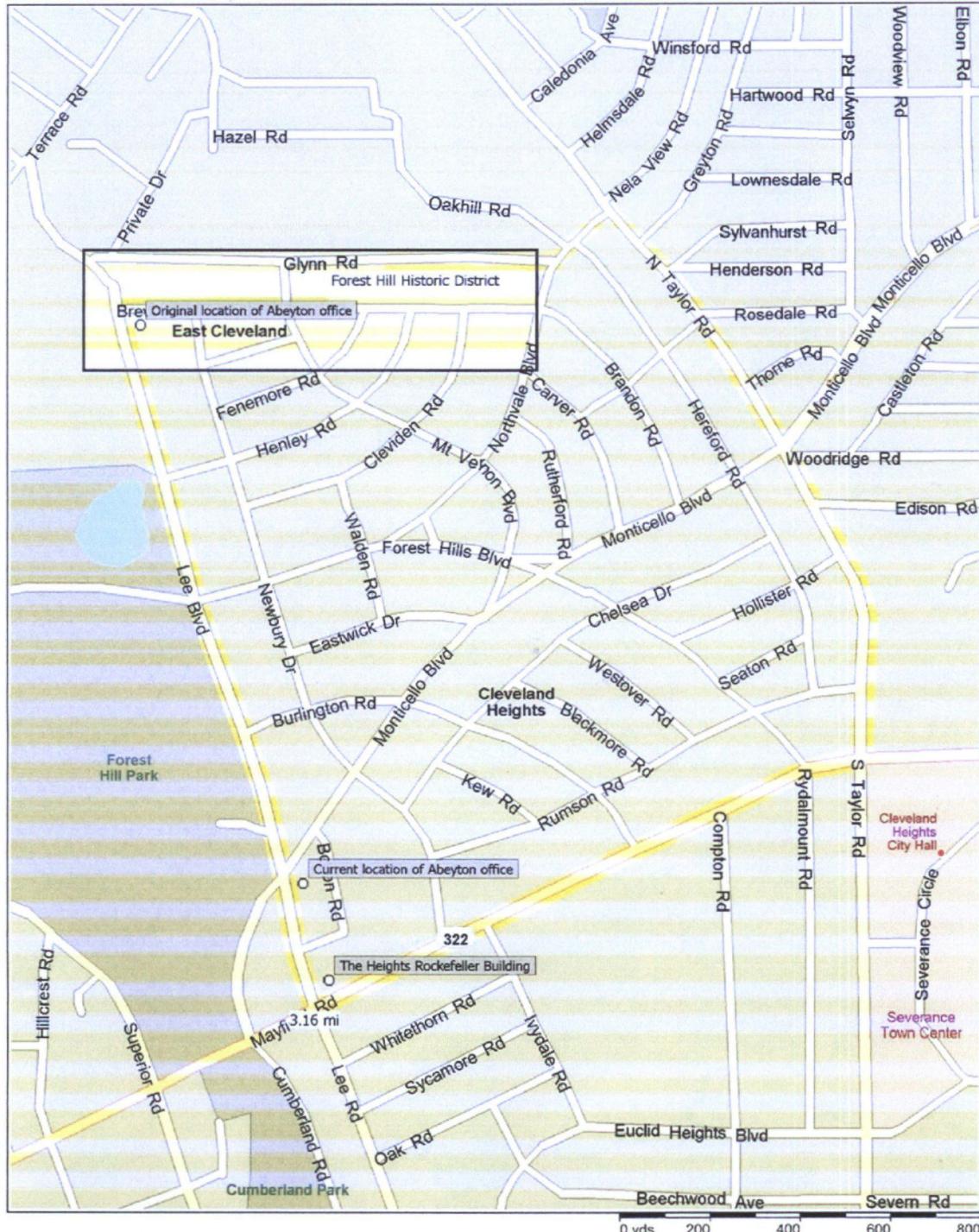
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## NATIONAL REGISTER OF HISTORIC PLACES CONTINUATION SHEET

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UNITED STATES DEPARTMENT OF THE INTERIOR  
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES  
EVALUATION/RETURN SHEET

REQUESTED ACTION: NOMINATION

PROPERTY Forest Hill Realty Sales Office  
NAME:

MULTIPLE  
NAME:

STATE & COUNTY: OHIO, Cuyahoga

DATE RECEIVED: 5/11/07 DATE OF PENDING LIST: 5/29/07  
DATE OF 16TH DAY: 6/13/07 DATE OF 45TH DAY: 6/24/07  
DATE OF WEEKLY LIST:

REFERENCE NUMBER: 07000580

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 6-21-07 DATE

ABSTRACT/SUMMARY COMMENTS:

*Entered into the  
National Register*

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.



