



GRANT DEMING'S FOREST HILL HISTORIC DISTRICT

A Walking Tour in Cleveland Heights, Ohio

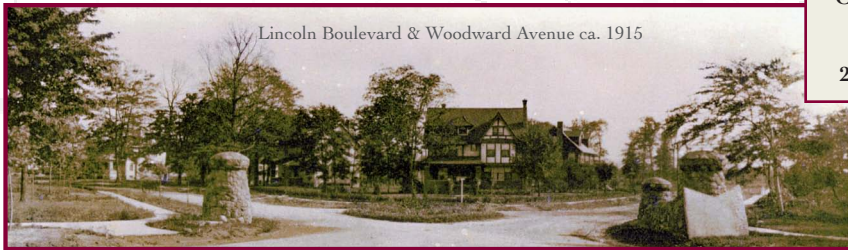
FOREST HILL, not to be confused with Rockefeller's later Forest Hill development along the Cleveland Heights–East Cleveland border, was among the early residential allotments in Cleveland Heights. Forest Hill's developer, Grant W. Deming, was born in Canada and first developed houses on Cleveland's east side in the 1890s. Begun in 1909 at a time when the entire population of Cleveland Heights had not yet reached 2,500, Forest Hill was laid out on nearly 200 wooded acres in the Dugway Brook watershed.

In contrast with more well-to-do garden suburb allotments, Deming advertised his development to appeal to the broad middle class seeking to mimic the gracious living of the affluent: "America's Richest Suburb ... Fit for a King—Within Your Means." In the ensuing two decades after Forest Hill's opening, Cleveland Heights enjoyed spectacular growth as wealthy Clevelanders left older neighborhoods for the reputedly healthier climes in the Heights. Forest Hill was largely built out by the onset of the Great Depression in 1929, making it an unusually rich repository of period architecture. Today Forest Hill's diversity of housing—from near mansions to mail-order bungalows to two-family doubles—continues to appeal to a wide range of people. Listed in 2010 on the National Register of Historic Places, Forest Hill is a quintessential Cleveland Heights neighborhood. **We hope you enjoy this self-guided walking tour, which is of exteriors only. Please be respectful of homeowners' privacy by staying on the sidewalk.**

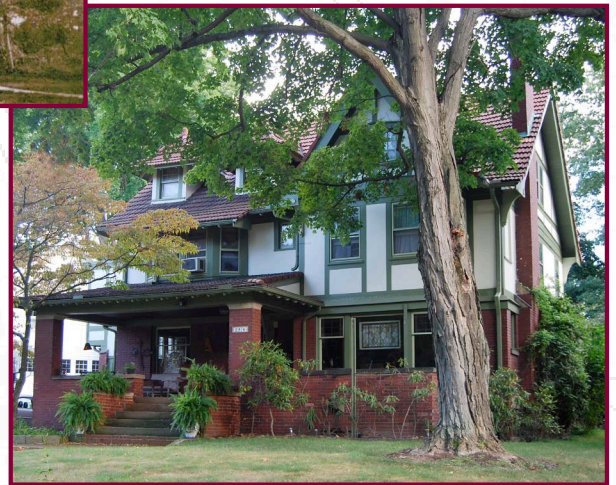
*Start at the development's original entry,
Woodward Avenue at Lincoln Boulevard*

1

ORIGINAL MAIN ENTRANCE
TO FOREST HILL;
HAYCOX HOUSE
2976 LINCOLN BOULEVARD



Lincoln Boulevard & Woodward Avenue ca. 1915



This eclectic Tudor Revival house, built in 1910 for Thomas B. Haycox, was among the first completed in Forest Hill and occupies a prominent, gently curved corner lot. It is notable for its French tile roof, half-timbering, leaded glass windows, large front porch and a former porte-cochere, now an enclosed garage. Roof flares at the ends of its front gable and two hipped dormers lend a touch of the French Eclectic style while the open eaves and exposed rafters indicate a Craftsman influence that was common into the early 1910s.

