

United States Department of the Interior
National Park Service

National Register of Historic Places Registration Form

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

1. Name of Property

historic name Euclid Heights Historic District
other names/site number _____

2. Location

street & number Mayfield, Coventry, Cedar, Overlook

N/A
N/A

 not for publication
city or town Cleveland Heights, Cleveland vicinity
state OH code OH county Cuyahoga code 035 zip code 44106

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended,
I hereby certify that this ___ nomination ___ request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60.
In my opinion, the property ___ meets ___ does not meet the National Register Criteria. I recommend that this property be considered significant at the following level(s) of significance:
___ national ___ statewide ___ local

Signature of certifying official/Title Date

State or Federal agency/bureau or Tribal Government

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

Signature of commenting official Date

Title State or Federal agency/bureau or Tribal Government

4. National Park Service Certification

I hereby certify that this property is:

- entered in the National Register
- determined eligible for the National Register
- determined not eligible for the National Register
- removed from the National Register
- other (explain:)

Signature of the Keeper Date of Action

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5. Classification

Ownership of Property
(Check as many boxes as apply.)

- Private
- public – Local
- public – State
- public – Federal

Category of Property
(Check only one box.)

- building(s)
- District
- Site
- Structure
- Object

Number of Resources within Property
(Do not include previously listed resources in the count.)

Contributing	Noncontributing	
1005	276	buildings
		sites
		structures
		objects
1005	276	Total

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

n/a

Number of contributing resources previously listed in the National Register

8

6. Function or Use

Historic Functions
(Enter categories from instructions.)

Domestic=single dwelling, multiple dwelling,
secondary structures, hotel

Commerce=business/professional/ restaurant

Religion = religious facility

Current Functions
(Enter categories from instructions.)

Domestic= single dwelling, multiple dwelling,
secondary structures, hotel

Commerce = business/professional/restaurant

Religion = religious facility

7. Description

Architectural Classification
(Enter categories from instructions.)

Tudor Revival, Colonial Revival, Craftsman,
Italian Renaissance\ Mediterranean, Richardsonian
Romanesque, French, Spanish, Queen Anne,
Shingle

Materials
(Enter categories from instructions.)

foundation: Stone, brick, concrete block

walls: Stucco, clapboard, shingle, brick, stone

roof: Clay tile, slate, asphalt

other:

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Narrative Description

Summary Paragraph

The Euclid Heights Historic District includes approximately 300 acres, most in the suburb of Cleveland Heights; a small portion of its westernmost boundary lies in the city of Cleveland and includes one property within the City of Cleveland; 2200 Overlook Road, the First Church of Christ Scientist, now Nottingham Spirk. (See Map 1)

Unlike other National Register Districts in Cleveland Heights, which are exclusively residential and exclusively single-family, the Euclid Heights Historic District contains a unique mix of residential and commercial properties, a suburban neighborhood with an urban feel: spacious lawns, tall trees, and gracious single-family and double homes, plus high-style, high-density apartments, a diverse population, and bustling commercial neighborhoods. The district's main thoroughfares – Mayfield, Coventry, Cedar, and Overlook Roads - create an irregular rectangle. Within it, residential streets on the western end of the allotment where lot sizes are large are curvilinear; streets to the east, where the lots are somewhat smaller, are laid out on a grid. (See Map 1)¹ (These streets continue east of Coventry Road into Grant Deming's Forest Hill Allotment.) Apartment buildings are located along major thoroughfares. There are two significant commercial areas. The Cedar- Fairmount area in the southwest corner of the district includes the north side of Cedar Road east and west of the intersection with Fairmount Boulevard. The Coventry area includes the east and west sides of the street between Mayfield and Euclid Heights Boulevard.

Narrative Description

The original Euclid Heights allotment comprised Lots 405 and 406 and portions of Lots 404, 397, 7, and 8 in what was East Cleveland Township.² (See Map 1) The northern boundary of the allotment was the south side of Mayfield Road, approximately from the top of Mayfield hill to Coventry Road. The west side of Coventry Road from Mayfield south to Cedar Road was the eastern boundary; the north side of Cedar Road west to Overlook Road, the southern boundary. The western boundary extended along Overlook to Mayfield. The historic district includes almost all of the original Euclid Heights allotment. Some noncontributing buildings and parking lots on the allotment's periphery have been excluded. A portion of the east side of Coventry Road has been included in the district because it was developed simultaneously with the west side. Both the east and west sides of the street are integral to the Coventry commercial area; both are included in the Coventry Special Improvement District a merchants' organization that self-taxes for improvements. (See Map 2)

A portion of the western boundary, Overlook Road (The Overlook) runs along the natural bluff created by the Portage Escarpment of the Appalachian Plateau, 120 feet above Euclid Avenue, overlooking University Circle. The bluff and the gradual rise of the land to the east are the district's most prominent natural features.

Three major thoroughfares – Mayfield Road, Cedar Road, and Coventry Road - are four-laned. Euclid Heights Boulevard, primarily residential, curves northeast through the allotment from Cedar Glen to Edgehill Road; it is 130 feet wide, twice the width of most other residential streets. The boulevard has a 40' grassy median strip where the Cleveland Electric Railway streetcar once connected Euclid Heights to University Circle and the city of Cleveland just to the west: the grass median divides two two-lane roads, typically 24' in each side. All streets have sidewalks and tree lawns.

The period of significance for the district runs from 1893, the date of the first home, to 1930, when the First Church of Christ Scientist, Cleveland, (see photo 9) was essentially completed and the Euclid Heights allotment was substantially built out. Euclid Heights' first homes, built from 1893 to 1910, were the urban mansions of the allotment's westernmost boundary, The Overlook, intended to emulate those on Euclid Avenue; three of these, plus the five carriage houses of Herrick Mews built for The Overlook mansions, still stand. To the east of Overlook, south of Euclid Heights Boulevard, are curving, tree-lined streets of gracious, but less formal single-family homes, many of them architect-designed, built from 1900 to 1930.

¹ Kara Cathleen Hamley, "Cleveland's Park Allotment" Euclid Heights, Cleveland Heights, Ohio, and Its Designer, Ernest W. Bowditch," (Master's thesis, Cornell University, 1996), 119-120.

² William C. Barrow, "The Euclid Heights Allotment ..." Master's thesis, Cleveland State University, <http://www.clevelandmemory.org/SpecColl/barrow/thesis/ chapter 5>.

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In 1914 and 1915, developer Patrick Calhoun lost financial control of the allotment, and the original deed restrictions were partially lifted. In the next fifteen years, the allotment intended for middle- and upper-class single-family homes became a complex neighborhood of single and double homes, apartments, and shops in a wide range of architectural styles with residents of diverse backgrounds.

Double homes were built from 1915 to 1917, on both sides of Hampshire Road from Hampshire Lane west to Overlook. Then – and now- these homes offer an alternative to single-family living. The Hampshire neighborhood offers a range of two-family housing types, including the “Cleveland double.”

Apartments were built from 1915 to 1930 on Euclid Heights Boulevard from Coventry to Edgehill; on Overlook north of Edgehill; Derbyshire Road between Surrey and Norfolk Roads; Cedar Road east of the Fairmount intersection to Norfolk; Hampshire Road between Coventry and Hampshire Lane; Mayfield between Kenilworth and Coventry. These clusters of apartments offer some of Cleveland’s most intact examples of 1910s and 1920s grand apartments. Many have been converted to condominiums, assuring their continued maintenance.

Large and small commercial buildings line both sides of Coventry from Mayfield to Euclid Heights Boulevard and the north side of Cedar Road east and west of the intersection with Fairmount Boulevard. These commercial areas are largely intact, maintaining the eclectic architectural quality of the district.

The predominant styles for single and double homes in the district are Colonial Revival and Tudor Revival although there are also examples of Italian Renaissance/Mediterranean, Richardsonian Romanesque, Neoclassical Revival, French, Spanish, Queen Anne, Shingle Style, and Craftsman styles.³ Colonial Revival and Tudor Revival style homes take many forms and range from mansions to modest dwellings. Both styles often borrow from the Craftsman vocabulary popular in the first two decades of the twentieth century. Most homes combine styles, illustrating the eclecticism of early twentieth century domestic architecture.

The apartments and commercial buildings, built of brick and ornamented with stone or tile, have simpler, more utilitarian forms. However, their ornamentation, in the same styles as the nearby residential architecture, creates visual connections to it.⁴

In addition to eight previously listed NR structures, the Euclid Heights Historic District includes 1005 contributing structures. One is a hotel, six are carriage houses; 23 are commercial buildings. The rest are residential: single-family homes, duplexes, townhouses, condominiums, and apartments and their garages. Almost all have retained their original building materials. These include brick, stone, slate, clapboard, shingle, and stucco. The district also contains 276 buildings that are non-contributing because they were built after 1930. The total number of structures is 1, 289, including the eight previously listed resources.

The properties within the Euclid Heights Historic District retain their integrity, with minimal alterations; most of the non-contributing properties were built outside of the period of significance.

