

**NATIONAL REGISTER OF HISTORIC PLACES
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SECTION 7

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NARRATIVE DESCRIPTION

The Ambler Heights Historic District is an early twentieth century suburban residential development of approximately 73 acres, platted in its current form in 1900. Development began about 1903 and was largely completed by 1927. The District is located mostly in the southwest corner of Cleveland Heights, Ohio, an inner-ring suburb of Cleveland; a small portion of the District is located within the boundaries of the City of Cleveland. It is an example of the successful marketing of "garden city" living to the wealthy during the first stage of the suburbanization of Cleveland. It consists today of 67 original, single-family, architect-designed private homes, one original home which has been converted to use by a retirement community (but continues to be a contributing resource) and 13 non-contributing homes. The original homes and the District are well-preserved and have experienced relatively little alteration since their construction; they therefore may be said to have integrity in terms of location, design, setting, materials, workmanship, feeling and association.

The District is located approximately five miles east of downtown Cleveland. It is bounded by Cedar Glen Parkway (north), South Overlook Road (east), North Park Boulevard (south) and Ambleside Road and Martin Luther King, Jr. Boulevard (west). It is located on the rise of a gradual hill leading from the City of Cleveland at its lower elevation to the various "Heights" suburbs (including Cleveland Heights and Shaker Heights) at its higher elevations; this ledge of land forms the western limits of the Portage escarpment of the Allegheny Mountains. To the immediate south and west of the District is a rocky, tree-filled ravine constituting part of Ambler Park, one of a string of parks that stretches from Lake Erie south and west through the east side of Cleveland. The northern boundary of the District abuts the University Circle area of Cleveland, an area in which a number of the City's educational and cultural institutions are gathered, such as Case Western Reserve University, University Hospitals of Cleveland, the Cleveland Museum of Art and Severance Hall (home of the Cleveland Orchestra). To the east of the District is a series of residential streets with more modest, but generally well-preserved, homes built in the early twentieth century. The District includes all of Harcourt Drive, Chestnut Hills Drive, Denton Drive, Devonshire Drive and Elandon Drive and nos. 1625, 1803, 1815, 1821, 1835 and 2289 North Park Boulevard.

The Ambler Heights area is named after Dr. Nathan Hardy Ambler (1824-88), a dentist who amassed considerable wealth during the California Gold Rush and subsequently entered into real estate development in Cleveland. Originally farmland, Ambler Heights began to be developed about 1903 by Dr. Ambler's adopted son, Daniel O. Caswell, and his nephew, William Eglin Ambler. Gracious homes of 2, 2-1/2 and 3 stories,

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ranging in scale from about 3,000 to more than 8,700 square feet, were built to the specifications of some of Cleveland's leading families and designed by well-known architects of the period. They mostly exhibit period revival styles such as Colonial Revival and Tudor Revival, but often in interpretations typical of the Progressive Era. As a whole, they consistently exhibit characteristics typical of upper-class domestic suburban architecture of the time.

The District has changed relatively little since its original development. Three of the original homes have been demolished. The former stable at one demolished home, the Benjamin Bourne residence, has been converted to residential use at 2265 Harcourt. Thirteen additional homes have been built between 1934 and the present. One original home, the Warren Bicknell residence at 1801 Chestnut Hills, has been converted to multi-family use by The Judson Retirement Community, and a substantial modern addition has been attached. The largest portion of the addition is located on Ambleside Drive, at a significantly lower elevation than Chestnut Hills Drive, and therefore is barely visible in the District. The portion of the addition located on Chestnut Hills Drive is fairly inconspicuous from the street. The original home therefore continues to be the dominant feature of the property, and the property continues to be a contributing resource.

Most of the other original homes have been unaltered in a significant way on their exteriors since their construction. Typical exterior alterations have included such items as additions and enclosures of porches, addition of aluminum storm windows, replacement of wood shingle roofs with asphalt shingles, removal of shutters and some other decorative elements and re-landscaping. These homes clearly continue, however, to exhibit most of the massing, spatial relationships, window and door patterns, materials, ornamentation and other features that characterize their styles. In rare cases more substantial changes have been made; one home (at 2225 Chestnut Hills) has been re-sided with vinyl siding, and at two homes major additions have been made that are visible to the street. One addition (at the Edward Brown residence at 2208 Harcourt) was designed to be consistent with the original home; in the second home (at 2231 Chestnut Hills) the addition is markedly modern in style. Since both homes continue principally to exhibit their historic character, they continue to be contributing resources. All of the homes in the District have been generally well-maintained.

Ambler Heights is surrounded by other historic buildings and districts. Addendum 3 shows the location of some other nearby National Register properties.

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LANDSCAPE CHARACTER

The Ambler Heights Historic District is recognizable by its landscape character (photos 1-9). The streets curve gently with low curbs, wide tree lawns and sidewalks (mostly the original bluestone with some concrete replacements). Chestnut Hills Drive, on the western edge of the District, has noticeable changes in elevation to reflect the topography of the escarpment. On Elandon, Devonshire and Denton, houses are set back about 45 feet, and on Harcourt, Chestnut Hills and North Park, houses are set back about 60 feet. A mature canopy of deciduous trees lines the streets and continues throughout the properties. While some of the original street trees have been lost, they have been replaced with trees of similar character. Most homes have narrow driveways at the sides; these generally are black asphalt or natural materials such as brick or stone. Garages generally are at the rear of the homes, and may be attached or detached; they usually are not visible from the street. In most cases, detached garages are of a style, materials and quality consistent with the main house. Fencing occurs in rear yards and along side property lines behind the front facades of the homes, but only in a few cases at the street sides of the homes. All homes are landscaped, most either in the original form or re-landscaped in traditional styles. Many landscapes are accented by original statuary, decorative brick or stone walls, stone or tile patios, ironwork and other decorations.

A number of homes along the western and southern sides of the District are situated high above rocky, treed ravines; the homes along the western side of Chestnut Hills Drive overlook the City of Cleveland. At three locations (the intersection of Harcourt and Denton, the intersection of Harcourt and Chestnut Hills and the intersection of Chestnut Hills and Devonshire) there are small triangular landscaped islands.

Access to Ambler Heights is limited; the District is accessible only at the north end of Harcourt (only from the west), the south end of Harcourt and the south end of Chestnut Hills (only from the east). Although there is considerably more traffic on the major streets adjacent to Ambler Heights, and greater development in University Circle, than at the time of its development, its limited access and park-like setting, and the lack of other nearby development (except to the east), continue to give the District a feeling of elegance and containment. The District retains essentially all of the physical features that made up its original character and appearance.

STREET-BY-STREET DESCRIPTIONS

Harcourt Drive runs north and south and provides the primary means of access in and out of the District. The right-of-way is 60 feet. There are 30 irregularly-shaped properties ranging in frontage from approximately 90 to 517 feet and in depth from approximately 175 to 300 feet. Near its north end, at the intersection with Chestnut Hills

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Drive, a triangular island approximately 60 feet on a side was set aside for landscaping; it was recently re-landscaped and a black metal bench was placed there (photo 10). A similar newly-landscaped island with an identical bench occurs near the south end of Harcourt Drive at its intersection with Denton Drive. The Bourne residence, one of the original homes in Ambler Heights now demolished (photo H-2, Appendix 2), was located at the south end of Harcourt at the corner of North Park Boulevard; its stable remains and has been converted to residential use at 2265 Harcourt (photo 11).

North Park Boulevard is a major street running east and west between Shaker Heights and Martin Luther King, Jr., Boulevard along the south side of the Ambler Heights Historic District. The right-of-way is 50 feet. Only six properties on North Park were included in the Ambler Heights development; these are located between Chestnut Hills Drive and the extension of the north-south rear property lines of the lots on Harcourt Drive. These lots all face Ambler Park, the wooded ravine on the other side of North Park Boulevard. They range from approximately 100 to 232 feet in frontage and from approximately 200 to 372 feet in depth. The A. V. Root home, another original home now demolished, was located on what is now 1803 and 1815 North Park.

Chestnut Hills Drive runs from North Park Boulevard in a curving irregular line along the ledge on which Ambler Heights is built until its intersection with Harcourt Drive. Its right-of-way is 50 feet. Chestnut Hills Drive includes 18 properties of very irregular shapes ranging in frontage from approximately 100 to 470 feet and in depth from approximately 275 to 473 feet. The Judson Retirement Community is located at the Warren Bicknell residence at 1801 Chestnut Hills Drive. Five homes existed in the area included within Ambler Heights prior to its development; they were all located on Chestnut Hills Drive, and four of them remain today (nos. 2001 (photos 12, 13), 2225, 2231 and 2247 (photo 14)). These earliest homes have in general been more extensively altered than the homes built during the development of Ambler Heights. For example, some of these early homes originally faced a carriage path to the west but, when Ambler Heights was developed and automobile travel became important, were reoriented by alterations so that their front doors face east onto Chestnut Hills.

Denton Drive (originally Marlborough Drive) runs east and west between Harcourt and Chestnut Hills. Its right-of-way is 50 feet. Denton Drive includes six irregularly-shaped properties which range in frontage from approximately 78 to 228 feet and in depth from approximately 109 to 160 feet. It contains the largest concentration of non-contributing resources, consisting of three homes (nos. 1960, 1970 and 1980) built in 1950 on property formerly associated with the A. V. Root home (demolished) on North Park and one home (no. 1940) built in 1996 on property formerly associated with the Isaac Denton residence at 1625 North Park. One contributing home at 1950 Denton incorporates as living space an original detached garage from the Denton residence.