*Walk south on Woodward Avenue
and turn right on Edgehill Road*

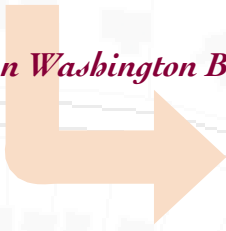
2

KIRTZ HOUSE
2900 EDGEHILL ROAD



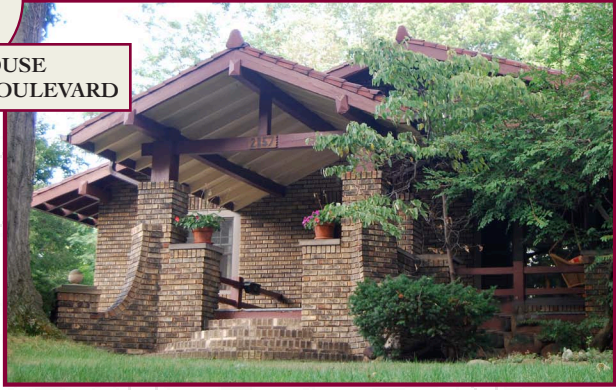
This eclectic 2-1/2 story house was built in 1919 for Morris Kirtz, esq., and his wife, Ethel. Designed by Albert F. Janowitz, it is symmetrical in form, with a hipped clay tile roof punctuated by centered front and side hipped dormers. Its roofline and broad, horizontally dominated portico evoke the Prairie style, while its ten-over-one pane double-hung windows on the first level and grouped nine-over-one pane double-hung windows on the second story are Craftsman. The house even has a slight Tudor Revival flair with its brick walls and stonework on the portico.

Turn right on Washington Boulevard



3

GLASGOW HOUSE
2857 WASHINGTON BOULEVARD

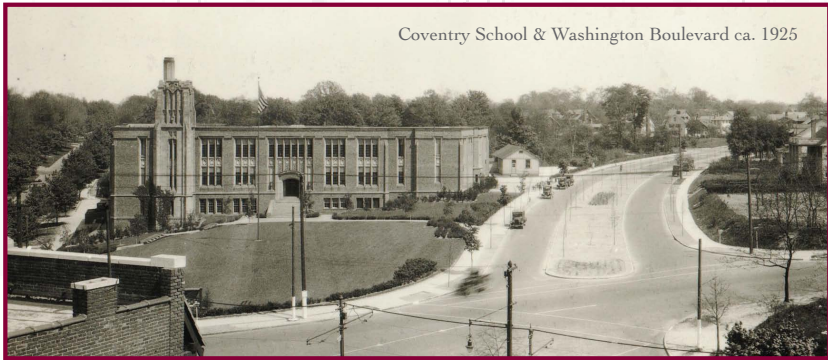


At the corner of Edgehill Road is a home constructed for J.C. Glasgow in 1916. This clay tile roofed, California-style Craftsman bungalow has many of the defining characteristics of its style. Its long profile, cross-gabled roof, exposed rafter tails, battered columns, and other decorative features would make this residence right at home in Pasadena, California. Brick-faced Craftsman bungalows are rare and this is the only such example in Forest Hill.

4

WASHINGTON BOULEVARD STREET RAILROAD

Washington Boulevard, which originally began at the corner of Coventry Road and Euclid Heights Boulevard, might have been a grand boulevard in the spirit of Fairmount Boulevard. Like Patrick Calhoun's Euclid Heights allotment to the west, however, Forest Hill fell upon hard times by 1914 and ended up in bank trusteeship. Only one house had been completed on the boulevard (see #14). Likely sensing the need to offer more affordable homes, Frederick Werk, who took over the reins of Forest Hill, re-subdivided Washington Boulevard's lots, converting most of the unsold 100-foot-wide lots into lots with 50- to 60-foot frontages. Concurrently, the syndicate introduced a single-track electric streetcar, or "dinky," which ran the entire length of the Washington Boulevard center median. 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.



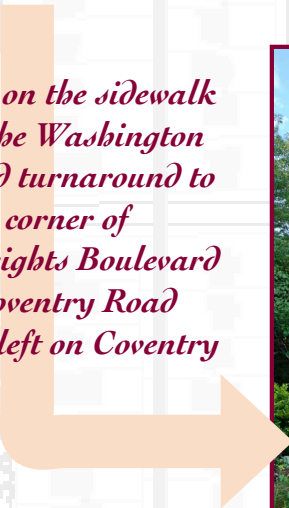
Coventry School & Washington Boulevard ca. 1925