Homes, single and double

Alan Gowans in *The Comfortable House: North American Suburban Architecture, 1890-1930* maintains that the suburban home has expressed its owner’s nostalgic desire for links with the past and his/her optimistic aspirations for future upward social mobility.⁵ This desire was pursued with special energy by the generation of suburbanites who left American cities in the first two decades of the twentieth century to establish new identities for themselves and their communities. Within the Euclid Heights Historic District, the English-derived names of the first residential streets – Berkshire, Derbyshire, Lancashire, Kent, Surrey, Hampshire and Norfolk –and the predominantly Anglo-American residential styles illustrate this pursuit of an idealized past and a socially ambitious future. (These names and styles also appear in other Cleveland Heights allotments such as Grant Deming’s Forest Hill, Euclid Golf, Ambler Heights, and Shaker Farm.) The homes built here reflect the architectural styles most popular at the time of construction.

³ Hamley, 234

⁴ Hamley, 212-224.

⁵ Alan Gowans, *The Comfortable House: North American Suburban Architecture, 1890-1930* (Cambridge: MIT Press 1986), 158-161.

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Colonial Revival

The popularity of this style dates from the 1876 Centennial celebration of American Independence in Philadelphia, which prompted a look back at the English and (less often) Dutch homes of the colonial past.⁶ This is the dominant style not only of the homes found in the Euclid Heights Historic District, but of grand and modest Cleveland Heights homes from the beginning of the twentieth century through the 1950s. Architects of early public buildings also preferred the Colonial Revival style. The suburb's first city hall, completed in 1924, was described as "a colonial structure somewhat reminiscent of Independence Hall in Philadelphia ... peculiarly appropriate to Cleveland Heights."⁷

Although executed in almost infinite variations, a Colonial Revival home in general is characterized by a symmetrical façade with balanced windows on both the first and second floor and an "accentuated front door, normally with a decorative crown ... supported by pilasters, or extended forward and supported by slender columns to form [an] entry porch," according to McAlesters' *A Field Guide to American Houses*.⁸ The Colonial Revival homes in Euclid Heights demonstrate the versatility of this style; Georgian is the most often seen variation. There are approximately 148 Colonial Revival and more than 80 Georgian homes, apartments, and commercial buildings in the district. Three good examples of single-family homes in this style follow.

2505 Edgehill Road, 1920. C This Dutch Colonial home was built for Thomas Sloan. The architect is unknown. The home has a gambrel roof and is built of stone and wood. The second floor dormer extends almost the whole width of the home. There is the suggestion of a Palladian window over the center second floor window; the other windows have decorative shutters. (See photo 1.)

2070 Kent Road, 1899. C This home has elegant Georgian features such as the Palladian window over the front door and side, an eight-columned front entrance, and a gambrel roof. The dormers and windows have repeated ornament; dentils are repeated along all roof lines. Arthur N. Oviatt designed this home for C.E. Warner. (See photo 2.)

2647 Berkshire, 1916. C Architects Meade and Hamilton designed this Georgian home for Patrick Calhoun's daughter Martha and her husband Wilson B. Hickox. The balanced windows on the first and second floors create order; the longer French windows on the first floor create visual interest. (See photo 3.)

Tudor Revival

This style became popular for American homes in the late nineteenth century when England was much admired for its social elite and its global dominance. Like the Colonial Revival Style, Tudor Revival looks backwards, but to an English past. Like the Colonial Revival, Tudor Revival is capable of many variations; especially popular in Euclid Heights is the Jacobean version. In general, its identifying features include "a steeply pitched roof...; façade dominated by one or more prominent cross gables, usually steeply pitched; decorative ... half-timbering ...; tall, narrow windows ... massive chimneys."⁹ Euclid Heights contains both large and small versions of this style. Of the 60 Tudor Revival structures, 15 are non-contributing structures, built in the early 21st century to blend in with their neighbors. Twenty-five more buildings are done in the Jacobean style, a variation of the Tudor Revival.

2141 Overlook Road, 1893. C The first house in the allotment was designed by Alfred Hoyt Granger for himself although he lived here only briefly. Its half-timbering and decorative stonework around the front door and windows are typically Tudor, as are the home's asymmetrical façade and steeply pitched roof. The castellated turrets add an elegant Gothic touch. (See photo 4.)

2755 Berkshire Road, 1916. C J.W.B. Corbusier designed this home for lawyer Robert M. Calfee. The house features half-timbering on the second story, decorative stone coursing around the doors and windows, and a prominent slate roof punctuated by three half-timbered dormers. (See photo 5.)

2665 East Overlook Road, 1902 C This Jacobean home was owned by brewery owner and real estate broker George Gund; the architect was W.W. Sabin. Its pitched slate roof is interrupted by two gables, its

⁶ Virginia and Lee McAlester, *A Field Guide to American Houses* (Alfred A. Knopf: New York, 1986): 325; Gowans, 158-161.

⁷ Quoted in Marian J. Morton, *Cleveland Heights: The Making of an Urban Suburb* (Charleston, C.S.: Arcadia Publishing, 2002), 62.

⁸ McAlester, 321.

⁹ McAlester, 355.

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ornate leaded glass windows and door are surrounded by decorative stone. Its sprawling exterior is asymmetrical. (See photo 6.)

Neoclassical Revival

In the early years of the American republic, this style was often used for public buildings and private homes such as Thomas Jefferson's Monticello to suggest a political and cultural kinship with the republics of early Greece and Rome. Re-inspired by the Columbian Exposition of 1893, the popularity of this style lasted through the nineteenth century and into the first decades of the twentieth.¹⁰ Its chief identifying characteristics are a façade "dominated by [a] full height porch with roof supported by classical columns ... [and] symmetrically balanced windows and center door."¹¹ In Euclid Heights, this style is used most often in large, imposing homes and the grandest church in the allotment, First Church of Christ, Scientist, Cleveland, now Nottingham Spirk Design.

2536 Norfolk Road, 1916. C The six two-story columns dominate this brick home. The original owner is unknown. The home also contains Colonial Revival features such as the Palladian arches over the downstairs multi-paned windows and dentils that outline the rooflines. (See photo 7.)

2600 Norfolk, 1898. C One of the group of handsome late nineteenth-century homes on Norfolk, this has a stucco exterior, four massive two-story columns, and a protruding bay window on the second floor. The first owner was John Wright Seaver. (See photo 8.)

2200 Overlook Road. 1930. CPL First Church of Christ, Scientist, Cleveland\Nottingham Spirk Design. This church was built on the site of the Howell Hinds mansion. Walker and Weeks designed this octagonal building with its columned entrance. It is often compared to Severance Hall, also created by Walker and Weeks. In 2003 the building was purchased by Nottingham Spirk Design, which left the exterior untouched except for a small addition on the building's west side. The firm's adaptive reuse has won many architectural awards. The building was listed on the National Register in 2003. (See photo 9.)

Craftsman

This was a very popular style for smaller homes from about 1905 until the 1930s, the years when most Cleveland Heights homes were built. In Euclid Heights and Cleveland Heights, the Craftsman style appears less often as a "pure style" than as a decorative element in Colonial Revival or Tudor Revival homes.¹² Intended as an early twentieth-century alternative to more formal, pretentious styles, Craftsman style is characterized by a "low pitched, gabled roof... with a wide ...eave overhang"; exposed roof rafters; "porches ... with roof supported by tapered square columns"; and columns or pedestals that often extend to the ground.¹³ Although this style is found throughout the district, it is most notably displayed in the cluster of double homes on Hampshire Road between Overlook and Coventry Roads.

2651 Hampshire Road. 1916. C One of a series of duplexes designed by builder P.J. O'Donnell, this has first- and second-story porches with ornamental spindles and columns and a front-facing third-story dormer. (See photo 10.)

2728 Euclid Heights Boulevard. 1919. C One of the more modest homes on this residential boulevard, this bungalow was built for I.J. and Marie Kabb. It has low-pitched roofs with a wide overhang and a half- porch with wooden piers. (See photo 11.)

Shingle

Popular from 1880 to 1900, a shingle style home is characterized by the extensive use of wood shingles and "an asymmetrical façade with irregular, steeply pitched roof line Commonly with extensive porches."¹⁴ This style is found on the district's first streets.

¹⁰ Gowans, 172-3.

¹¹ McAlester, 343-344.

¹² J. Mark Souther, "Grant Deming's Forest Hill Allotment," National Register of Historic Places Nomination, 2010, section 7, 3.

¹³ McAlester, 453.

¹⁴ McAlester, 289.

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2608 Norfolk Road. 1898. C This is one of several distinguished late nineteenth-century homes on Norfolk; the owner was Elma C. Cody. The home is defined by its prominent shingle exterior, its full front porch, and several Gothic windows on the second and third floors. (See photo 12.)

2620 Norfolk. 1899. C The first owner of this home may have been Charles Ault. All three stories have windows, no two of which are identical. The sharply pitched roofs have deep overhangs. (See photo 13.)