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Devonshire Drive runs north and south between Denton and Chestnut Hills. Its right-of-way is 50 feet. It contains seven properties ranging in frontage from approximately 110 to 200 feet and in depth from approximately 162 to 312 feet. The third triangular island set aside for community landscaping in Ambler Heights is located at the intersection of Devonshire and Chestnut Hills.

Elandon Drive runs north and south, parallel to Devonshire, between Denton and Chestnut Hills. Its right-of-way is also 50 feet, and it contains 14 properties. Many are 75 feet wide, with corner lots ranging up to approximately 170 feet. Most are about 170 feet deep, with some up to about 222 feet deep. Some of the homes on Elandon are smaller than the homes on the other streets in Ambler Heights, but they contain similar architectural features and quality of workmanship.

ARCHITECTURAL STYLES

The homes in Ambler Heights exhibit a variety of architectural styles: mostly Colonial Revival (including Georgian Revival) and Tudor Revival, but also Italian Renaissance Revival, Prairie School, French Renaissance Revival and Shingle styles. In many cases they include elements of different styles. Often Craftsman-style details are added to Colonial Revival or Tudor Revival designs. They are architect-designed for individual families and show much variation. The District nonetheless has a cohesive appearance because all of the homes have the same general scale, setting, form (long horizontal central mass with additions) and interior layout. They also utilize repeated materials: roofs are of slate or dark asphalt shingles. Walls are of brick or stone, or stucco or wood painted in subdued colors. They exhibit fine materials and a very high quality of workmanship.

The following charts list all information available about the dates, architects and builders of the homes in Ambler Heights. Because many of the homes pre-date 1913, when Cleveland Heights Building Permits records begin, in a number of cases information as to architects and builders is not available. In these cases, and also in the cases of later homes where building permits are missing, construction dates were determined using property tax records. No comprehensive records exist as to the landscape architects who worked at Ambler Heights homes, although it is known that the Warren Bicknell property at 1801 Chestnut Hills was originally landscaped by the Olmsted Brothers, and that the A. V. Cannon home at 2235 Harcourt was landscaped by A. D. Taylor in 1922. Little remains of the Olmsted landscape, but much of the design of the A. D. Taylor landscape, and many of the plantings, survive today.

Tudor Revival. Tudor Revival styles are the most common style in the district, with 31 homes in this category. They exhibit significant variations in interpretation. They usually have steeply-pitched roofs of slate or asphalt shingle, sometimes false-thatched.

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They have multiple gables, often a main side gable with a facade dominated by one or more cross gables. Windows occur in multiple groups with multi-pane glazing. They typically feature brick facades, with some stucco accents, although there are examples of stucco and stone facades as well. They have much detail, frequently decorative stonework, massive chimneys and partial decorative half-timbering. A number of these homes include details derived from the Craftsman style.

<u>Address (Historic Name)</u>	<u>Date Constr.</u>	<u>Architect</u>	<u>Builder</u>	<u>Photo</u>
2178 Harcourt (Kermode F. Gill)	1910	Frank B. Meade		15,16
2185 Harcourt (Edward Rogers)	1915	Harlen E. Shimmin	A. & W. Schulze (masonry) H. Watterson (carpentry)	17,18
2193 Harcourt (Fannie C. Vail)	1906			
2197 Harcourt	1906			
2211 Harcourt (Herrick)	1917	Meade & Hamilton	E. J. Andrews	
2222 Harcourt	1917	Meade & Hamilton	Baldwin Construction Co.	
2228 Harcourt	1917			
2232 Harcourt	1912	R. Hansen	R. Hansen	
2239 Harcourt	1921			
2241 Harcourt	1923	E. J. Andrews	E. J. Andrews	
2245 Harcourt	1911	Geo. A. Rutherford Co.	Geo. A. Rutherford Co.	
2248 Harcourt	1923	Charles L. Greco	Paul Trumpp	
1625 N. Park	1919	Meade & Hamilton		19
1821 N. Park (Frederick Root)	1911			
1801 Chestnut Hills	1919	Meade & Hamilton	Crowell Lundoff Little Co.	20
1820 Chestnut Hills (Edward L. Davis)	1911	Meade & Hamilton		
2001 Chestnut Hills (Dennis Upson)	betw. 1892-1898			12,13
2025 Chestnut Hills (Louis H. Hayes)	1916	Meade & Hamilton	W. B. McAllister Co.	21
2275 Chestnut Hills	1915			
1950 Denton	1919			
2200 Devonshire (James H. Foster)	1917	Walker and Weeks	H. Gill	22
2207 Devonshire (Joseph O. Eaton)	1917	Meade & Hamilton	John Grant & Son	23,24,25
2219 Devonshire	1911			
2224 Devonshire	1911			
2115 Elandon (Lindsay H. Wallace)	1914	Dercum & Beer	A. T. Farinacci (masonry) W. W. Jepson (carpentry)	
2224 Elandon	1908			
2227 Elandon	1915	R. M. Hulett	R. Hansen	

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<u>Address (Historic Name)</u>	<u>Date Constr.</u>	<u>Architect</u>	<u>Builder</u>	<u>Photo</u>
2228 Elandon	1912			
2235 Elandon (Henry Brooks)	1916	Harlen E. Shimmin	William West	
2236 Elandon (A. W. Murfey)	1913	Bohnard & Parsson	A.H. & W. Schulze (masonry) M. Sibbison (carpentry)	
2239 Elandon (H. M. Van Hasen)	1916	Long & Long		

Many Tudor Revival homes in Ambler Heights represent the work of Frank B. Meade or the firm of Meade and Hamilton. At the Warren Bicknell residence, at 1801 Chestnut Hills (photo H-15, Appendix 2, and photo 20), Meade & Hamilton designed a large home in an elegant manorial style. It includes three crennelated towers, a massive, indented arched doorway, multiple rounded brick chimneys, carved wood decoration at the doorway and on the eaves and decorative half-timbering with brick inlays. This property was originally landscaped by the Olmsted Brothers, although little remains today of the original landscaping. This home has been made into condominiums by The Judson Retirement Community. A substantial modern addition has been attached, but has been designed and located so as to be barely visible in the District.

The Kermod F. Gill home at 2178 Harcourt (photo H-5, Appendix 2, and photos 15 and 16), designed by Frank B. Meade, also exhibits Jacobethan manor features with its stonework, massive chimneys, central tower with heavy slate roof and crennelated parapet, front cross gables and decorative half-timbering. The occurrence of an auxiliary wing with garages on the front facade is unusual, but dictated by the site (which drops dramatically at the rear).

Several homes exhibit Meade and Hamilton's work in developing the English cottage form. The rambling stone and wood frame home at 2207 Devonshire (photos 23 and 24), the Joseph O. Eaton house, presents a long horizontal facade with gradually sloping roof, massive chimneys, heavy overhangs and irregular window placement. It has an obtuse-angle plan on a curved corner lot. A vertical group in the center of the facade includes a two-story bay, chimney and projected entrance beneath a tripartite set of windows with arch reflecting the roof above. The obtuse angle of the home, built well up toward the road, encloses a true garden facade in the rear (photo 25). The stucco home at 2025 Chestnut Hills, the Louis H. Hayes house (photo 21), has curved rooflines, a two-tier projecting wall dormer, recessed entry with a brick arch and brick detailing surrounding the door, a bay window on the first floor and window boxes; this home also has a detailed garden facade within its "L"-shape at the rear with an enclosed loggia). The Isaac Denton home at 1625 North Park (photo 19) has a stone facade, curved rooflines, large stone chimneys, bay window projections, recessed entrances under round arches and irregular placement of windows.

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The stucco home at 2200 Devonshire, the James H. Foster residence (photo H-9, Appendix 2, and photo 22), designed by Walker and Weeks, features a double-gable facade. An example of Walker and Weeks' upper middle class residential work, its form can be seen as a direct reference to the work of the English architect C. F. A. Voysey (Johannessen, The Architecture of Walker and Weeks, p. 16).

Additional homes in the Ambler Heights Historic District exhibit diverse Tudor Revival styles. The Dennis Upson home at 2001 Chestnut Hills (photos 12 and 13) has an expansive hipped roof with gabled dormers; the lower level is clad in narrow horizontal siding and has a shed roof porch with a gable over the stoop; the second level has half-timbered surfaces with a Palladian window on the side elevation. The brick residence at 2185 Harcourt (photos 17 and 18), the Edward Rogers residence, designed by Harlen E. Shimmin, has features typical of the Progressive Era: it combines a Tudor false-thatched roof with deep overhangs and copper peaks; tall, shaped brick chimneys; stone details; a curved main entrance roof held by iron brackets; Craftsman brackets; and an unusual front porch.