Forest Hill realty sales office; Cuyahoga County, Ohio; Photo 1  
Front (east)



Forest Hill realty sales office; Cuyahoga County, Ohio; Photo 2  
Side (north)



Forest Hill realty sales office; Cuyahoga County, Ohio; Photo 3  
Side (south)



Forest Hill realty sales office; Cuyahoga County, Ohio; Photo 4  
Back (west)



Forest Hill realty sales office; Cuyahoga County, Ohio; Photo 5  
Entrance detail (east)



Forest Hill realty sales office; Cuyahoga County, Ohio; Photo 6  
Detail of door knocker (east)



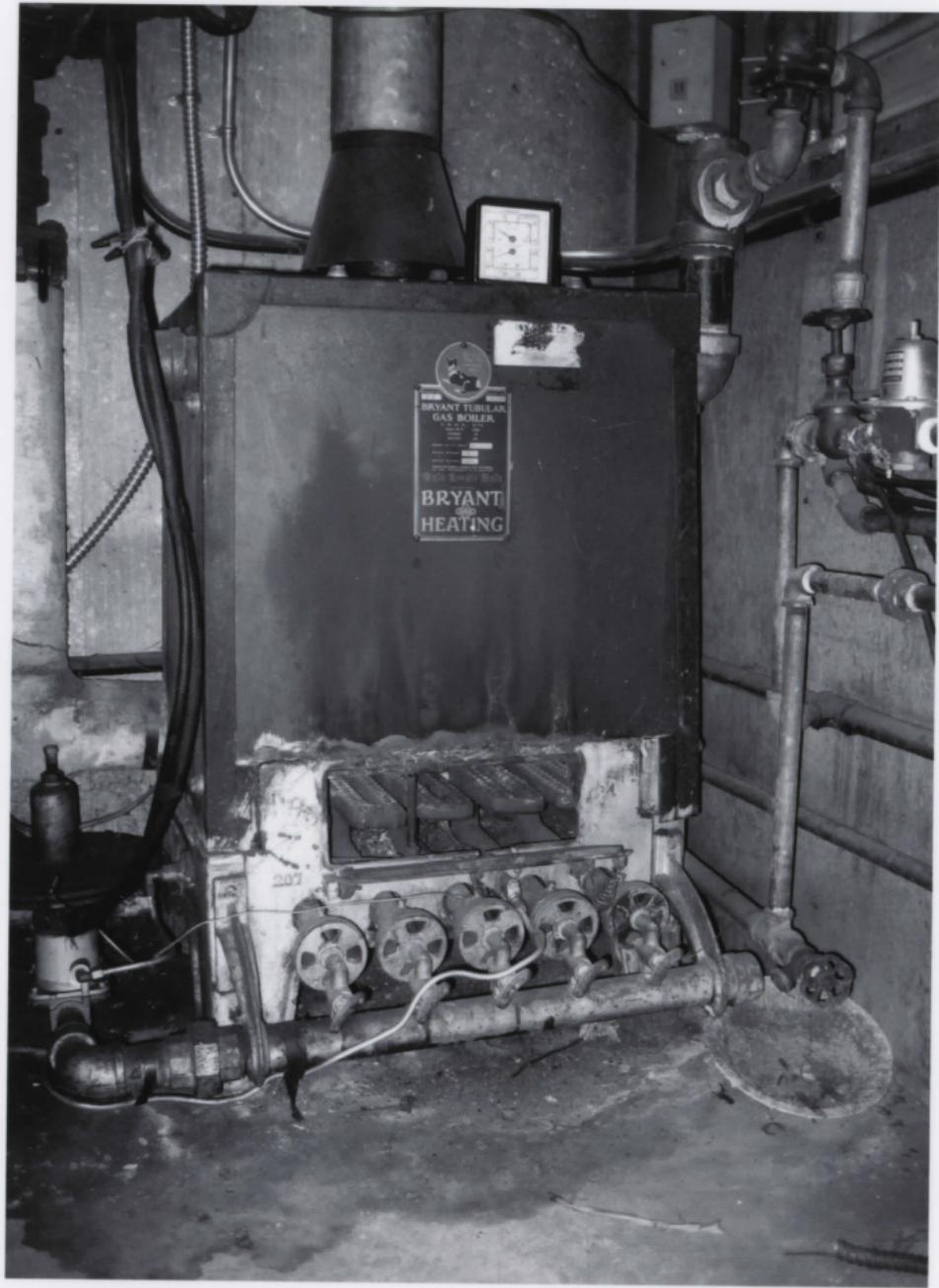
Forest Hill realty sales office; Cuyahoga County, Ohio; Photo 7  
Detail of window (south)



Forest Hill realty sales office; Cuyahoga County, Ohio; Photo 8  
Overall setting (east)



Forest Hill realty sales office; Cuyahoga County, Ohio; Photo 9  
Main room (interior)



Forest Hill realty sales office; Cuyahoga County, Ohio; Photo 10  
Boiler (interior)



Forest Hill realty sales office; Cuyahoga County, Ohio; Photo 11  
Oak floor (interior)



Forest Hill realty sales office; Cuyahoga County, Ohio; Photo 12  
Rockefeller home at 16200 Brewster Road



Forest Hill realty sales office; Cuyahoga County, Ohio; Photo 13  
Rockefeller home at 15640 Brewster Road



Forest Hill realty sales office; Cuyahoga County, Ohio; Photo 12  
Rockefeller home at 2073 Newbury Drive



Forest Hill realty sales office; Cuyahoga County, Ohio; Photo 15



Forest Hill realty sales office; Cuyahoga County, Ohio; Photo 16  
Noble Highland realty office at 2536 Noble Road