2728 Edgehill Road. 1896. C No architect is listed for this home built for Frank B. Richards. Stone is used to contrast the first with the second and third stories. Varied windows emphasize the home's asymmetry. (See photo 14.)

Queen Anne

Queen Anne was popular during the last two decades of the nineteenth century and the first decade of the twentieth. Its identifying features include a steeply pitched roof with a front-facing gable ... [and an] asymmetrical façade with partial or full-width porch." Wall surfaces are commonly as used as decorative elements.¹⁵ Like the shingle style, this style is found most often in the district's older homes.

2460 Edgehill. 1896. C This was Patrick Calhoun's first home in Euclid Heights, designed by Meade and Granger. The home originally had a full front porch. (See Figure 1) The home has a cross-gabled roof on the front and a clipped gable on the side. Its asymmetrical exterior with Tudor half-timbering is built of brick and shingle. It is a Cleveland Heights Landmark. (See photo 15.)

2576 Norfolk Road. 1904. C This home was designed by Meade and Garfield; the owner may have been Patrick Calhoun. Defining characteristics include the decorative verge board over the front half-porch and the several styles of multi-paned windows on the front façade. (See photo 16.)

2648 Berkshire Road. 1898. C Granger and Meade also designed this home for the Cleveland Trust Company. Its original occupant may have been R.H. York although he never owned it. Spacious porches on the first and second floors are ornamented with wood spindles. The steep Second-floor gables and third floor windows are also ornamented. (See photo 17.)

French Revival

Associated in the American mind with the French aristocracy, suburban French revival homes are characterized by their turret towers, dominant steeply pitched roofs, and high chimneys.¹⁶ Never as popular as English-derived styles, French revival is nevertheless found in more than a dozen Euclid Heights homes.

2689 E. Overlook Road. 1908. C This formal Chateaux-inspired home was designed by Meade and Garfield for industrialist W.H. Warner. Its most striking features are its projecting circular staircase; the decorative detail on its stucco exterior, including the brackets on the front-facing gable; its diamond-paned windows, and the Gothic tracery on the western-most third floor window. It is a Cleveland Heights Landmark. (See photo 18.)

2625 Derbyshire Road. 1924. C This version of the French Revival style, designed by Abram Garfield for Allen and Frances Hoose, resembles a French country house. It has a turret on its second floor, half-timbering on its stucco exterior, decorative balconies, and a small courtyard. (See photo 19.)

Italian Renaissance\Mediterranean

Less common in suburban homes than the Craftsman, Colonial Revival or Tudor Revival styles, the Italian Renaissance\Mediterranean style is often characterized by a low-pitched hipped roof, sometimes covered with ceramic tiles, arched windows on the first story, and an entrance emphasized by classical columns, and stucco or masonry walls.¹⁷ Euclid Heights contains several fine examples of this style in both single-family homes and apartments.

2400 Kenilworth Road. 1910. C. This stucco home with a clay tile roof was designed for music impresario Adella Prentiss Hughes by Bohnard and Parsson. It has projecting eaves, an original ceramic sculpture on the front façade, and open and closed porches. It is a Cleveland Heights Landmark. (See photo 20.)

¹⁵ McAlester, 262-264.

¹⁶ Gowans, 124.

¹⁷ McAlester, 397.

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2472 Edgehill Road. 1920. C. This house is defined by the arched windows on the first and second floor, the columns surrounding its entrance, and the decorative brackets under the overhanging second-floor roof. (See photo 21.)

2476 Derbyshire Road. 1917. C. B.W. Corning designed this Mediterranean-style apartment complex for the Derbyshire Realty Company. Its exterior features brick and wrought iron porches with sunburst designs in the iron work. Other decorative elements include the broken sandstone pediments at the top of each porch. (See photo 22.)

Spanish

This style was popular between 1915 and 1940, a period when there was much building in Euclid Heights after the removal of the original property restrictions in 1914 and 1915. Most dramatically illustrated in the Alcazar Hotel (see photo 32), the style is found occasionally in single-family homes but is best illustrated by apartments. Identifying characteristics include a low-pitched roof, red tile roofing, an asymmetrical façade, and a stucco exterior.¹⁸

2669 Euclid Heights Boulevard. 1916. C An early example of the distinguished apartment buildings on this residential boulevard, this three-bay, three-story apartment is defined by the stone and wrought iron arches on the second floor balconies that contrast with the first and third floor upright stone supports. Its decorative stone work is also distinctive. The architect was B.W. Corning; the builder was Andrew Brown. (See photo 23.)

2472 Overlook Road. 1919. C F.W. Wallace designed this four-story apartment for C.A. Ford. Its red tile roof and decorative stone coursing make it distinctive in this neighborhood of fine apartments. (See photo 24.)

Apartments

Because of Americans' enthusiastic preference for the single-family home, apartments did not gain widespread approval until after the turn of the twentieth century when their convenience, efficiency, and amenities such as central heating recommended them to the middle class. In general, apartments in the first decades of the twentieth century were characterized by their "symmetrical compositions and repeated floor plans." In Euclid Heights and elsewhere, apartments for the middle and upper classes were designed by professional architects. Euclid Heights contains examples of the apartments popular in Ohio cities and elsewhere: the center hall four-plex apartment, the court apartment, the luxury apartment, the commercial block apartments, and the three-bay, three-story central corridor apartment.¹⁹ Architects and builders of Euclid Heights' first apartments and commercial buildings, conscious of the allotment's architectural standards, often designed buildings that aspired to the high styles of nearby homes: examples are the Spanish style apartments described above. Apartments of two to four stories often had porches or balconies and ornamentation in a variety of styles. In addition to street numbers, apartments often bear names above their front doors that refer to their sites ("Overlook Manor", "Crestview") or some appealing person ("The Roosevelt.")²⁰ A 1923 advertisement pictured "Some of Cleveland Finest Apartments": four of the seven apartments were in Euclid Heights.²¹ Deed restrictions were lifted in 1914, opening the way for denser development. The several streetcar lines encouraged high density living. Apartments were built along the Mayfield line east to Coventry and just south of Mayfield on Overlook to Euclid Heights; along the Euclid Heights line from Overlook to Coventry; just west of the Coventry line on Hampshire and Lancashire; and on Cedar, Surrey, and Lennox, close to the intersection of the Cedar and Fairmount line. The City's first Zoning Code in 1921 reflected the post-1914 development patterns in Euclid Heights. (See Map 8.)

2577 Overlook Road. 1916. C Paul M. Matzinger designed this Prairie-style 7-unit apartment for builder Edson L. Cannon. The building has stucco balconies, a low-pitched gable roof, and a prominent arched

¹⁸ McAlester, 417.

¹⁹ Stephen C. Gordon, "Apartment Buildings in Ohio Urban Centers, 1870-1970," National Register of Historic Places Multiple Property Documentation Form, 2011, 3.

²⁰ Hamley, 214-224.

²¹ Quoted in Marian J. Morton, *Images of America: Cleveland Heights* (Arcadia Publishing: Charleston, S.C., 2005), 62.

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entrance. Jerry Weiss remodeled the building, enclosing the porch railings, in 1972. It is a designated Cleveland Heights Landmark. (See photo 25.)²²

2717 Hampshire Road. 1918. C This apartment, close to the Coventry commercial area, a three-bay, three-story building, is a twin to the apartment just to its west that was designed by Max Weis, probably the most prolific architect of apartment buildings in Euclid Heights. The grouped casement windows, overhanging roof and decorative urns suggest the Craftsman style, used also in neighboring apartments.²³ Both 2717 and 2713 were built for F.M. Margolin. (See photo 26.)

2688 Mayfield Road. 1923. C This is one of four handsome apartments in Euclid Heights designed by Sigmund Braverman. This Spanish style building has two wings that surround an interior courtyard. (See photo 27.)

Commercial Buildings

Euclid Heights' commercial buildings in general are less distinguished than its apartments, but Euclid Heights does contain some unique commercial architecture. Three examples are described below.

2769-83 Euclid Heights. 1919. C The Heights Theater was built for L. Israel and J. Makof at Euclid Heights and Coventry in the Coventry business district. Architect Albert F. Janowitz designed the brick structure with an imposing marquee and wrought iron balconies.²⁴ In the 1990s, the building was renovated, windows were altered, and a new marquee added. In the first decade of the twenty-first century, the main theater space was converted to an open bar/restaurant. The building currently houses a variety of eating and entertainment venues. (See photo 28.)

1836 ½ - 1846 Coventry Road. 1919. C This Spanish-style building has unique decorative elements such as a white terra cotta exterior, a roofline accented with minarets, and a low-relief ornament over its entrance. It is a standout in this strip of stores done in more conventional styles. The architect was W.S. Ferguson, and the owner, J.P. Burke. It is still known as the "Betty Burke Building." (See photo 29.)