Colonial Revival. This is the second most common house style in the District, with 28 homes in this category; four of these homes are Georgian Revival in style and are discussed separately below. The Colonial Revival homes also exhibit considerable variation in design. Roofs may be gabled, hipped, gambrel or a combination thereof; they are made of slate or dark composition shingles. Walls are brick or wood (clapboard or shingle). Facades are often symmetrical with a central entry, although a number of homes feature asymmetrical facades and some have side main entrances. Entryways are typically accentuated with extended porch roofs, columns, carved wood crowns, decorative stonework and/or sidelights. Windows generally are double-hung, with a variety of sash patterns (for example, six over nine, six over one, six over six, one over one, nine over nine, nine over one). While some of these homes exhibit a relatively "pure" style, a number of them include Craftsman-style details.

<u>Address (Historic Name)</u>	<u>Date Constr.</u>	<u>Architect</u>	<u>Builder</u>	<u>Photo</u>
2201 Harcourt (F. H. Collver)	1907	Frank B. Meade		
2207 Harcourt (Charles S. Reed)	1907			26,27
2208 Harcourt (Edward Brown)	1906	Frank B. Meade		28
2215 Harcourt	1917	Meade & Hamilton	E. J. Andrews	
2235 Harcourt (A. V. Cannon)	1907			29
2249 Harcourt (Daniel Devitt)	1911			

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<u>Address (Historic Name)</u>	<u>Date Constr.</u>	<u>Architect</u>	<u>Builder</u>	<u>Photo</u>
2253 Harcourt (Samuel E. Bool)	1915	Warren	Edw. Hatch	
2260 Harcourt	1925		Lindquist & F. W. Glynn	
1835 N. Park (Bishop John Farelly)	1903			30
2289 N.Park	1925			
2005 Chestnut Hills (Edward G. Buckwell)	1916	Walker and Weeks	W. B. McAllister Co.	31
2035 Chestnut Hills (Ernest Brown)	1906			32
2219 Chestnut Hills	1921			
2225 Chestnut Hills	betw. 1892-1898			
2231 Chestnut Hills	betw. 1892-1898			
2237 Chestnut Hills (Rankin)	1911			
2243 Chestnut Hills	1925			
2283 Chestnut Hills (George Hascall)	1911			
2012 Denton (Julian Bolton/Howard P. Eells, Jr.)	1926	Charles R. Greco	Jack Anderson	
2215 Devonshire	1911			
2238 Devonshire	1916	John Kalsch	A. J. Farinacci (masonry) J. A. Rumsey (carpentry)	
2114 Elandon (Alva Bradley)	1910			33
2119 Elandon	1911			
2219 Elandon	1912			

The Edward G. Buckwell home at 2005 Chestnut Hills (photo 31) was designed by Walker and Weeks. It exhibits English Georgian elements, but is unusual in that its narrow end faces the street; there are fully-developed facades on each of the two side elevations. The main entrance facade has a pillared stoop with a Palladian window above. The garden elevation, and the narrow elevation facing the street, each feature a tripartite design; the garden elevation has three sets of tripartite windows, while the street elevation has three windows topped with semi-circular terra-cotta lunettes (Johannesen, The Architecture of Walker and Weeks, pp. 23-24).

The Alva Bradley home at 2114 Elandon (photo H-7, Appendix 2, and photo 33) is an extremely long residence with an unusual organization. The right side of the house is centered by a gabled roof over the front entrance (flanked by columns), with symmetrical windows on the first and second floors; an open porch with columns is attached to the right. To the left is a central section with symmetrical windows and then another section with a gabled roof and enclosed porch. Three gabled dormers address the whole composition.

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Significant homes in the Federal Revival style include the Edward Brown house at 2208 Harcourt (photo 28), designed by Frank B. Meade and featuring a five-bay central hall organization, gabled dormers, tripartite central window on the second floor, gambrel roof, classical porch columns, bugged-end chimneys and round-arched windows on the south side porch; and 2035 Chestnut Hills (photo 32), designed by an unidentified architect for Ernest Brown, a relative of the family at 2208 Harcourt, with a central entrance beneath an elliptical fanlight, a flat-roofed porch with a projecting cornice, a central Palladian window set within an elliptical arch, a gabled parapet and gabled dormers with round-arched windows.

Some of the other Colonial Revival homes evidence similar quality of design but are clapboard. The Charles S. Reed home at 2207 Harcourt (photo H-3, Appendix 2, and photos 26 and 27) has a large rounded entry portico with large round columns and a bay window above the entry; its door has sidelights and fanlights with pilasters and adjacent oval windows; there are two pedimented gabled dormers and a center dormer with swan's pediment. The A. V. Cannon home at 2235 Harcourt (photo 29) is an example of the Progressive-Era treatment of the Colonial Revival style, with a large central gable with a fanlight, two dormers with barrel vaults, a dentilled cornice running around the entire building and off-center entrance with sidelights, Ionic columns and broken-pediment roof. This home, including an adjacent lot to the north, was landscaped by A. D. Taylor in 1922 in a formal European style.

The Bishop John Farelly residence at 1835 North Park (photo 30) is unusual for its asymmetry. The front façade features a pedimented entrance vestibule located off-center, and a similar organization on the second floor, but four evenly spaced dormers on the roof level. This home also has unusually wide spaces between the dentils on the wood cornice.

Colonial Revival: Georgian Revival. Three distinctive homes are Georgian Revival in style, featuring elegant symmetry and beautiful brickwork. A fourth home, at 2244 Harcourt, exhibits Georgian Revival influences.

<u>Address (Historic Name)</u>	<u>Date Constr.</u>	<u>Architect</u>	<u>Builder</u>	<u>Photo</u>
2163 Harcourt (Jerome Zerbe/Samuel Halle)	1907	Abram Garfield		34
2189 Harcourt (Ernest S. Barkwill)	1923	Charles S. Schneider	Frank Boyd	35,36,37
2244 Harcourt	1920	Charles R. Greco		
2300 Harcourt (Charles Cassingham)	1925		Lindquist	

The Jerome Zerbe/Samuel Halle house at 2163 Harcourt (photo H-4, Appendix 2, and photo 34), designed by Abram Garfield, is highly symmetrical, with an arcaded,

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enclosed loggia in the indented central section on the ground floor with arched windows flanking the entrance. The hipped roof features three hipped dormers above three double-hung windows on the second floor. Double pairs of large windows flank the central section. Porches occur on the north and south sides of the home; the southern porch has been enclosed. The home is missing its original shutters. It has been designated a Cleveland Heights Landmark.

The Ernest S. Barkwill home at 2189 Harcourt (photos H-16 and H-17, Appendix 2, and photo 35), designed by Charles Schneider, features Flemish bond brickwork, a roof with slates of varying widths and colors, symmetrical brick wall extensions of its front facade topped with stone caps and decorative ironwork. It also has a detailed garden façade in the rear (photos 36 and 37). The Charles Cassingham home at 2300 Harcourt has a dentilled cornice supported by four Tuscan pilasters enframing two bays on each side and a central three-bay section with arched windows.

Italian Renaissance Revival. Four residences in the Ambler Heights Historic District are of Italian Renaissance Revival design. The Amos Barron home at 2233 Devonshire, clad in stucco (photos 38 and 39), is an unusual design with a flat roof with a projecting dentilled cornice. The frieze has small inset windows over the fenestration on the first and second floors. All windows have shutters, and the full-length ground floor windows are accented with wide architraves. Built into the home is a fine, rare Skinner pipe organ. The A. R. Warner home at 2240 Elandon (photo 40) has a light brick facade; long, low hipped roof with clay tiles; and a side main entrance.

<u>Address (Historic Name)</u>	<u>Date Constr.</u>	<u>Architect</u>	<u>Builder</u>	<u>Photo</u>
2221 Harcourt (Henry C. Wick)	1919	E. J. Andrews	E. J. Andrews	
2236 Harcourt	1919	Charles R. Greco	R. Hansen	
2233 Devonshire (Amos Barron)	1916	Howell & Thomas	A. J. Farinacci (masonry) H. Watterson (carpentry)	38,39
2240 Elandon (A. R. Warner)	1916	Howell & Thomas	E. J. Andrews	40

Prairie School. One notable Ambler Heights home is among Ohio's finest expressions of Prairie School design. The George Canfield house at 2232 Elandon (photo 41), attributed to Bohnard & Parsson, is a Cleveland Heights Landmark. Built in 1913-14, it borrows Wrightian elements: wide projecting eaves, division of the walls by horizontal wood string courses, grouping of the art glass windows by vertical strips, a projecting bay, large chimneys and built-in cast cement planters. The design does not, however, exhibit the relationship among plan, elevation and mass typical of Wright's designs, and the bracket details are also atypical.

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<u>Address (Historic Name)</u>	<u>Date Constr.</u>	<u>Architect</u>	<u>Builder</u>	<u>Photo</u>
2232 Elandon (George Canfield)	1913-14	Bohnard & Parsson		41

French Renaissance Revival. Two residences are designed in the French Renaissance Revival style. The home at 2243 Elandon (photo 42) has a tall, steep hipped roof with slate shingles, stucco facade, tall windows set in blind arches on the first floor and stone quoins.

<u>Address (Historic Name)</u>	<u>Date Constr.</u>	<u>Architect</u>	<u>Builder</u>	<u>Photo</u>
2261 Chestnut Hills	1927			
2243 Elandon	1922	Charles R. Greco		42

Shingle Style. The original Benjamin Bourne Shingle Style residence (photo H-2, Appendix 2) at the corner of North Park and Harcourt has been demolished, but its former stable remains and has been converted to residential use at 2265 Harcourt (photo 11). It features a large hipped roof that flares out at the eaves; at each end are ventilators with their own hipped roofs; between these two are several gabled dormers with wide barge-boards and brackets. The two largest gables have full-length windows and balconies over the former garage doors (which have been converted to windows). An additional Shingle-style home, which pre-dates the development of Ambler Heights, is located at 2247 Chestnut Hills.