5

OLD COVENTRY SCHOOL
COVENTRY P.E.A.C.E. PARK

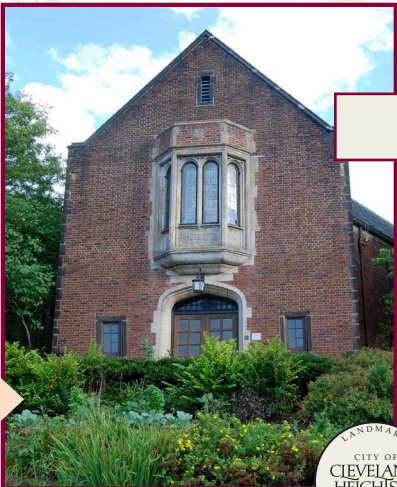
This site, while not actually in the historic district, serves as a gateway to Forest Hill. In 1917 Deming deeded several undeveloped lots on the northwestern edge of Forest Hill to the Cleveland Heights Board of Education to construct Coventry School. The clearing of the forestland aroused anger from some residents who saw the site as one of the most picturesque spots in the Heights. The school opened around the time when nearby Coventry Village was emerging as a streetcar retail district. The original building survived until the 1970s, when it and several other Cleveland Heights schools were demolished to build modern open-plan school buildings. Coventry P.E.A.C.E. Park was created in 1993 to offer a public space for the neighborhood. Its entrance is marked by a silver archway designed in 2001 by Barry Gunderson of Kenyon College.

Continue on the sidewalk beyond the Washington Boulevard turnaround to the corner of Euclid Heights Boulevard and Coventry Road and turn left on Coventry



6

COVENTRY LIBRARY
1925 COVENTRY ROAD



This brick Tudor Revival and Jacobean style building was originally the Heights Main Library. Designed in 1926 by John H. Graham & Co. and situated on a slight slope facing the Coventry-Euclid Heights intersection, the building has many unique details, including a fireplace, Arts and Crafts tilework, and medieval light fixtures. It is the only non-residential building in the Forest Hill Historic District and is a Cleveland Heights Landmark.



7

CLEVINGER-BIRNS HOUSE
2813 EDGEHILL ROAD

At the corner of Edgehill and Coventry roads, 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, but it later became the home of a notorious mobster, Alex "Shondor" Birns.



8

WEISENBERG HOUSE
1999 COVENTRY ROAD

This Italian Renaissance stucco house, built in 1917 for Consolidated Oil Company president Nathan Weisenberg, has a recessed arched 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.

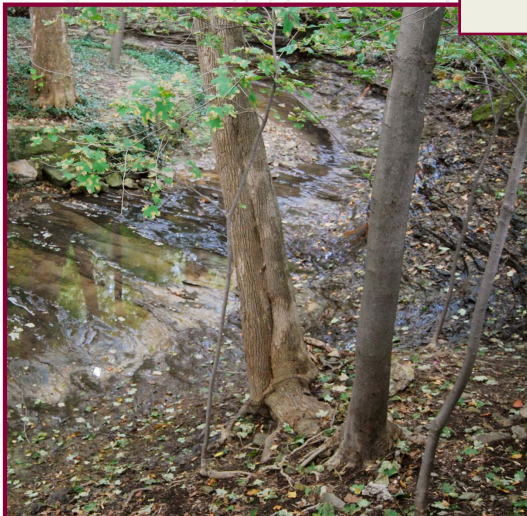


Turn left on East Overlook Road

9

WEST BRANCH DUGWAY
BROOK RAVINE

Forest Hill's most notable natural feature is the bluestone brook formed about 14,000 years ago during the last glacial period. It originates in the southeast in University Heights and meanders northward to Bratenahl, where it empties into Lake Erie. More than a century ago, most of the brook was culverted to remove what many people saw as a nuisance and an impediment to construction. It passes directly underneath a few Forest Hill houses before emerging between Berkshire and Edgehill roads and also along Euclid Heights Boulevard near Coventry School. The brook disappears into a pipe beneath Coventry Village before resurfacing again in Lake View Cemetery.



10

BRAMSON HOUSE
2837 EAST OVERLOOK ROAD

This stunning fieldstone and stained wood residence, built in 1936, stands alongside a forest hillside of rhododendrons and groundcover ivy along Dugway Brook. A footbridge 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. Its rustic stonework and interior wood detailing are reminiscent of the Craftsman ideals of such architects as Greene & Greene of California.



11

NEFF HOUSE
2956 EAST OVERLOOK ROAD



Turn right on Woodward Avenue.

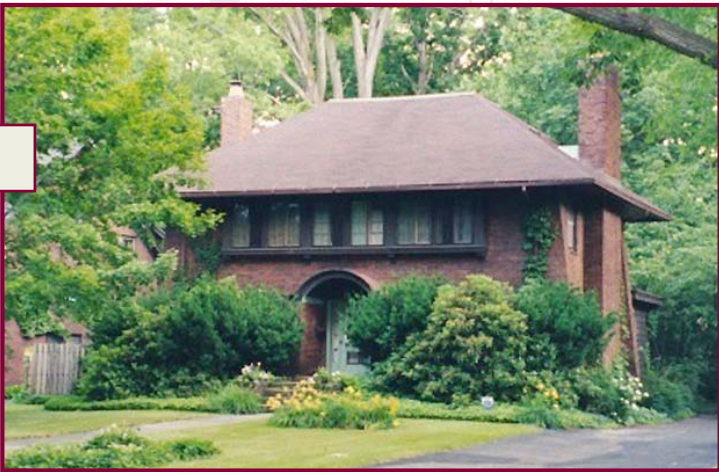
Built for Mrs. E. B. Neff in 1915, this eclectic Craftsman house, which actually faces Woodward Avenue around the corner, is the only house in Forest Hill to adopt Swiss Chalet styling with distinctive cross-shaped brackets and carved wood details in its balconies and window boxes.