12405-12435 Cedar Road. 1916. C The Heights Center Building, the first commercial building in the Cedar-Fairmount shopping district, was completed in the Tudor style by architects Richardson and Yost for B. Mahler. The block-long structure with offices on the second floor is accented by roof lines of varying height; it boasts a tower and clocks and distinctive half-timbering. The building is a designated Cleveland Heights Landmark.²⁵ (See photo 30.)

Previously listed National Register Buildings

The Euclid Heights Historic District also includes eight buildings that have already been listed on the National Register of Historic Places. The John Hartness Brown home at 2380 Overlook Road, completed in 1896 for one of Calhoun's early investors and agents, is an example of Richardsonian Romanesque style and was listed on the National Register in 1976. (See photo 31.) Its architects, Frank B. Meade and Alfred Hoyt Granger, designed several Euclid Heights homes. The Alcazar Hotel, completed in 1923 at 2450 Derbyshire Road and listed on the National Register in 1979, was designed in a Spanish-Moorish style by H.T. Jeffrey and adds to the cosmopolitan flavor of the Cedar-Fairmount commercial area. (See photo 32.) The five carriage houses of Herrick Mews, listed on the National Register in 1974 as the Overlook Road Carriage House District, originally housed the horses and servants of homeowners on The Overlook and were designed by the architects of those homes: Alfred Hoyt Granger, Frank B. Meade, and George Horatio Smith. (See photos 33 and 34.) Also listed on the National Register (2003) is Nottingham Spirk Design at 2200 Overlook Road, originally the home of the First Church of Christ Scientist, Cleveland. Eleven properties in Euclid Heights have also been designated Cleveland Heights Landmarks by the Cleveland Heights Landmark Commission.

²² "On and Off the Boulevard: Grand Apartments of Cleveland Heights," (Cleveland Heights: Cleveland Heights Landmark Commission) np, nd.

²³ "On and Off the Boulevard," np.

²⁴ Hamley, 188.

²⁵ "Landmarks: Pride of Past, Pride of Place," (Cleveland Heights: Cleveland Heights Landmark Commission) n.d., n.p.

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1. Name of Property

historic name Euclid Heights Historic District

other names/site number _____

2. Location

street & number Mayfield, Coventry, Cedar, Overlook

N/A

not for publication

city or town Cleveland Heights, Cleveland

N/A

vicinity

state OH code OH county Cuyahoga code 035 zip code 44106

3. State/Federal Agency Certification

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

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

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

___ national ___ statewide ___ local

Signature of certifying official/Title _____ Date _____

State or Federal agency/bureau or Tribal Government _____

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

Signature of commenting official _____ Date _____

Title _____ State or Federal agency/bureau or Tribal Government _____

4. National Park Service Certification

I hereby certify that this property is:

___ entered in the National Register ___ determined eligible for the National Register

___ determined not eligible for the National Register ___ removed from the National Register

___ other (explain:) _____

Signature of the Keeper _____ Date of Action _____

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5. Classification

Ownership of Property
(Check as many boxes as apply.)

- Private
- public – Local
- public – State
- public – Federal

Category of Property
(Check only one box.)

- building(s)
- District
- Site
- Structure
- Object

Number of Resources within Property
(Do not include previously listed resources in the count.)

Contributing	Noncontributing	
1005	276	buildings
		sites
		structures
		objects
1005	276	Total

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

n/a

Number of contributing resources previously listed in the National Register

8

6. Function or Use

Historic Functions
(Enter categories from instructions.)

Domestic=single dwelling, multiple dwelling,
secondary structures, hotel

Commerce=business/professional/ restaurant

Religion = religious facility

Current Functions
(Enter categories from instructions.)

Domestic= single dwelling, multiple dwelling,
secondary structures, hotel

Commerce = business/professional/restaurant

Religion = religious facility

7. Description

Architectural Classification
(Enter categories from instructions.)

Tudor Revival, Colonial Revival, Craftsman,
Italian Renaissance\ Mediterranean, Richardsonian
Romanesque, French, Spanish, Queen Anne,
Shingle

Materials
(Enter categories from instructions.)

foundation: Stone, brick, concrete block

walls: Stucco, clapboard, shingle, brick, stone

roof: Clay tile, slate, asphalt

other: _____

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Narrative Description

Summary Paragraph

The Euclid Heights Historic District includes approximately 300 acres, most in the suburb of Cleveland Heights; a small portion of its westernmost boundary lies in the city of Cleveland and includes one property within the City of Cleveland; 2200 Overlook Road, the First Church of Christ Scientist, now Nottingham Spirk. (See Map 1)

Unlike other National Register Districts in Cleveland Heights, which are exclusively residential and exclusively single-family, the Euclid Heights Historic District contains a unique mix of residential and commercial properties, a suburban neighborhood with an urban feel: spacious lawns, tall trees, and gracious single-family and double homes, plus high-style, high-density apartments, a diverse population, and bustling commercial neighborhoods. The district's main thoroughfares – Mayfield, Coventry, Cedar, and Overlook Roads - create an irregular rectangle. Within it, residential streets on the western end of the allotment where lot sizes are large are curvilinear; streets to the east, where the lots are somewhat smaller, are laid out on a grid. (See Map 1)¹ (These streets continue east of Coventry Road into Grant Deming's Forest Hill Allotment.) Apartment buildings are located along major thoroughfares. There are two significant commercial areas. The Cedar- Fairmount area in the southwest corner of the district includes the north side of Cedar Road east and west of the intersection with Fairmount Boulevard. The Coventry area includes the east and west sides of the street between Mayfield and Euclid Heights Boulevard.

Narrative Description

The original Euclid Heights allotment comprised Lots 405 and 406 and portions of Lots 404, 397, 7, and 8 in what was East Cleveland Township.² (See Map 1) The northern boundary of the allotment was the south side of Mayfield Road, approximately from the top of Mayfield hill to Coventry Road. The west side of Coventry Road from Mayfield south to Cedar Road was the eastern boundary; the north side of Cedar Road west to Overlook Road, the southern boundary. The western boundary extended along Overlook to Mayfield. The historic district includes almost all of the original Euclid Heights allotment. Some noncontributing buildings and parking lots on the allotment's periphery have been excluded. A portion of the east side of Coventry Road has been included in the district because it was developed simultaneously with the west side. Both the east and west sides of the street are integral to the Coventry commercial area; both are included in the Coventry Special Improvement District a merchants' organization that self-taxes for improvements. (See Map 2)

A portion of the western boundary, Overlook Road (The Overlook) runs along the natural bluff created by the Portage Escarpment of the Appalachian Plateau, 120 feet above Euclid Avenue, overlooking University Circle. The bluff and the gradual rise of the land to the east are the district's most prominent natural features.

Three major thoroughfares – Mayfield Road, Cedar Road, and Coventry Road - are four-laned. Euclid Heights Boulevard, primarily residential, curves northeast through the allotment from Cedar Glen to Edgehill Road; it is 130 feet wide, twice the width of most other residential streets. The boulevard has a 40' grassy median strip where the Cleveland Electric Railway streetcar once connected Euclid Heights to University Circle and the city of Cleveland just to the west: the grass median divides two two-lane roads, typically 24' in each side. All streets have sidewalks and tree lawns.

The period of significance for the district runs from 1893, the date of the first home, to 1930, when the First Church of Christ Scientist, Cleveland, (see photo 9) was essentially completed and the Euclid Heights allotment was substantially built out. Euclid Heights' first homes, built from 1893 to 1910, were the urban mansions of the allotment's westernmost boundary, The Overlook, intended to emulate those on Euclid Avenue; three of these, plus the five carriage houses of Herrick Mews built for The Overlook mansions, still stand. To the east of Overlook, south of Euclid Heights Boulevard, are curving, tree-lined streets of gracious, but less formal single-family homes, many of them architect-designed, built from 1900 to 1930.

¹ Kara Cathleen Hamley, "Cleveland's Park Allotment" Euclid Heights, Cleveland Heights, Ohio, and Its Designer, Ernest W. Bowditch," (Master's thesis, Cornell University, 1996), 119-120.

² William C. Barrow, "The Euclid Heights Allotment ..." Master's thesis, Cleveland State University, <http://www.clevelandmemory.org/SpecColl/barrow/thesis/> chapter 5.

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In 1914 and 1915, developer Patrick Calhoun lost financial control of the allotment, and the original deed restrictions were partially lifted. In the next fifteen years, the allotment intended for middle- and upper-class single-family homes became a complex neighborhood of single and double homes, apartments, and shops in a wide range of architectural styles with residents of diverse backgrounds.

Double homes were built from 1915 to 1917, on both sides of Hampshire Road from Hampshire Lane west to Overlook. Then – and now- these homes offer an alternative to single-family living. The Hampshire neighborhood offers a range of two-family housing types, including the “Cleveland double.”

Apartments were built from 1915 to 1930 on Euclid Heights Boulevard from Coventry to Edgehill; on Overlook north of Edgehill; Derbyshire Road between Surrey and Norfolk Roads; Cedar Road east of the Fairmount intersection to Norfolk; Hampshire Road between Coventry and Hampshire Lane; Mayfield between Kenilworth and Coventry. These clusters of apartments offer some of Cleveland’s most intact examples of 1910s and 1920s grand apartments. Many have been converted to condominiums, assuring their continued maintenance.