<u>Address (Historic Name)</u>	<u>Date Constr.</u>	<u>Architect</u>	<u>Builder</u>	<u>Photo</u>
2265 Harcourt (Benjamin Bourne)	1910			11
2247 Chestnut Hills	betw. 1892-1898			

NON-CONTRIBUTING BUILDINGS

There are thirteen non-contributing homes in the district. These residences exhibit a variety of styles typical of the periods of their construction.

<u>Address</u>	<u>Date Constr.</u>	<u>Photo</u>
2240 Harcourt	1959	
2275 Harcourt	1980	
2285 Harcourt	1979	43,44
1803 N. Park	1950	
1815 N. Park	1950	45
2224 Chestnut Hills	1965	
2257 Chestnut Hills	1990	46

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<u>Address</u>	<u>Date Constr.</u>	<u>Photo</u>
2259 Chestnut Hills	2002	
1940 Denton	1996	47
1960 Denton	1950	
1970 Denton	1950	
1980 Denton	1950	48
2231 Elandon	1934	

SECONDARY RESOURCES

All the Ambler Heights houses have garages. In almost all of the original homes the garages were designed so as to be invisible, or minimally visible, from the street. They are usually two- or three-bay garages. At 40 homes there are detached garages. At the Bicknell residence at 1801 Chestnut Hills, there is an original detached garage (now attached to a new wing of the building) and two additional detached garages (which, although they are stylistically consistent with the original residence, were built within the last 50 years and therefore are non-contributing). Attached garages are often designed to look like a wing of the house. Detached garages sometimes include staff living space and frequently include spacious work areas. Detached garages usually are stylistically consistent with the main home and are frequently of a design and materials identical to that of the house.

The District also has a gardener's cottage (built in 1916) at 2245 Harcourt and two greenhouses (at 2200 Devonshire and 2207 Devonshire; the latter was originally a children's playhouse). There also are three gazebos and a children's playhouse.

In most cases, due to the unavailability of records, it is not possible to determine with specificity the date of construction, architect or builder of these secondary resources. In many cases, secondary resources appear clearly to have been designed and built concurrently with the main residence. In others, detached garages may have been constructed at an early date to replace original carriage houses. All of the secondary resources, except the two at 1801 Chestnut Hills, appear to be consistent in age and style to the main residences and thus are deemed to be contributing resources.

<u>Address</u>	<u>Date Constr.</u>	<u>Architect</u>	<u>Builder</u>	<u>Photo</u>
2163 Harcourt detached garage				
2185 Harcourt detached garage	1919			49
2193 Harcourt detached garage	1915		Geo. A. Rutherford	
2197 Harcourt detached garage				
2201 Harcourt detached garage	1916		H. L. Haines	
2207 Harcourt detached garage				
2208 Harcourt detached garage				50

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<u>Address</u>	<u>Date</u> <u>Constr.</u>	<u>Architect</u>	<u>Builder</u>	<u>Photo</u>
2211 Harcourt detached garage				
2215 Harcourt detached garage	1917	Meade & Hamilton	E. J. Andrews	
2221 Harcourt detached garage	1919	E. J. Andrews	E. J. Andrews	
2222 Harcourt detached garage	1917			
2232 Harcourt detached garage				
2235 Harcourt detached garage				
2239 Harcourt detached garage				
2245 Harcourt detached garage				
2249 Harcourt detached garage				
1821 N. Park detached garage				
1835 N. Park detached garage				
1801 Chestnut Hills detached garages (two, non-contributing)				
1820 Chestnut Hills detached garage				
2001 Chestnut Hills detached garage				
2005 Chestnut Hills detached garage	1916	Walker & Weeks	W. B. McAllister Co.	
2035 Chestnut Hills detached garage	1916		J. E. Christian	
2219 Chestnut Hills detached garage				
2225 Chestnut Hills detached garage				
2231 Chestnut Hills detached garage				
2243 Chestnut Hills detached garage				
2219 Devonshire detached garage				
2224 Devonshire detached garage				
2233 Devonshire detached garage	1916	Howell & Thomas	A. J. Farinacci (masonry) H. Watterson (carpentry)	
2114 Elandon detached garage	1919			
2115 Elandon detached garage				
2119 Elandon detached garage				
2219 Elandon detached garage				
2224 Elandon detached garage				
2228 Elandon detached garage				
2232 Elandon detached garage				
2235 Elandon detached garage	1916	Harlen E. Shimmin	William West	
2236 Elandon detached garage				
2239 Elandon detached garage	1916	Long & Long		
2240 Elandon detached garage	1916	Howell & Thomas	E. J. Andrews	
2235 Harcourt playhouse				
2245 Harcourt gardener's cottage	1916	Geo. A. Rutherford Co.	Geo. A. Rutherford Co.	
2200 Devonshire greenhouse				
2207 Devonshire playhouse/greenhouse				51,52
2233 Devonshire gazebo				
2178 Harcourt gazebo				
2237 Chestnut Hills gazebo				53

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COMPREHENSIVE LIST OF RESOURCES

<u>Address</u>	<u>Type of Resource</u>	<u>Contributing/Non-Contributing</u>
1801 Chestnut Hills	building/residence	Contributing
1801 Chestnut Hills	secondary resource/two detached garages	Non-Contributing
1820 Chestnut Hills	building/residence	Contributing
1820 Chestnut Hills	secondary resource/detached garage	Contributing
2001 Chestnut Hills	building/residence	Contributing
2001 Chestnut Hills	secondary resource/detached garage	Contributing
2005 Chestnut Hills	building/residence	Contributing
2005 Chestnut Hills	secondary resource/detached garage	Contributing
2025 Chestnut Hills	building/residence	Contributing
2035 Chestnut Hills	building/residence	Contributing
2035 Chestnut Hills	secondary resource/detached garage	Contributing
2219 Chestnut Hills	building/residence	Contributing
2219 Chestnut Hills	secondary resource/detached garage	Contributing
2224 Chestnut Hills	building/residence	Non-Contributing
2225 Chestnut Hills	building/residence	Contributing
2225 Chestnut Hills	secondary resource/detached garage	Contributing
2231 Chestnut Hills	building/residence	Contributing
2231 Chestnut Hills	secondary resource/detached garage	Contributing
2237 Chestnut Hills	building/residence	Contributing
2237 Chestnut Hills	secondary resource/gazebo	Contributing
2243 Chestnut Hills	building/residence	Contributing
2243 Chestnut Hills	secondary resource/detached garage	Contributing
2247 Chestnut Hills	building/residence	Contributing
2257 Chestnut Hills	building/residence	Non-Contributing
2259 Chestnut Hills	building/residence	Non-Contributing
2261 Chestnut Hills	building/residence	Contributing
2275 Chestnut Hills	building/residence	Contributing
2283 Chestnut Hills	building/residence	Contributing
1940 Denton	building/residence	Non-Contributing
1950 Denton	building/residence	Contributing
1960 Denton	building/residence	Non-Contributing
1970 Denton	building/residence	Non-Contributing
1980 Denton	building/residence	Non-Contributing
2012 Denton	building/residence	Contributing
2200 Devonshire	building/residence	Contributing
2200 Devonshire	secondary resource/greenhouse	Contributing
2207 Devonshire	building/residence	Contributing
2207 Devonshire	secondary resource/playhouse-greenhouse	Contributing
2215 Devonshire	building/residence	Contributing
2219 Devonshire	building/residence	Contributing
2219 Devonshire	secondary resource/detached garage	Contributing
2224 Devonshire	building/residence	Contributing
2224 Devonshire	secondary resource/detached garage	Contributing
2233 Devonshire	building/residence	Contributing