*Walk south on Woodward Avenue,
turning right on Berkshire Road,
then bear gently left on Lamberton Road
(past Washington Boulevard)*

12

LOOMIS HOUSE
2075 LAMBERTON ROAD

As the only Forest Hill house designed by the noted Cleveland architecture firm Meade and Hamilton, this 1913 brick Prairie-style home has a simple hipped roof with wide overhanging eaves. Built for Herbert C. & Minnie Loomis, 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 segmented arch supported by battered brick piers.





13

WEINBERGER HOUSE
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. Its style is Bungalow with both Craftsman and Tudor Revival elements. The overall form, tile roof, jerkinhead dormer and ganged windows are Craftsman influenced, while the half timbering and arched porch entrance are reminiscent of the Tudor Revival style.

*Return north on Lamberton,
turning right on Washington Boulevard*

14

FREDERICK C. WERK HOUSE
2956 WASHINGTON BLVD.

Built in 1913, this large stucco Prairie-style home, designed by architects Paul Matzinger and Paul Jeffery, was the first house completed on Washington. It was built for Frederick C. Werk, a Cleveland electrical engineer and contractor who later became president of the Forest Hill Allotment Company. The Prairie style, noted for its horizontal emphasis and broad eave overhangs, was a creation of the renowned Chicago architect Frank Lloyd Wright in the 1890s and a popular style in Midwestern cities in the 1900s and 1910s. This home's low-sloped, hipped, red clay Spanish tile roof lends an Italian Renaissance influence and is replicated on the carriage house.



*Walk east on Washington Boulevard
and turn left on Cottage Grove Drive.*

15

COTTAGE GROVE DOUBLES
COTTAGE GROVE DRIVE

Cottage Grove Drive originally served as a service street and, at forty feet wide, it is considerably narrower than Forest Hill's other streets. The intersections at Yorkshire, East Overlook, and Edgehill Roads are surrounded by side-by-side two-family houses, which mimic the Colonial Revival, Prairie, and Craftsman influences found in the neighborhood's single-family homes.



1987 Cottage Grove



1984 Cottage Grove

16

LINCOLN BOULEVARD CLUB

*Continue on Cottage Grove
then turn right on Lincoln Boulevard*



Reputedly the oldest active street club in the Cleveland metropolitan area, Lincoln Boulevard Club developed out of the Lincoln Boulevard Division of the Red Cross in 1917 during World War I. Founded by 17 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 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. The club remains active today.

Proceed east on Lincoln Boulevard

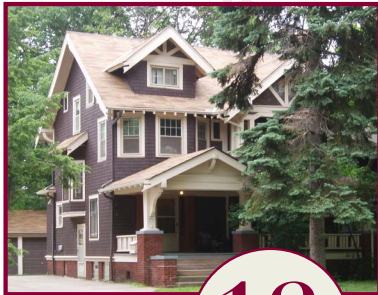
17

SCHOENBERGER HOUSE
3114 LINCOLN BOULEVARD

This imposing brick- and shingle-sided home dates to 1912 and was built for Rose Schoenberger, the widow of a Cleveland industrialist. The 2-1/2 story house has a hipped roof, originally clad with clay tiles, an elaborated foursquare plan and a side porch supported by square Ionic pillars. With its four outside doors, separate servants' staircase, leaded and stained-glass windows, wood paneling, built-in cabinets and coffered ceilings, this house is among Forest Hill's more elaborate residences.



3101



3105

18

3101, 3105, 3115, 3119
LINCOLN BOULEVARD

Across the street on Lincoln Boulevard



3115

These Craftsman-influenced houses share a similar style while exhibiting unique variations in their details. The first to be constructed in 1911, 3105 Lincoln is an eclectic, cross-gabled 2-1/2 story house with full front porch and second-story gable porch. Its half-timbering and cross gable create a noticeable Tudor Revival flair, while its elaborate saw-cut rafter tails are unmistakably Craftsman. While its architect is unknown, each of the other three surrounding houses were designed in 1916 by Dutch-born George Bolmeyer, who seemed to draw inspiration from its design. His three Lincoln Boulevard designs borrow design principles from 3105 Lincoln. Note the varied designs of each home's rafter tails. While 3101 and 3119 Lincoln are essentially Colonial Revival houses with strong Craftsman influence, 3115 Lincoln assumes a Tudor tone with its twin front gables and steeply pitched, varied rooflines.