Large and small commercial buildings line both sides of Coventry from Mayfield to Euclid Heights Boulevard and the north side of Cedar Road east and west of the intersection with Fairmount Boulevard. These commercial areas are largely intact, maintaining the eclectic architectural quality of the district.

The predominant styles for single and double homes in the district are Colonial Revival and Tudor Revival although there are also examples of Italian Renaissance/Mediterranean, Richardsonian Romanesque, Neoclassical Revival, French, Spanish, Queen Anne, Shingle Style, and Craftsman styles.³ Colonial Revival and Tudor Revival style homes take many forms and range from mansions to modest dwellings. Both styles often borrow from the Craftsman vocabulary popular in the first two decades of the twentieth century. Most homes combine styles, illustrating the eclecticism of early twentieth century domestic architecture.

The apartments and commercial buildings, built of brick and ornamented with stone or tile, have simpler, more utilitarian forms. However, their ornamentation, in the same styles as the nearby residential architecture, creates visual connections to it.⁴

In addition to eight previously listed NR structures, the Euclid Heights Historic District includes 1005 contributing structures. One is a hotel, six are carriage houses; 23 are commercial buildings. The rest are residential: single-family homes, duplexes, townhouses, condominiums, and apartments and their garages. Almost all have retained their original building materials. These include brick, stone, slate, clapboard, shingle, and stucco. The district also contains 276 buildings that are non-contributing because they were built after 1930. The total number of structures is 1, 289, including the eight previously listed resources.

The properties within the Euclid Heights Historic District retain their integrity, with minimal alterations; most of the non-contributing properties were built outside of the period of significance.

Homes, single and double

Alan Gowans in *The Comfortable House: North American Suburban Architecture, 1890-1930* maintains that the suburban home has expressed its owner’s nostalgic desire for links with the past and his/her optimistic aspirations for future upward social mobility.⁵ This desire was pursued with special energy by the generation of suburbanites who left American cities in the first two decades of the twentieth century to establish new identities for themselves and their communities. Within the Euclid Heights Historic District, the English-derived names of the first residential streets – Berkshire, Derbyshire, Lancashire, Kent, Surrey, Hampshire and Norfolk –and the predominantly Anglo-American residential styles illustrate this pursuit of an idealized past and a socially ambitious future. (These names and styles also appear in other Cleveland Heights allotments such as Grant Deming’s Forest Hill, Euclid Golf, Ambler Heights, and Shaker Farm.) The homes built here reflect the architectural styles most popular at the time of construction.

³ Hamley, 234

⁴ Hamley, 212-224.

⁵ Alan Gowans, *The Comfortable House: North American Suburban Architecture, 1890-1930* (Cambridge: MIT Press 1986), 158-161.

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Colonial Revival

The popularity of this style dates from the 1876 Centennial celebration of American Independence in Philadelphia, which prompted a look back at the English and (less often) Dutch homes of the colonial past.⁶ This is the dominant style not only of the homes found in the Euclid Heights Historic District, but of grand and modest Cleveland Heights homes from the beginning of the twentieth century through the 1950s. Architects of early public buildings also preferred the Colonial Revival style. The suburb's first city hall, completed in 1924, was described as "a colonial structure somewhat reminiscent of Independence Hall in Philadelphia ... peculiarly appropriate to Cleveland Heights."⁷

Although executed in almost infinite variations, a Colonial Revival home in general is characterized by a symmetrical façade with balanced windows on both the first and second floor and an "accentuated front door, normally with a decorative crown ... supported by pilasters, or extended forward and supported by slender columns to form [an] entry porch," according to McAlesters' *A Field Guide to American Houses*.⁸ The Colonial Revival homes in Euclid Heights demonstrate the versatility of this style; Georgian is the most often seen variation. There are approximately 148 Colonial Revival and more than 80 Georgian homes, apartments, and commercial buildings in the district. Three good examples of single-family homes in this style follow.

2505 Edgehill Road, 1920. C This Dutch Colonial home was built for Thomas Sloan. The architect is unknown. The home has a gambrel roof and is built of stone and wood. The second floor dormer extends almost the whole width of the home. There is the suggestion of a Palladian window over the center second floor window; the other windows have decorative shutters. (See photo 1.)

2070 Kent Road, 1899. C This home has elegant Georgian features such as the Palladian window over the front door and side, an eight-columned front entrance, and a gambrel roof. The dormers and windows have repeated ornament; dentils are repeated along all roof lines. Arthur N. Oviatt designed this home for C.E. Warner. (See photo 2.)

2647 Berkshire, 1916. C Architects Meade and Hamilton designed this Georgian home for Patrick Calhoun's daughter Martha and her husband Wilson B. Hickox. The balanced windows on the first and second floors create order; the longer French windows on the first floor create visual interest. (See photo 3.)

Tudor Revival

This style became popular for American homes in the late nineteenth century when England was much admired for its social elite and its global dominance. Like the Colonial Revival Style, Tudor Revival looks backwards, but to an English past. Like the Colonial Revival, Tudor Revival is capable of many variations; especially popular in Euclid Heights is the Jacobean version. In general, its identifying features include "a steeply pitched roof...; façade dominated by one or more prominent cross gables, usually steeply pitched; decorative ... half-timbering ...; tall, narrow windows ... massive chimneys."⁹ Euclid Heights contains both large and small versions of this style. Of the 60 Tudor Revival structures, 15 are non-contributing structures, built in the early 21st century to blend in with their neighbors. Twenty-five more buildings are done in the Jacobean style, a variation of the Tudor Revival.

2141 Overlook Road, 1893. C The first house in the allotment was designed by Alfred Hoyt Granger for himself although he lived here only briefly. Its half-timbering and decorative stonework around the front door and windows are typically Tudor, as are the home's asymmetrical façade and steeply pitched roof. The castellated turrets add an elegant Gothic touch. (See photo 4.)

2755 Berkshire Road, 1916. C J.W.B. Corbusier designed this home for lawyer Robert M. Calfee. The house features half-timbering on the second story, decorative stone coursing around the doors and windows, and a prominent slate roof punctuated by three half-timbered dormers. (See photo 5.)

2665 East Overlook Road, 1902 C This Jacobean home was owned by brewery owner and real estate broker George Gund; the architect was W.W. Sabin. Its pitched slate roof is interrupted by two gables, its

⁶ Virginia and Lee McAlester, *A Field Guide to American Houses* (Alfred A. Knopf: New York, 1986): 325; Gowans, 158-161.

⁷ Quoted in Marian J. Morton, *Cleveland Heights: The Making of an Urban Suburb* (Charleston, C.S.: Arcadia Publishing, 2002), 62.

⁸ McAlester, 321.

⁹ McAlester, 355.

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ornate leaded glass windows and door are surrounded by decorative stone. Its sprawling exterior is asymmetrical. (See photo 6.)

Neoclassical Revival

In the early years of the American republic, this style was often used for public buildings and private homes such as Thomas Jefferson's Monticello to suggest a political and cultural kinship with the republics of early Greece and Rome. Re-inspired by the Columbian Exposition of 1893, the popularity of this style lasted through the nineteenth century and into the first decades of the twentieth.¹⁰ Its chief identifying characteristics are a façade "dominated by [a] full height porch with roof supported by classical columns ... [and] symmetrically balanced windows and center door."¹¹ In Euclid Heights, this style is used most often in large, imposing homes and the grandest church in the allotment, First Church of Christ, Scientist, Cleveland, now Nottingham Spirk Design.

2536 Norfolk Road, 1916. C The six two-story columns dominate this brick home. The original owner is unknown. The home also contains Colonial Revival features such as the Palladian arches over the downstairs multi-paned windows and dentils that outline the rooflines. (See photo 7.)

2600 Norfolk, 1898. C One of the group of handsome late nineteenth-century homes on Norfolk, this has a stucco exterior, four massive two-story columns, and a protruding bay window on the second floor. The first owner was John Wright Seaver. (See photo 8.)

2200 Overlook Road, 1930. CPL First Church of Christ, Scientist, Cleveland\Nottingham Spirk Design. This church was built on the site of the Howell Hinds mansion. Walker and Weeks designed this octagonal building with its columned entrance. It is often compared to Severance Hall, also created by Walker and Weeks. In 2003 the building was purchased by Nottingham Spirk Design, which left the exterior untouched except for a small addition on the building's west side. The firm's adaptive reuse has won many architectural awards. The building was listed on the National Register in 2003. (See photo 9.)

Craftsman

This was a very popular style for smaller homes from about 1905 until the 1930s, the years when most Cleveland Heights homes were built. In Euclid Heights and Cleveland Heights, the Craftsman style appears less often as a "pure style" than as a decorative element in Colonial Revival or Tudor Revival homes.¹² Intended as an early twentieth-century alternative to more formal, pretentious styles, Craftsman style is characterized by a "low pitched, gabled roof... with a wide ...eave overhang"; exposed roof rafters; "porches ... with roof supported by tapered square columns"; and columns or pedestals that often extend to the ground.¹³ Although this style is found throughout the district, it is most notably displayed in the cluster of double homes on Hampshire Road between Overlook and Coventry Roads.