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<u>Address</u>	<u>Type of Resource</u>	<u>Contributing/Non-Contributing</u>
2233 Devonshire	secondary resource/detached garage	Contributing
2233 Devonshire	secondary resource/gazebo	Contributing
2238 Devonshire	building/residence	Contributing
2114 Elandon	building/residence	Contributing
2114 Elandon	secondary resource/detached garage	Contributing
2115 Elandon	building/residence	Contributing
2115 Elandon	secondary resource/detached garage	Contributing
2119 Elandon	building/residence	Contributing
2119 Elandon	secondary resource/detached garage	Contributing
2219 Elandon	building/residence	Contributing
2219 Elandon	secondary resource/detached garage	Contributing
2224 Elandon	building/residence	Contributing
2224 Elandon	secondary resource/detached garage	Contributing
2227 Elandon	building/residence	Contributing
2228 Elandon	building/residence	Contributing
2228 Elandon	secondary resource/detached garage	Contributing
2231 Elandon	building/residence	Non-Contributing
2232 Elandon	building/residence	Contributing
2232 Elandon	secondary resource/detached garage	Contributing
2235 Elandon	building/residence	Contributing
2235 Elandon	secondary resource/detached garage	Contributing
2236 Elandon	building/residence	Contributing
2236 Elandon	secondary resource/detached garage	Contributing
2239 Elandon	building/residence	Contributing
2239 Elandon	secondary resource/detached garage	Contributing
2240 Elandon	building/residence	Contributing
2240 Elandon	secondary resource/detached garage	Contributing
2243 Elandon	building/residence	Contributing
2163 Harcourt	building/residence	Contributing
2163 Harcourt	secondary resource/detached garage	Contributing
2178 Harcourt	building/residence	Contributing
2178 Harcourt	secondary resource/gazebo	Contributing
2185 Harcourt	building/residence	Contributing
2185 Harcourt	secondary resource/detached garage	Contributing
2189 Harcourt	building/residence	Contributing
2193 Harcourt	building/residence	Contributing
2193 Harcourt	secondary resource/detached garage	Contributing
2197 Harcourt	building/residence	Contributing
2197 Harcourt	secondary resource/detached garage	Contributing
2201 Harcourt	building/residence	Contributing
2201 Harcourt	secondary resource/detached garage	Contributing
2207 Harcourt	building/residence	Contributing
2207 Harcourt	secondary resource/detached garage	Contributing
2208 Harcourt	building/residence	Contributing
2208 Harcourt	secondary resource/detached garage	Contributing
2211 Harcourt	building/residence	Contributing
2211 Harcourt	secondary resource/detached garage	Contributing
2215 Harcourt	building/residence	Contributing

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<u>Address</u>	<u>Type of Resource</u>	<u>Contributing/Non-Contributing</u>
2215 Harcourt	secondary resourcee/detached garage	Contributing
2221 Harcourt	building/residence	Contributing
2221 Harcourt	secondary resource/detached garage	Contributing
2222 Harcourt	building/residence	Contributing
2222 Harcourt	secondary resource/detached garage	Contributing
2228 Harcourt	building/residence	Contributing
2232 Harcourt	building/residence	Contributing
2232 Harcourt	secondary resource/detached garage	Contributing
2235 Harcourt	building/residence	Contributing
2235 Harcourt	secondary resource/detached garage	Contributing
2235 Harcourt	secondary resource/playhouse	Contributing
2236 Harcourt	building/residence	Contributing
2239 Harcourt	building/residence	Contributing
2239 Harcourt	secondary resource/detached garage	Contributing
2240 Harcourt	building/residence	Non-Contributing
2241 Harcourt	building/residence	Contributing
2244 Harcourt	building/residence	Contributing
2245 Harcourt	building/residence	Contributing
2245 Harcourt	secondary resource/gardener's cottage	Contributing
2245 Harcourt	secondary resourcee/detached garage	Contributing
2248 Harcourt	building/residence	Contributing
2249 Harcourt	building/residence	Contributing
2249 Harcourt	secondary resourcee/detached garage	Contributing
2253 Harcourt	building/residence	Contributing
2260 Harcourt	building/residence	Contributing
2265 Harcourt	building/residence	Contributing
2275 Harcourt	building/residence	Non-Contributing
2285 Harcourt	building/residence	Non-Contributing
2300 Harcourt	building/residence	Contributing
1625 N. Park	building/residence	Contributing
1803 N. Park	building/residence	Non-Contributing
1815 N. Park	building/residence	Non-Contributing
1821 N. Park	building/residence	Contributing
1821 N. Park	secondary resource/detached garage	Contributing
1835 N. Park	building/residence	Contributing
1835 N. Park	secondary resource/detached garage	Contributing
2289 N. Park	building/residence	Contributing

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Total Resource Count

115 contributing resources

68 contributing residences

47 contributing secondary resources (40 detached garages, 2 greenhouses,
3 gazebos, 1 gardener's cottage, 1 playhouse)

15 non-contributing resources

13 non-contributing residences

2 non-contributing secondary resources

130 total resources (contributing and non-contributing)

A building outline map showing the location of all contributing and non-contributing resources in the Ambler Heights Historic District is attached as Appendix 4.

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SECTION 8

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NARRATIVE STATEMENT OF SIGNIFICANCE

The Ambler Heights Historic District is significant under Criteria A and C as a cohesive and well-preserved early twentieth century single family, upper middle class residential development representative of an early stage of the suburbanization of the City of Cleveland. The District is significant for its architecture and community planning and development during the period from 1903 to 1927.

Under Criterion A, the Ambler Heights Historic District is significant as an early twentieth century real estate development designed to respond to a confluence of factors present in the City of Cleveland at that time: increased noise, crowding and pollution in the industrializing city and the growing desire among the wealthier citizens for a more spacious, rural residential setting. It is an example of the innovative development strategies of the time that utilized privately-funded streetcar transportation and utility systems, scenic street layouts and strict controls on building size, value and concentration to market "garden city" living to the wealthy, thus representing an early and successful example of suburban community planning.

Under Criterion C, the Ambler Heights Historic District is significant for its architect-designed single family homes that are well built using quality materials and a high quality of craftsmanship. Many of the homes were designed by the leading Cleveland-area architects of the time; eleven of the homes are known to have been designed by Frank B. Meade or the firm of Meade and Hamilton, and others were designed by Walker and Weeks, Abram Garfield, Charles S. Schneider, Howell and Thomas, Bohnard & Parsson and Harlan E. Shimmin. In addition, several homes were designed by the Boston architect Charles R. Greco. House designs are representative of the evolving suburban domestic architecture of the time. Colonial Revival and Tudor Revival styles are the most prevalent. There also are examples of Georgian Revival, Italian Renaissance Revival, Prairie School, Shingle Style and French Renaissance Revival designs. In many cases these styles are freely interpreted in a manner characteristic of the Progressive Era.

CONTEXT OF DEVELOPMENT

From about 1870 and throughout the remainder of the nineteenth century, the City of Cleveland experienced dramatic industrial growth, principally focused on the iron and steel industries and outgrowths thereof. The City's population grew dramatically, with large numbers of immigrants arriving to work in the new industries. Industrial and

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population growth in turn caused considerable noise, crowding and pollution. These effects, along with the advent of the electric street railway and its expansion into areas outside the central city, provided impetus and opportunity for the City's more economically-advantaged citizens to move their residences to outlying areas. (Miller and Wheeler)

The suburbanization of Cleveland apparently occurred earlier and more rapidly than in other older cities, including eastern port cities such as Pittsburgh and Cincinnati and other Great Lakes industrial cities like Detroit, Chicago and Milwaukee. Also in contrast to the experience of many other cities, the suburban movement in Cleveland clearly was led by its upper classes. The result was that, from 1900 to 1915, the percentage of Cleveland's "elite" population living in the suburbs jumped from 10% to 34% and, between 1915 and 1931, from 34% to 82%. Cleveland Heights was very much a part of this trend, housing 1.5% of the elites in 1900, 9% in 1915 and 35% in 1931. (Borchert) The development of Ambler Heights, occurring between 1903 and 1927, is consistent with these larger trends. A 1912 map showing the location of Ambler Heights in relation to early Cleveland east-side "Heights" suburbs is attached as Appendix 5.

The suburbanization of the City of Cleveland began on its eastern side as early as the 1870s and accelerated with land speculation activity in the "Heights" in the 1890s. This ledge of land, which forms the western boundary of the Portage escarpment of the Allegheny Mountains, was then used for dairying, fruit growing and quarrying. In 1889 a 1400-acre tract of land in Warrensville Township at the southern edge of the Heights area was sold by the North Union Shaker Community to the Shaker Heights Land Company, an investment syndicate from Buffalo. Other large tracts in the area were acquired by John D. Rockefeller, Sr., and Patrick Calhoun (who, with John Hartness Brown, acquired about 300 acres extending from the base of the bluff east, naming it "Euclid Heights"; this land abutted Ambler Heights on its northeast side). These and other developers realized that, in order to make this land profitable, it needed to be made accessible, and in 1890 James Haycox and Charles A. Post privately negotiated a street railway franchise from the East Cleveland Railway to run a spur line to Mayfield Road. Other developers followed, buying and extending their own lines, so that by the first decade of the 20th century several areas of the Heights had rail service. In 1896, Patrick Calhoun negotiated a franchise to establish rail service up through Cedar Glen on the western bank of the escarpment and out to the east; this extension ran directly adjacent to the Ambler Heights area. Early utility installation was also accomplished through private arrangements with utility companies. (Reeb)

The availability of transportation and utility service made subdivision of these large land tracts into salable lots a practical reality. A number of developers directed their efforts at the well-to-do clients who were becoming interested in leaving the city center. All of these developers offered "garden city" living, groups of homes scattered in a parklike

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setting, after an English planning model popularized by C. B. Purdom. Developers used scenic street layouts and, initially through deed restrictions, they tightly controlled elements such as setbacks, density, architectural style, quality and other aesthetic considerations.