19

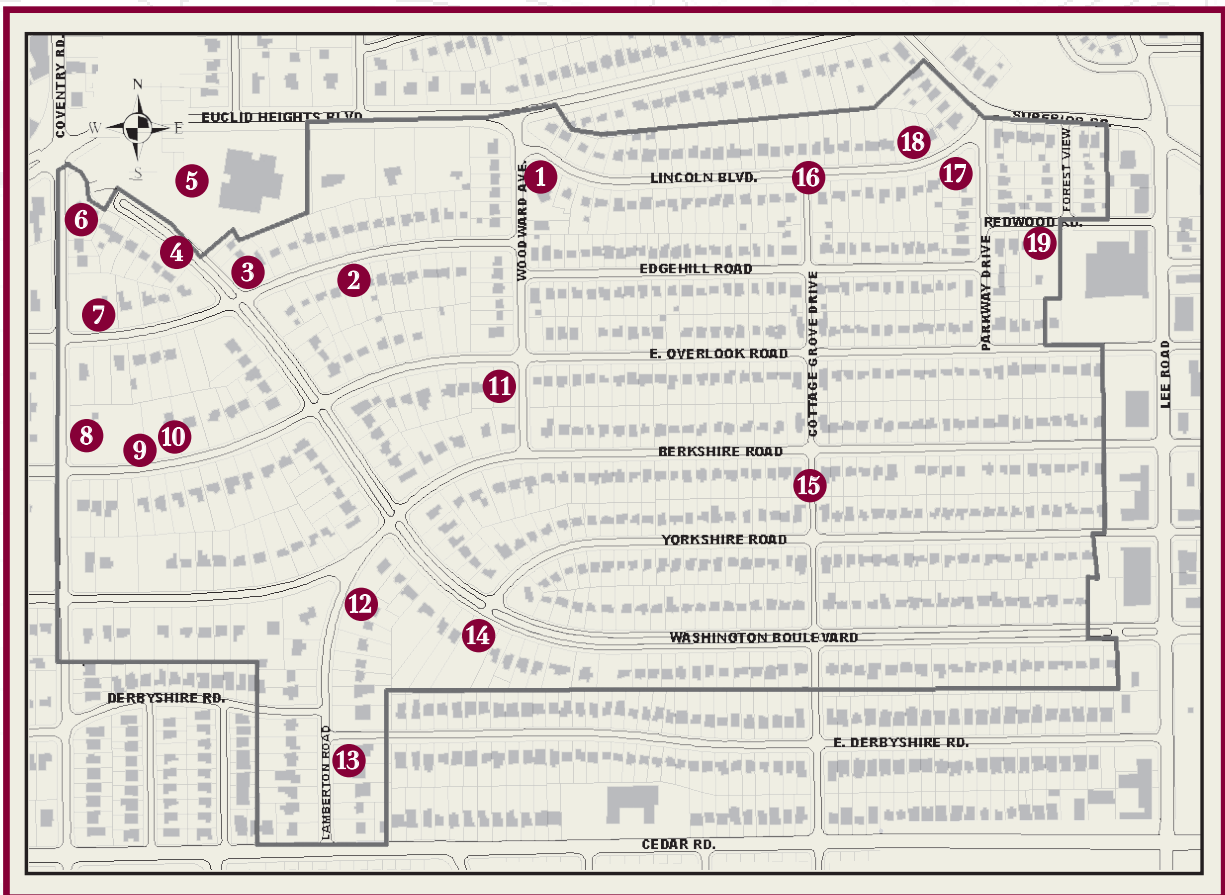
GRANT W. DEMING HOUSE
3154 REDWOOD ROAD



*From Lincoln turn right on Parkway Drive,
then left on Redwood Road*

Deming's homestead, the oldest house in Forest Hill and a designated Cleveland Heights Landmark, was completed in 1909 on three lots with the house occupying the center lot. 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. In 1914 Deming added a castellated porte-cochere with a second-story bedroom on the house's east side. After World War II, the family sold the westerly adjacent lot for the construction of a typical postwar suburban Cape Cod bungalow.

*You may retrace your steps back to Lincoln
then continue west to where you began.*



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Many thanks to resident Dr. J. Mark Souther, who researched Forest Hill, wrote the National Register Nomination and provided the text for this tour.
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