2651 Hampshire Road, 1916. C One of a series of duplexes designed by builder P.J. O'Donnell, this has first- and second-story porches with ornamental spindles and columns and a front-facing third-story dormer. (See photo 10.)

2728 Euclid Heights Boulevard, 1919. C One of the more modest homes on this residential boulevard, this bungalow was built for I.J. and Marie Kabb. It has low-pitched roofs with a wide overhang and a half- porch with wooden piers. (See photo 11.)

Shingle

Popular from 1880 to 1900, a shingle style home is characterized by the extensive use of wood shingles and "an asymmetrical façade with irregular, steeply pitched roof line Commonly with extensive porches."¹⁴ This style is found on the district's first streets.

¹⁰ Gowans, 172-3.

¹¹ McAlester, 343-344.

¹² J. Mark Souther, "Grant Deming's Forest Hill Allotment," National Register of Historic Places Nomination, 2010, section 7, 3.

¹³ McAlester, 453.

¹⁴ McAlester, 289.

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2608 Norfolk Road. 1898. C This is one of several distinguished late nineteenth-century homes on Norfolk; the owner was Elma C. Cody. The home is defined by its prominent shingle exterior, its full front porch, and several Gothic windows on the second and third floors. (See photo 12.)

2620 Norfolk. 1899. C The first owner of this home may have been Charles Ault. All three stories have windows, no two of which are identical. The sharply pitched roofs have deep overhangs. (See photo 13.)

2728 Edgehill Road. 1896. C No architect is listed for this home built for Frank B. Richards. Stone is used to contrast the first with the second and third stories. Varied windows emphasize the home's asymmetry. (See photo 14.)

Queen Anne

Queen Anne was popular during the last two decades of the nineteenth century and the first decade of the twentieth. Its identifying features include a steeply pitched roof with a front-facing gable ... [and an] asymmetrical façade with partial or full-width porch." Wall surfaces are commonly used as decorative elements.¹⁵ Like the shingle style, this style is found most often in the district's older homes.

2460 Edgehill. 1896. C This was Patrick Calhoun's first home in Euclid Heights, designed by Meade and Granger. The home originally had a full front porch. (See Figure 1) The home has a cross-gabled roof on the front and a clipped gable on the side. Its asymmetrical exterior with Tudor half-timbering is built of brick and shingle. It is a Cleveland Heights Landmark. (See photo 15.)

2576 Norfolk Road. 1904. C This home was designed by Meade and Garfield; the owner may have been Patrick Calhoun. Defining characteristics include the decorative verge board over the front half-porch and the several styles of multi-paned windows on the front façade. (See photo 16.)

2648 Berkshire Road. 1898. C Granger and Meade also designed this home for the Cleveland Trust Company. Its original occupant may have been R.H. York although he never owned it. Spacious porches on the first and second floors are ornamented with wood spindles. The steep Second-floor gables and third floor windows are also ornamented. (See photo 17.)

French Revival

Associated in the American mind with the French aristocracy, suburban French revival homes are characterized by their turret towers, dominant steeply pitched roofs, and high chimneys.¹⁶ Never as popular as English-derived styles, French revival is nevertheless found in more than a dozen Euclid Heights homes.

2689 E. Overlook Road. 1908. C This formal Chateaux-inspired home was designed by Meade and Garfield for industrialist W.H. Warner. Its most striking features are its projecting circular staircase; the decorative detail on its stucco exterior, including the brackets on the front-facing gable; its diamond-paned windows, and the Gothic tracery on the western-most third floor window. It is a Cleveland Heights Landmark. (See photo 18.)

2625 Derbyshire Road. 1924. C This version of the French Revival style, designed by Abram Garfield for Allen and Frances Hoose, resembles a French country house. It has a turret on its second floor, half-timbering on its stucco exterior, decorative balconies, and a small courtyard. (See photo 19.)

Italian Renaissance\Mediterranean

Less common in suburban homes than the Craftsman, Colonial Revival or Tudor Revival styles, the Italian Renaissance\Mediterranean style is often characterized by a low-pitched hipped roof, sometimes covered with ceramic tiles, arched windows on the first story, and an entrance emphasized by classical columns, and stucco or masonry walls.¹⁷ Euclid Heights contains several fine examples of this style in both single-family homes and apartments.

2400 Kenilworth Road. 1910. C. This stucco home with a clay tile roof was designed for music impresario Adella Prentiss Hughes by Bohnard and Parsson. It has projecting eaves, an original ceramic sculpture on the front façade, and open and closed porches. It is a Cleveland Heights Landmark. (See photo 20.)

¹⁵ McAlester, 262-264.

¹⁶ Gowans, 124.

¹⁷ McAlester, 397.

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2472 Edgehill Road. 1920. C. This house is defined by the arched windows on the first and second floor, the columns surrounding its entrance, and the decorative brackets under the overhanging second-floor roof. (See photo 21.)

2476 Derbyshire Road. 1917. C. B.W. Corning designed this Mediterranean-style apartment complex for the Derbyshire Realty Company. Its exterior features brick and wrought iron porches with sunburst designs in the iron work. Other decorative elements include the broken sandstone pediments at the top of each porch. (See photo 22.)

Spanish

This style was popular between 1915 and 1940, a period when there was much building in Euclid Heights after the removal of the original property restrictions in 1914 and 1915. Most dramatically illustrated in the Alcazar Hotel (see photo 32), the style is found occasionally in single-family homes but is best illustrated by apartments. Identifying characteristics include a low-pitched roof, red tile roofing, an asymmetrical façade, and a stucco exterior.¹⁸

2669 Euclid Heights Boulevard. 1916. C An early example of the distinguished apartment buildings on this residential boulevard, this three-bay, three-story apartment is defined by the stone and wrought iron arches on the second floor balconies that contrast with the first and third floor upright stone supports. Its decorative stone work is also distinctive. The architect was B.W. Corning; the builder was Andrew Brown. (See photo 23.)

2472 Overlook Road. 1919. C F.W. Wallace designed this four-story apartment for C.A. Ford. Its red tile roof and decorative stone coursing make it distinctive in this neighborhood of fine apartments. (See photo 24.)

Apartments

Because of Americans' enthusiastic preference for the single-family home, apartments did not gain widespread approval until after the turn of the twentieth century when their convenience, efficiency, and amenities such as central heating recommended them to the middle class. In general, apartments in the first decades of the twentieth century were characterized by their "symmetrical compositions and repeated floor plans." In Euclid Heights and elsewhere, apartments for the middle and upper classes were designed by professional architects. Euclid Heights contains examples of the apartments popular in Ohio cities and elsewhere: the center hall four-plex apartment, the court apartment, the luxury apartment, the commercial block apartments, and the three-bay, three-story central corridor apartment.¹⁹ Architects and builders of Euclid Heights' first apartments and commercial buildings, conscious of the allotment's architectural standards, often designed buildings that aspired to the high styles of nearby homes: examples are the Spanish style apartments described above. Apartments of two to four stories often had porches or balconies and ornamentation in a variety of styles. In addition to street numbers, apartments often bear names above their front doors that refer to their sites ("Overlook Manor", "Crestview") or some appealing person ("The Roosevelt.")²⁰ A 1923 advertisement pictured "Some of Cleveland Finest Apartments": four of the seven apartments were in Euclid Heights.²¹ Deed restrictions were lifted in 1914, opening the way for denser development. The several streetcar lines encouraged high density living. Apartments were built along the Mayfield line east to Coventry and just south of Mayfield on Overlook to Euclid Heights; along the Euclid Heights line from Overlook to Coventry; just west of the Coventry line on Hampshire and Lancashire; and on Cedar, Surrey, and Lennox, close to the intersection of the Cedar and Fairmount line. The City's first Zoning Code in 1921 reflected the post-1914 development patterns in Euclid Heights. (See Map 8.)

2577 Overlook Road. 1916. C Paul M. Matzinger designed this Prairie-style 7-unit apartment for builder Edson L. Cannon. The building has stucco balconies, a low-pitched gable roof, and a prominent arched

¹⁸ McAlester, 417.

¹⁹ Stephen C. Gordon, "Apartment Buildings in Ohio Urban Centers, 1870-1970," National Register of Historic Places Multiple Property Documentation Form, 2011, 3.

²⁰ Hamley, 214-224.

²¹ Quoted in Marian J. Morton, *Images of America: Cleveland Heights* (Arcadia Publishing: Charleston, S.C., 2005), 62.