Clevelanders were especially receptive to “garden city” development. More so than in other analogous eastern and Great Lakes cities, from the mid-nineteenth century Cleveland “elites” exhibited a clear predisposition to low-density, exclusive neighborhoods with single-family homes sited on large, treed lots. (Borchert) Even Magnolia-Wade Park, an early “uptown” development within the City of Cleveland, was designed in this manner. (Johannessen, Cleveland Architecture) Other residential development followed based on the same model, including Ambler Heights, Euclid Heights (1896-1928), Fairmount Boulevard (1904-1925; see Fairmount Boulevard District, 1976), Shaker Village (1905-1936; see Shaker Village Historic District, 1984; also Boundary Increase, 2001), and Forest Hill (1929-1930; see Forest Hill Historic District, 1986). Appendix 6 illustrates the location of these and other nearby “garden-city” developments and includes a timeline of the related significant dates. During the same time period, similar developments occurred on the west side of Cleveland in what is now Lakewood, and on the lakefront just east of the City of Cleveland, in Bratenahl, where some existing grand homes were joined by many more built by Cleveland’s wealthy. (Johannessen, Cleveland Architecture)

The style of residential development that occurred in Cleveland’s early “garden city” developments also is reflective of the overall impact of the “City Beautiful” movement in Cleveland between 1893 and the 1930’s. All of the negative effects of industrial growth in Cleveland (rising population, noise, pollution, uncontrolled sprawl, deterioration) were evident by the 1890’s. Cleveland addressed them with concerted efforts to establish a park system (beginning in 1893 with the establishment of a Park Commission and culminating in 1939 with the dedication of the Cleveland Cultural Gardens); a comprehensive plan for the city center (the 1903 Group Plan of the Public Buildings of the City of Cleveland); and controlled development and design of other buildings and public improvements. The park system had a particular impact on residential development, as a number of significant districts were created adjacent to or near park areas including, among others, East Boulevard adjacent to Rockefeller Park and the Wade Park Subdivision (including Magnolia-Wade Park). (Cleveland Landmarks Commission Report) Ambler Heights, Euclid Golf and parts of Shaker Heights also developed adjacent to these parklands.

It should be noted that not all of the intended “garden city” developments succeeded, because provision of transportation, utilities and other amenities was expensive and in some cases the investment return did not come quickly enough. Patrick Calhoun went bankrupt in 1914, and receivers auctioned off his land in sections, resulting in the re-

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subdividing of portions of the allotment into smaller parcels. Other wary investors turned to a larger, middle-class market, and smaller homes and multi-unit structures began to appear as development moved east from the escarpment. (Harris and Robinson; Reeb) Ambler Heights, however, proceeded successfully according to its original vision.

The City of Cleveland Heights was incorporated in 1921. Also in 1921, a comprehensive zoning plan was adopted, giving municipal direction to further land development. Utility and transportation franchises came under city control as well. By about 1930 the Heights had been transformed into a suburban landscape. (Reeb)

DEVELOPMENT OF AMBLER HEIGHTS

Dr. Nathan Hardy Ambler (1824-1888) was born in Huntington, Vermont to a family of dentists. He himself became a dentist in the early 1840's. In 1845, he married Martha S. Buell. He joined the California Gold Rush in 1849 and amassed a small fortune (he was paid for his dental work in gold dust). He opened a dental practice in Cleveland in 1852. He also dealt in real estate, buying property on the outskirts of Cleveland and reselling it as the city grew, eventually becoming a millionaire. By 1872, Dr. and Mrs. Ambler had built a large home called Rock Rest on a hill between the present Fairhill Boulevard and Cedar Avenue (just southwest of Ambler Heights), now the site of the Baldwin Filtration Plant.

In 1868, Ambler had turned full-time to real estate development. He was assisted by his adopted son, Daniel O. Caswell (1857-1906), from Lodi, Ohio. Together they developed Blue Rock Spring House, a regionally renowned water cure resort/sanitarium operating between 1880 and 1908. Ambler died in November 1888 and is buried in Lake View Cemetery. Martha Ambler died in 1901. Dr. and Mrs. Ambler died childless (a daughter had died in childhood), and they made Daniel Caswell their heir. (VanTassel, Dictionary)

During the 1890s, land owned by the Amblers south of Cedar Glen Parkway and west of Doan Brook was largely undeveloped. By 1892, it had been platted as "Ambler Park," in which there were to be several large lots along the top of the ravine, along with many more, much smaller lots laid out in a north-south, east-west grid pattern (Appendix 7). A few of the larger properties were sold during the 1890s, and about five homes were built, but apparently the streets were never constructed and none of the smaller lots were sold. The Cleveland Park Commission was active during the 1890's acquiring lands for a city park system, and in 1894 Martha Ambler donated 25 acres south of what is now North Park Boulevard for Ambler Park. Ambler Parkway (now North Park Boulevard), running through the park, was surveyed in 1895 (Van Tassel, Encyclopedia)

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By 1900, Daniel Caswell had formulated a new concept for the land north of Ambler Parkway. He hired Charles W. Pratt to lay out "Ambler Heights" for marketing to an upscale clientele (Appendix 8). Pratt's plan included all of the land in the previous design for "Ambler Park", except for a small portion at the western edge which was physically located far down below the elevation on which Ambler Heights was built and apparently was excluded for that reason. Ambler Heights today is almost identical to Pratt's plan, with the only significant exception being along the western boundary (where the extension of Chestnut Hills Drive connecting to Ambleside Avenue and Park Boulevard does not exist (and apparently was never built), and Park Boulevard (now Martin Luther King, Jr. Boulevard) has become a busy thoroughfare separated geographically and in feeling from Ambler Heights. Shortly after, Caswell, with William Eglin Ambler (1845-1925), Dr. Nathan Ambler's nephew, began marketing the area.

Pratt laid out a neighborhood for comfortable living, with wide, gently-curving streets. To the south and west, treed ravines provided natural borders. At the north boundary ran Patrick Calhoun's street railway extension. Immediately adjacent on the east were the links of the Euclid Club, an exclusive golf club operating from 1900 to 1914. (VanTassel, Encyclopedia) Lots were generous and irregularly shaped to accommodate natural features. The streets were lined with trees. Deed restrictions provided for minimum frontage widths and minimum setbacks from front and side property lines, placed a floor on home valuations and prohibited multi-family dwellings. Leaders of the Cleveland business community soon built homes, including Dennis Upson, President of the Upson Nut Company; George Hascall, President of Hascall Paint Company; Alva Bradley, Chairman of the Cleveland Builders and Supply Company; Edward Brown and Ernest Brown of the Brown Brothers Stores; A. V. Root and S. K. Root of The Root-McBride Company; Benjamin Bourne, President of the Bourne-Fuller Company; and George Canfield, President of the Canfield Oil Company. They were followed by other prominent families, including those of Joseph O. Eaton, Chairman of the Eaton Axle and Spring Company; Amos Barron, President of the Amos Barron Company; Charles Cassingham, President of the Cassingham Coal Company; and Samuel Halle of Halle Brothers Department Stores. By 1912, 31 homes had been built in Ambler Heights. By 1920, Ambler Heights included about 56 homes of similar style and quality. By 1927, building of the district was substantially complete.

Many of the homes in Ambler Heights were designed by the City's leading architects, including Frank B. Meade and the firm of Meade and Hamilton, Walker and Weeks, Abram Garfield, Charles S. Schneider, Howell and Thomas, Bohnard & Parsson and Harlen E. Shimmin. In addition, several homes were designed by Boston architect Charles R. Greco. They are mostly in Colonial Revival and Tudor Revival styles. There

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also are examples of Georgian Revival, Italian Renaissance Revival, Prairie School, French Renaissance Revival and Shingle Style designs. Many of them combine elements of different styles, representing “some of the most progressive architecture in Cleveland in the early years of the century.” (Johannesen, Cleveland Architecture, p. 101)

The Ambler Heights homes clearly reflect then-evolving concepts of suburban home design: a sense that domestic architecture should have aesthetic merit, but should be designed for comfortable family living. Rather than being tall and formal, homes generally have a long horizontal dimension parallel to the street. The garden facades are often viewed as equally important as the street front and are as architecturally developed; many feature elaborate permanent garden layouts and decorations. Facades feature the natural textural qualities of stone, brickwork, wood and small panes of window glass. Interiors include spaces planned for the comfortable grouping of people--large living rooms with fireplaces as focal points, private spaces such as studies and libraries, and sunrooms and porches oriented to the garden. Homes are elaborate in their detail, reflecting an interest in craftsmanship and materials, and are very well-built, taking advantage of the high quality of handicraft that was still available. (Johannesen, Cleveland Architecture, pp. 107-108)

SIGNIFICANT DESIGNERS, ARCHITECTS AND BUILDERS

Charles W. Pratt. Charles Wheeler Pratt (1865-1947) was born in Nashua, New Hampshire and was educated as a civil engineer at the Massachusetts Institute of Technology. In 1881, he was employed by E. W. Bowditch, a noted landscape architect in Boston, where he was principally engaged in sewer and waterworks construction and landscape design. In 1893, Pratt was sent to serve as Bowditch’s resident engineer in Cleveland. While working in Cleveland for Bowditch, Pratt served as chief engineer for the Cleveland Park Commission and worked on several suburban designs, including Patrick Calhoun’s Euclid Heights development. He also is said to have designed the original Cleveland “Group Plan” as adopted by the Chamber of Commerce in 1900. When Bowditch abandoned his Cleveland office in 1900, Pratt opened his own engineering business in Cleveland, working on new city subdivisions, parkways and general municipal construction. In 1900 he designed Ambler Heights for Daniel O. Caswell. (Orth vol. 2, pp. 43-44; Avery vol. 3, pp. 157-58)

Meade & Hamilton. Frank B. Meade is known to have designed three houses, and the firm of Meade and Hamilton is known to have designed eight houses, in Ambler Heights.

Frank B. Meade (1867-1947), born in Norwalk, Ohio, studied architecture at the Massachusetts Institute of Technology, graduating in 1888, and worked as a draftsman

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in the office of William LeBaron Jenney of Chicago. He practiced architecture in Cleveland beginning in 1894. He practiced with a number of partners, including Abram Garfield and Alfred Hoyt Granger, and alone, but in 1911 formed a partnership with James M. Hamilton (1876-1941). James Hamilton was born in Fort Wayne, Indiana, studied architecture at the Massachusetts Institute of Technology and in Europe and moved to Cleveland in 1901. During their careers together, Meade and Hamilton designed over 800 houses and six country clubs between Buffalo and Dayton; they were the leading domestic architects in the Cleveland area between 1911 and 1927 (Schofield, p. 25). They experienced severe financial reversals in 1927 but continued to practice nominally together until Hamilton's death in 1941. They are particularly known for their work in the Tudor-Jacobean tradition, from cottage to manor house styles. Their designs in Ambler Heights are examples. The firm was noted for the detail and completeness of their designs, which aimed to combine elegance and formality of plan with a spacious, more informal style of comfortable family living. (Schofield, p. 26) In discussing their design at 2207 Devonshire, Eric Johannesen writes of it as "representing the best work of Meade & Hamilton...[it] incorporates the ideals of coherence, convenience, and taste, and sums up the fully developed idea of the early twentieth century suburban home." (Johannesen, Cleveland Architecture, p.108)

Walker & Weeks. Frank R. Walker (1877-1949) and Harry E. Weeks (1871-1935) both were born in Massachusetts and studied at the Massachusetts Institute of Technology. Walker graduated in 1900, spent two more years studying in Europe, and then worked in the office of Boston architect Guy Lowell. He came to Cleveland in 1905 at the suggestion of John M. Carrere, a principal of the New York firm of Carrere & Hastings and a member of the Cleveland Group Plan Commission. At that time, he joined the office of J. Milton Dyer.

Harry Walker graduated from MIT in 1893 and worked for several architectural firms in Massachusetts before starting his own firm in Pittsfield, Massachusetts. He also came to Cleveland in 1905 at the suggestion of John M. Carrere. He also joined the firm of J. Milton Dyer. While at Dyer's firm, Walker and Weeks collaborated on many projects, including the Cleveland Athletic Club (for which Walker was the principal designer and Weeks the job supervisor).

In 1911, Walker and Weeks formed their own firm, where they executed numerous distinguished commissions including over sixty banks (including the Federal Reserve Bank of Cleveland), public buildings (including the Cleveland Public Library, Cleveland Public Auditorium, the Cleveland Board of Education Administration Building and Severance Hall), commercial buildings and residences. Like Meade & Hamilton, Walker and Weeks provided for their residential clients large, elegant, but comfortable homes utilizing a variety of style sources and emphasizing quality craftsmanship and fine materials. (Johannesen, Architecture of Walker and Weeks and Cleveland Architecture)

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Walker and Weeks designed the James H. Foster home at 2200 Devonshire and the Edward G. Buckwell home at 2005 Chestnut Hills.

Abram Garfield. Abram Garfield (1872-1958), son of James Garfield, 20th President of the United States, was born in Washington D.C. and moved to Cleveland in 1881. He graduated from Williams College (1893) and the Massachusetts Institute of Technology (1896) and practiced architecture in Cleveland beginning in 1897. He practiced in partnership with Frank B. Meade from 1898 to 1904, after which he formed his own firm. Garfield also was noted for designing homes for wealthy clients in the evolving suburban style, where elegance of style and workmanship combined with comfortable family living (Johannesen, p. 99). He also designed schools, hospitals and other institutions and was an advocate of city planning, serving on the Group Plan Commission and the Cleveland Planning Commission (Van Tassel, Dictionary, p. 169).

Abram Garfield is the architect of the Zerbe-Halle home at 2163 Harcourt Drive.

Charles S. Schneider. Charles Sumner Schneider (1874-1932) was born in Cleveland, and received his first architectural training with the firm of Meade & Garfield. He later studied at the Ecole des Beaux-Arts in Paris and then returned to Cleveland to work as a draftsman in the office of William Watterson. In 1909 he became resident architect in Cleveland for George B. Post of New York City. In 1911 he opened a private practice, where he had a brilliant career as an eclectic architect working in classical and medieval traditions. He designed private residences for prominent families in Cleveland suburbs and other cities; his residential masterpiece was Stan Hywet (1915) for the F. A. Seiberling family of Akron. Schneider also designed Shaker Heights City Hall (1930), Plymouth Church (1920-23), buildings at Case School of Applied Sciences and Ohio Wesleyan University, public schools and office buildings. (Van Tassel, Dictionary, p. 400).

Charles Schneider designed the Ernest Barkwill home at 2189 Harcourt Drive.

Howell and Thomas. The firm of Howell and Thomas designed two homes in Ambler Heights. Carl Eugene Howell (1879-1930) was born in Columbus, Ohio, and was educated at Ohio State University and the University of Pennsylvania. James William Thomas, Jr. (1879-1973) was born in Wilkes-Barre, Pennsylvania, and also attended the School of Architecture at the University of Pennsylvania, where he became acquainted with Carl Howell. After pursuing further training separately, in 1908 they formed a partnership in Columbus, which later moved to Cleveland. They focused on residential commissions in traditional styles, first working extensively in Cleveland Heights. They were retained by the VanSweringens to design demonstration homes for the Shaker Heights development and later a number of additional Shaker Heights homes. They also designed some school and church buildings, as well as a number of

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newspaper plants throughout the country. (Campen, pp. 21-22)

Bohnard & Parsson. William A. Bohnard (1877-1945) and Raymond D. Parsson (1875-1942) were Cleveland architects in partnership from 1907 to 1932. They designed residences in Cleveland Heights and Shaker Heights, as well as the Canterbury Country Club and Grace Lutheran Church. (Campen, p. 23)

The George Canfield house at 2232 Elandon has been attributed to Bohnard & Parsson. They also designed the home at 2236 Elandon.

Harlan E. Shimmin. Harlan Elmer Shimmin (1873-1941) was born in Cleveland and pursued his education in engineering and design through private tutors and as apprentice to Charles W. Hopkinson. After working with Hopkinson for thirteen years, he opened his own architectural practice in 1904. He specialized in the design of fine residences. (Orth vol. 2, pp. 663-64) He is the architect of the Edward Rogers home at 2185 Harcourt and the Henry Brooks home at 2235 Elandon.

Charles R. Greco. The architect Charles R. Greco (1874-1963) was born in Cambridge, Massachusetts. He attended public schools and took engineering courses at Harvard University. He practiced in Boston with the firms of Waite & Cutler and Peabody & Stearns. He designed schools and public buildings, and was particularly known for designing synagogues throughout the country, most notably Miami Beach and Cleveland. (Obituaries, February 23, 1963, in the Boston Herald and the Boston Globe) Greco came to Cleveland to design The Temple, completed in 1924 (listed on the National Register). This building was located in a commanding position overlooking the Rockefeller Parkway and became a visual landmark in the University Circle area. Its seven-sided design was "unusual and modern," utilizing Byzantine arched forms in a simplified, geometric manner. (Johannesen, Cleveland Architecture, p. 160) He later designed the Temple on the Heights (also listed on the National Register), now The Civic (1928), another "modernized Byzantine" design. While in Cleveland he took on a number of residential commissions in Cleveland Heights and Shaker Heights, including five homes in Ambler Heights.

Ralph M. Hulett. Ralph M. Hulett (1873-1943), a Cleveland architect, apprenticed in the office of architect B. F. VanDevelde. He was later employed by George H. Smith, George H. Steffen and other local architects before opening his own office in 1900. In 1916, he incorporated his business as Ralph M. Hulett Company, a general architectural, building and real estate business. In addition to residences, Hulett designed the Farmers & Merchants Bank, schools and churches. (Avery vol. 2, pp. 267-8)

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E. J. Andrews. Earl J. Andrews (1882-1938) was an architect and builder educated at Ohio State University and New York Technical School. He apprenticed with Andrews & White, architects in New York City, and then opened his own business in Cleveland in 1905. He was unusual in that he both designed and built homes, without employing subcontractors. He designed many homes in Wade Park and Cleveland Heights, specializing in “homes of quality.” (Avery vol. 2, pp. 363-4)

John Kalsch, Jr. John Kalsch, Jr. (1890-1927) was born in France and brought by his parents to Cleveland as an infant in 1891. He attended public schools and apprenticed with a number of local architects before entering business for himself in 1915, specializing in residential design. (Avery vol. 3, p. 446)

Dercum & Beer. The Cleveland architectural firm formed by Herman Dercum and George W. Beer designed fine residences in Shaker Heights and Cleveland Heights; Herman Dercum also designed the German Cultural Garden in Rockefeller Park in 1929 (Johannesen, Cleveland Architecture, pp. 133, 166, 169; Campen, p. 23)

H. A. Watterson. Horace A. Watterson (1858-1941) was a Cleveland building contractor specializing in heavy construction work. His company, with offices in the Citizens Building, constructed many large mills, factories and railroads. It also engaged in residential construction. Horace Watterson was educated in the Cleveland public schools. (Avery vol. 2, pp. 547-548)