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entrance. Jerry Weiss remodeled the building, enclosing the porch railings, in 1972. It is a designated Cleveland Heights Landmark. (See photo 25.)²²

2717 Hampshire Road. 1918. C This apartment, close to the Coventry commercial area, a three-bay, three-story building, is a twin to the apartment just to its west that was designed by Max Weis, probably the most prolific architect of apartment buildings in Euclid Heights. The grouped casement windows, overhanging roof and decorative urns suggest the Craftsman style, used also in neighboring apartments.²³ Both 2717 and 2713 were built for F.M. Margolin. (See photo 26.)

2688 Mayfield Road. 1923. C This is one of four handsome apartments in Euclid Heights designed by Sigmund Braverman. This Spanish style building has two wings that surround an interior courtyard. (See photo 27.)

Commercial Buildings

Euclid Heights' commercial buildings in general are less distinguished than its apartments, but Euclid Heights does contain some unique commercial architecture. Three examples are described below.

2769-83 Euclid Heights. 1919. C The Heights Theater was built for L. Israel and J. Makof at Euclid Heights and Coventry in the Coventry business district. Architect Albert F. Janowitz designed the brick structure with an imposing marquee and wrought iron balconies.²⁴ In the 1990s, the building was renovated, windows were altered, and a new marquee added. In the first decade of the twenty-first century, the main theater space was converted to an open bar/restaurant. The building currently houses a variety of eating and entertainment venues. (See photo 28.)

1836 ½ - 1846 Coventry Road. 1919. C This Spanish-style building has unique decorative elements such as a white terra cotta exterior, a roofline accented with minarets, and a low-relief ornament over its entrance. It is a standout in this strip of stores done in more conventional styles. The architect was W.S. Ferguson, and the owner, J.P. Burke. It is still known as the "Betty Burke Building." (See photo 29.)

12405-12435 Cedar Road. 1916. C The Heights Center Building, the first commercial building in the Cedar-Fairmount shopping district, was completed in the Tudor style by architects Richardson and Yost for B. Mahler. The block-long structure with offices on the second floor is accented by roof lines of varying height; it boasts a tower and clocks and distinctive half-timbering. The building is a designated Cleveland Heights Landmark.²⁵ (See photo 30.)

Previously listed National Register Buildings

The Euclid Heights Historic District also includes eight buildings that have already been listed on the National Register of Historic Places. The John Hartness Brown home at 2380 Overlook Road, completed in 1896 for one of Calhoun's early investors and agents, is an example of Richardsonian Romanesque style and was listed on the National Register in 1976. (See photo 31.) Its architects, Frank B. Meade and Alfred Hoyt Granger, designed several Euclid Heights homes. The Alcazar Hotel, completed in 1923 at 2450 Derbyshire Road and listed on the National Register in 1979, was designed in a Spanish-Moorish style by H.T. Jeffrey and adds to the cosmopolitan flavor of the Cedar-Fairmount commercial area. (See photo 32.) The five carriage houses of Herrick Mews, listed on the National Register in 1974 as the Overlook Road Carriage House District, originally housed the horses and servants of homeowners on The Overlook and were designed by the architects of those homes: Alfred Hoyt Granger, Frank B. Meade, and George Horatio Smith. (See photos 33 and 34.) Also listed on the National Register (2003) is Nottingham Spirk Design at 2200 Overlook Road, originally the home of the First Church of Christ Scientist, Cleveland. Eleven properties in Euclid Heights have also been designated Cleveland Heights Landmarks by the Cleveland Heights Landmark Commission.

²² "On and Off the Boulevard: Grand Apartments of Cleveland Heights," (Cleveland Heights: Cleveland Heights Landmark Commission) np, nd.

²³ "On and Off the Boulevard," np.

²⁴ Hamley, 188.

²⁵ "Landmarks: Pride of Past, Pride of Place," (Cleveland Heights: Cleveland Heights Landmark Commission) n.d., n.p.

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Religious Structures

The district contains two religious structures that are not contributing resources because they fall outside the period of significance. The Unitarian-Universalist Society of Cleveland at 2728 Lancashire was built for Marmaroshier Shul in 1951. The original building of St. Alban's Church at 2555 Euclid Heights Boulevard burned to the ground in 1989; the congregation replaced it with a modern shingle structure on the site in 1995. The district also includes two structures built as churches that have been adapted for other uses. The first, originally the site of the First English Lutheran Church, has been retrofitted for housing at 2433- 2429 Derbyshire Court; because this was redesigned in the first decade of the twenty-first century, this is a non-contributing resource. (See photo 39). The second, 2200 Overlook Road, was originally the home of the First Church of Christ, Scientist, Cleveland, and is now home to Nottingham Spirk Design (see photo 9). Because the adaptation left the original structure unchanged, this is a contributing resource.

Non-contributing structures

In addition to the three non-contributing religious structures, the district includes 276 non-contributing commercial and residential structures that were also built after the period of significance. In general, these are smaller and built on smaller lots but maintain the tone and quality of their older neighbors. Examples would be the Tudor townhouses on Derbyshire Court, built in the early twenty-first century, and the Tudor single-family homes at 2696, 2698, 2700, and 2706 Edgehill Road, built in the 1940s. Both groupings are compatible with the Tudor homes nearby.

Conclusion

Euclid Heights' street plan created by E.W. Bowditch in the 1890s remains intact: its three main thoroughfares – Mayfield, Coventry, and Cedar Roads; its curving residential boulevards - Overlook, Euclid Heights - and its tree-lined side streets. The district is still primarily residential, as its developer had initially envisioned. Its gracious single-family homes, wide-porched duplexes and grand apartments, designed by many of Cleveland's leading architects during the period of significance, remain essentially unchanged, their original building materials substantially intact. (See photos 1-34). The Coventry and Cedar-Fairmount areas remain the suburb's most viable commercial neighborhoods. (See photos 40, 41, 42 and 43.) All are tangible reminders of the big plans of the suburb's biggest developer, whose successes and shortfalls helped to transform Cleveland Heights from a small village to a vibrant suburb. Euclid Heights district's building types and architectural styles create a rich portrait of American upper - and middle-class suburban lifestyles during the last decade of the nineteenth century and the first three decades of the twentieth.

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8. Statement of Significance

Applicable National Register Criteria

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

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

Criteria Considerations

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

Property is:

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

Areas of Significance

(Enter categories from instructions.)

community planning and development

commerce

architecture

Period of Significance

1893-1930

Significant Dates

1893: first home was built

1914-1915: Patrick Calhoun, the developer, lost control of the property, altering its original character

1930: district essentially built out

Significant Person

(Complete only if Criterion B is marked above.)

Cultural Affiliation

Architect/Builder

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Sydney R. Badgley, William A. Bohnard and
Raymond D. Parsson, Sigmund Braverman, John
William Creswell Corbusier, Bert W. Corning,
Abram Garfield, John G. Graham, Alfred Hoyt
Granger, Edward G. Hatch, Carl Howell and
William Thomas, Albert F. Janowitz, Harry T.
Jeffery, Arthur Emil Keller, Paul Matzinger, Frank
B. Meade, James M. Hamilton, Patrick J.
O'Donnell, Robert Peal, C.F. Raymond, Edward
Anson Richardson, Arthur C. Yost, George E.
Rudolph, Harlan Shimmin, Louis Skolnik, Allen A.
Sogg, George H. Steffens, John F. Steffens,
Bloodgood Tuttle, Frank Ray Walker, Harry E.
Weeks, Max Weis, Samuel H. Weis

Period of Significance The period of significance is bracketed by the date of the construction of the first home within the district in 1893 (see photo 4). By 1930, Euclid Heights, like Cleveland Heights, was essentially built out; its residential neighborhoods and commercial districts were firmly established.

Despite the straitened circumstances created by the Depression and World War II, some new homes – and one commercial structure – were built in Euclid Heights from 1930 to 1950. Most of these homes, however, were built on smaller lots than the pre-1930 homes, and while most were designed in the Colonial Revival or Tudor styles compatible with the older homes, they are products of the smaller budgets and changed tastes of the later period; with a few exceptions, they are not distinguished examples of the architecture of the post-1930 period.

Criteria Considerations N//A

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Statement of Significance Summary Paragraph

Euclid Heights qualifies for the National Register under Criterion A because it is an excellent example of a suburban community of the type that developed outside many major urban areas, 1890-1930. Originally planned for an upper- and middle-class market, Euclid Heights adapted to changed economic circumstances and housing markets. Its buildings and street plan are closely associated with Cleveland Heights' settlement, commerce, and diverse population.

The district is also eligible under Criterion C because it is an intact collection of the wide range of building types popular during the period of significance: single- and double-family homes, several kinds of apartment buildings, a hotel, and commercial structures in contemporary styles. The district also contains many architecturally significant buildings by noted local architects.