George A. Rutherford Co. This construction company, established in 1896, was one of the leading contractors in Cleveland, working primarily on factories and alterations to stores and mercantile establishments. It also worked on Cleveland-area war plants during World War I. George Rutherford (1871-1936) was educated in the Cleveland public schools and is buried in Lakeview Cemetery. (Rose, p. 580, p. 988; Avery vol. 3, p. 241)

John Grant & Sons. John Grant (1843-1917) was born in Edinburgh, Scotland and came to the United States in 1872. He apprenticed in Cleveland with a Mr. Scott, contractor, until 1877 and then formed his own contracting company. The company, which specialized in stone contracting, was known for the high quality of its work. Its commissions included the West Side Market, YMCA Building, Western Reserve University gymnasium, Ursuline Convent, Euclid Avenue Temple and many important private residences. In 1895, Mr. Grant was president of the Builders Exchange of Cleveland. He was assisted in his business by his sons, John C. Grant and R. W. Grant. He is buried in Lakeview Cemetery. (Avery vol. 3, pp. 295-296)

Antonio T. Farinacci. Antonio Farinacci (1883-1973) was born in Italy and educated at Capranico College in Rome. After a period of military service he came to Cleveland in

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search of wider business opportunity. He worked with the firm of Paul Brothers for two years and with the J. W. Smith firm for two years before opening his own contracting

business. Mr. Farinacci completed a number of important contracts including St. Philomena parish residence and other fine residences. (Avery vol. 3, pp. 400-401)

A. D. Taylor. Albert Davis Taylor (1883-1951) was a landscape architect active in Cleveland from 1914 to 1951. He was raised in Massachusetts and studied at Cornell University before receiving his A. B. degree from Massachusetts College in 1905. He worked in the offices of Warren Manning in Boston, where in 1911 he prepared the topographic survey for the campus of what is now Kent State University. Taylor accompanied Manning to Cleveland in 1914 and opened his own office shortly thereafter. He completed residential, institutional and public commissions, including the garden of Trinity Cathedral House (1930), some later additions to Lakeview Cemetery (1930's), the site plan for the Baldwin Filtration Plant (1920), Ambler Park (from the Baldwin Plant to Coventry Road) (1930's), retaining walls along Cedar Glen and a development plan for Forest Hills Park (1938). He was also the landscape architect for the Pentagon (1943). He served with Frank Meade, Abram Garfield and Frank R. Walker on an early committee charged with execution of the Cleveland Group Plan. Taylor was noted for his use of European principles of landscape design. He died in Cleveland and is buried in Riverside Cemetery. (Van Tassel, Dictionary, p. 442; Rose, p. 630)

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SECTION 9

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SECTION 10

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UTM REFERENCES

<u>Point</u>	<u>Zone</u>	<u>Easting</u>	<u>Northing</u>
1	17	449515	4594330
2	17	450085	4594335
3	17	450055	4593600
4	17	449490	4593630

VERBAL BOUNDARY DESCRIPTION

The boundaries of the Ambler Heights Historic District are shown as the solid black line on Appendix 4.

Immediately south and west of the District is Ambler Park, one of a string of parklands (including Rockefeller Park and Shaker Heights Park) that extend from Lake Erie south and west through the east side of Cleveland. The portion of the parkland adjacent to the District is a rocky, tree-filled ravine. North Park Boulevard, Martin Luther King, Jr. Boulevard and Ambleside Drive are busy streets running along the edge of the parkland between it and the Ambler Heights Historic District.

To the north of the District is Cedar Glen Parkway, another busy street, on the other side of which are residential areas and property belonging to Case Western Reserve University (used for dormitories and tennis courts). Cedar Glen Parkway runs through a deep, rocky, treed ravine.

East of the District are South Overlook Road and Delaware Drive, residential streets containing single family homes built by Wade Realty as the Cedar Hill Allotment c. 1915-1929. These homes are generally more modest than the homes in the Ambler Heights Historic District, but are historic and well-preserved. Beyond these streets to the east are Bellfield and Grandview Avenues, which were laid out by the Walton Brothers as Cedar Heights c. 1895 and developed beginning about 1898 into single and multi-family residences).

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BOUNDARY JUSTIFICATION

The boundaries of the Ambler Heights Historic District encompass property originally acquired by Dr. Nathan Ambler in the mid-1800s, which his son and nephew subsequently platted and developed as Ambler Heights. See Appendix 8. The Ambler Heights development was self-contained, as there were natural boundaries on the north, west and south and, on the east, the Euclid Club golf course. The golf course later was sold and developed into the residential lots comprising the Cedar Hill Allotment, but this development was significantly later in time and different in character from Ambler Heights. It therefore is not included with the Ambler Heights Historic District.

Although Ambler Park, on the south, had been donated to the City of Cleveland in 1894 by Martha Ambler, it was done so pursuant to the work of the Cleveland Park Commission, and the gift apparently was not directly related to the later development of Ambler Heights as a residential community. Therefore, Ambler Park is not included within the Ambler Heights Historic District.

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ADDITIONAL DOCUMENTATION

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PHOTOGRAPHS

The following information is the same for all photographs:

Ambler Heights Historic District

Cuyahoga County, Ohio

Photographer: Pam Raack, City of Cleveland Heights

Date of Photographs: February 2002

Negatives located at City of Cleveland Heights, Department of Planning and
Development

1. Looking northeast to Harcourt Drive from in front of 2035 Chestnut Hills Drive
2. Looking southeast to Harcourt Drive from in front of 2035 Chestnut Hills Drive
3. Looking south on the east side of Harcourt Drive from 2189 Harcourt Drive
4. Looking north on the east side of Harcourt Drive from 2253 Harcourt Drive
5. Looking north on the west side of Harcourt Drive from 2236 Harcourt Drive
6. Looking west to the north side of Chestnut Hills Drive from the intersection of Harcourt and Chestnut Hills Drives
7. Looking south to the east side of Devonshire Drive from 2207 Devonshire Drive
8. Looking north to the west side of Devonshire Drive from the intersection of Devonshire and Denton Drives
9. Looking north to the west side of Elandon Drive from 2236 Elandon
10. Landscaped island at the intersection of Harcourt and Chestnut Hills Drives, looking southwest from Harcourt Drive
11. 2265 Harcourt Drive, front view
12. 2001 Chestnut Hills Drive, front view (from Chestnut Hills Drive)
13. 2001 Chestnut Hills Drive, front view
14. 2247 Chestnut Hills Drive, east elevation
15. 2178 Harcourt Drive, front view
16. 2178 Harcourt Drive, front door detail
17. 2185 Harcourt Drive, front view
18. 2185 Harcourt Drive, front door detail
19. 1625 North Park Boulevard, front view
20. 1801 Chestnut Hills Drive, front view
21. 2025 Chestnut Hills Drive, front view
22. 2200 Devonshire Drive, front view

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23. 2207 Devonshire Drive, front view
24. 2207 Devonshire Drive, front door detail
25. 2207 Devonshire Drive, rear (garden) façade
26. 2207 Harcourt Drive, front view
27. 2207 Harcourt Drive, front door detail
28. 2208 Harcourt Drive, front view
29. 2235 Harcourt Drive, front view
30. 1835 North Park Boulevard, front view
31. 2005 Chestnut Hills Drive, south (street-side) elevation
32. 2035 Chestnut Hills Drive, front view
33. 2114 Elandon Drive, front view
34. 2163 Harcourt Drive, front view
35. 2189 Harcourt Drive, front view
36. 2189 Harcourt Drive, rear (garden) façade
37. 2189 Harcourt Drive, looking east from rear
38. 2233 Devonshire Drive, front view (north elevation)
39. 2233 Devonshire Drive, west (street-side) elevation
40. 2240 Elandon Drive, east (street-side) elevation
41. 2232 Elandon Drive, front view
42. 2243 Elandon Drive, south and west elevations
43. 2285 Harcourt Drive, west elevation
44. 2285 Harcourt Drive, south elevation
45. 1815 North Park Boulevard, south (street-side) elevation
46. 2257 Chestnut Hills Drive, west elevation
47. 1940 Denton Drive, north and west elevations
48. 1980 Denton Drive, front view
49. 2185 Harcourt Drive, detached garage
50. 2208 Harcourt Drive, detached garage
51. 2207 Devonshire Drive, playhouse/greenhouse, west elevation
52. 2207 Devonshire Drive, playhouse/greenhouse, south elevation
53. 2237 Chestnut Hills, gazebo

APPENDICES

- Appendix 1 – Photo View Map
- Appendix 2 – Historic Photographs
- Appendix 3 – Map of National Register Properties Near to Ambler Heights
- Appendix 4 – Building Outline Map
- Appendix 5 – 1912 Map of Cleveland’s East-Side Suburbs
- Appendix 6 – Map of Cleveland’s Early East-Side “Garden City” Developments

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and Timeline of Significant Dates

Appendix 7 - Early design for Ambler Heights, as shown in A.H. Mueller & Co.'s 1898
Atlas of the Suburbs of Cleveland, Ohio

Appendix 8 - Charles W. Pratt design for Ambler Heights, 1900

Appendix 9 - USGS Maps, 7.5 Minute Series, East Cleveland Quadrangle and
Shaker Heights Quadrangle