Narrative Statement of Significance

CRITERION A. HISTORICAL SIGNIFICANCE

The founding of Cleveland Heights was part of the exodus of the American middle and upper classes from cities to suburbs, a migration that began with the horse-drawn trolley in the 1860s and accelerated with the electric streetcar, beginning in the 1890s. Cleveland's wealthy families traveled east on Euclid Avenue, "Millionaires' Row," to build homes in the 1870s in the early suburban communities of Glenville, Collinwood and Collamer in East Cleveland Township, along or near the shores of Lake Erie. The city of Cleveland, a flourishing industrial metropolis with a growing, increasingly cosmopolitan population of 261,353 in 1890, continuously expanded its boundaries east, annexing contiguous villages. The future Cleveland Heights in the southeast corner of East Cleveland Township remained relatively isolated, thanks to the hills that rose steeply to the east from Euclid Avenue. The neighborhood's small population owned farms, quarries, orchards, and vineyards.

Euclid Heights' developer, Patrick Calhoun, was the grandson of John C. Calhoun, the once vice-president of the United States, Democratic senator from South Carolina, and an early advocate for railroads. Heir to this legacy, Calhoun trained as a lawyer who specialized in railroads. He arrived in Cleveland on business in 1890. According to legend, Calhoun was inspired to create Euclid Heights by the view of Cleveland and Lake Erie from Lake View Cemetery's Garfield Monument. More probably he was encouraged by local real estate entrepreneurs, William L. Rice and John Hartness Brown, to see the profitable possibilities in turning this rural community into an elite planned suburb like those along Philadelphia's Main Line and Chicago's North Shore. Agents for Calhoun began to purchase the properties for the allotment in 1891. The largest property owner was Dr. Worthy S. Streater, a Euclid Avenue resident, who raised cattle and raced horses on the broad plateau east of the bluff. The allotment's initial plat was recorded in 1892.²⁶ Calhoun's Euclid Heights Realty also bought out smaller property owners in the allotment's southwest corner: John J. Lowe and realtors Thomas Stackpole and James Parker.²⁷

Borrowing the name for his allotment from Euclid Avenue, Cleveland's "Millionaires' Row," Calhoun intended Euclid Heights for middle- and upper-class suburbanites. Lots on The Overlook were not advertised for sale; they were reserved for the first dozen elite residents of the allotment, who were often investors in and/or agents for Calhoun's Euclid Heights Realty. Ads, which began to appear in summer 1892, mandated substantial home prices. Houses on Mayfield would cost \$2,000; on Berkshire and Derbyshire, \$4,000; on Columbia (later Euclid Heights Boulevard), \$5,000. "Euclid Heights is Cleveland's Park Allotment Beautiful streets and boulevards, Grand View of Lake and Surrounding Country Lots are to be used for residences only Only one house on a 50-foot lot."²⁸ Lake View Cemetery lies across Mayfield, just to the north of the allotment; advertisements for Euclid Heights mentioned the cemetery's picturesque beauty and prestigious residents, including assassinated President James A. Garfield. To further ensure the right kind of buyer,

²⁶ Barrow, chapter 5

²⁷ Barrow, chapter 3

²⁸ *Cleveland Plain Dealer*, July 17, 1892: 6.

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Calhoun in 1901 built the Euclid Club with an impressive Tudor clubhouse and a golf course and donated land for the site of St. Andrew's East Episcopal Church (later St. Alban Episcopal Church) at Edgehill Road and Euclid Heights Boulevard.

Calhoun hired landscape architect E.W. Bowditch to lay out the allotment. Bowditch, trained in civil engineering at M.I.T., was already a prominent landscape designer. He had designed the suburban allotments of Tuxedo Park, N.Y. and Newton Terraces and Allston Park in the Boston area. Influenced by the contemporary ideas about "romantic" landscapes, Bowditch was in Cleveland to help shape the city's park system, suggesting that the east and west sides be connected by their parks and the lakefront. He is credited with the design of Rockefeller Park (National Register, 2005) that curves along Martin Luther King Boulevard from Wade Park at University Circle to Gordon Park at the lake shore. Bowditch also laid out the Clifton Park allotment in Lakewood.

Rice and Brown, investors in and agents for Calhoun's Euclid Heights Realty, became early homeowners on Euclid Heights' first settled street, The Overlook. Its first home designed by and for architect Alfred Hoyt Granger, was completed in 1893. (See photo 4.) Granger also designed the mansions of Rice and Brown, completed in 1896. Euclid Heights remained sparsely settled, however, due to the depression that began in 1893. To spur sales, Calhoun in 1896 bought and donated properties down Cedar Glen to the city of Cleveland so that the Cleveland Electric Railway could run a streetcar up and down the steep hill, providing easier transportation to and from downtown Cleveland and connecting Euclid Heights to the city's park system. The streetcar was the first public transportation to enter the southern portion of the suburb, making Euclid Heights and other allotments more accessible and desirable. Public transportation, plus the return of good economic times, brought other residents to Euclid Heights. However, an 1898 map shows only 35 property owners on the 844 available lots, and six had not yet built homes. (See map 3.)

In 1901, residents of the southeast section of East Cleveland Township voted for political independence from the township, establishing the hamlet (and then village) of Cleveland Heights. Two Euclid Heights residents, realtor Rice and banker J.G.W. Cowles, were among its first elected trustees. In 1903, *The Cleveland Plain Dealer* described Cleveland Heights as an "aristocratic little village"; the accompanying photographs showed Euclid Heights mansions rather than the more modest homes in more modest developments.²⁹ The 1911 *Cleveland Blue Book*, which kept track of the city's social elite, identified Euclid Heights as a separate neighborhood within the suburb and listed almost all of its residents although there were still few of them.³⁰

Sales in Euclid Heights had already begun to sag. It faced stiff competition from the developers of Ambler Heights, Shaker Farm, Euclid Golf, and Forest Hill. Their developers, alerted by Calhoun to the possibilities of making money in suburban real estate and more aware than Calhoun of changing tastes in suburban living, had planned smaller, less formal homes in restricted single-family neighborhoods. These developers had also not incurred the infrastructure expenses that Calhoun had been forced to bear.

In addition, Calhoun's personal finances had gone awry. In 1911, he returned from an ill-fated streetcar venture in San Francisco. In 1912, his primary lender, Cleveland Trust, brought suit against Euclid Heights Realty in order to sell its unsold properties and recover the \$831,400 in bonds owed the bank. The major bondholder was John D. Rockefeller.³¹ (Rockefeller was also a major player when Grant Deming lost financial control of his Forest Hill allotment in 1914.³²) Calhoun stalled the bank for another couple of years, but the unsold lots in Euclid Heights went at sheriffs' auctions, two auctions in 1914 and one in 1915.

Lots purchased on the westernmost section of the allotment were restricted from anything but "private residences" for twenty years. East of Calhoun's own mansion on Derbyshire Road, for example, there were to be private residences for 20 years and at no time, any commerce "except for a club house, a high-class family hotel or public or private school." (The sale of alcohol, "spirituous or vinous," was prohibited on all properties.

²⁹ Quoted in Marian J. Morton. *The Overlook of Cleveland and Cleveland Heights* (Charleston, S.C.: Arcadia Publishing, 2010), 7.

³⁰ *The Cleveland Blue Book: A Social Directory of Cleveland Ohio* (Cleveland: Helen DeKay Townsend, 1911), 251-253.

³¹ *Cleveland Plain Dealer*, January 5, 1912: 1.

³² J. Mark Souther, Nomination, section 8, 5.

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³³) Some Euclid Heights residents – for example, Dr. Charles Briggs and Caroline Herrick, the wife of Overlook resident Myron T. Herrick, – took advantage of the auctions and bought lots contiguous to their own or elsewhere in the allotment, perhaps as an investment. ³⁴ Four hundred and forty of the district's fine single-family architect-designed homes were built from 1915 to 1930 in this neighborhood.

So eager was Cleveland Trust to sell the properties that it agreed to lend a buyer two-thirds of the property's purchase price. ³⁵ This easy credit (by early twentieth-century standards) speeded sales, as did the relaxation of the original property restrictions (See Figure 3) in the less elite neighborhoods that allowed smaller lots, more modest homes, duplexes, apartments, and commercial structures. Apartments were quickly built on Overlook, east of Kenilworth, and on Euclid Heights Boulevard, east of Hampshire; shops were built along Coventry and Cedar. By the time of the third sale in May 1915, apartments were also going up on Hampshire and Lancashire Roads. ³⁶ The Euclid Club clubhouse was sold in 1915; its golf course to the southeast (not part of the Euclid Heights allotment) was quickly developed as the Euclid Golf allotment. In 1914, there had been 94 buildings, including St. Alban Episcopal Church and the Euclid Club clubhouse, in the allotment; in 1920, there were 377 structures. ³⁷ (See Maps 4 and 5.)

In 1930, Cleveland Heights' population was 50,945, an astonishing increase from 15,264 in 1920. Mayor Frank Cain optimistically predicted that the suburb's population would soon reach 100,000. ³⁸ Residents were almost all (99 percent) white. They lived in large and small allotments, most of which had been laid out in the 1910s, made accessible by streetcars, and built up in the next decade. Cleveland Heights became a city in 1921, and its council enacted a zoning code in the same year. During the 1920s, the prospering suburb had built seven elementary schools, some so full that they had temporary annexes, as well as two junior high schools, an elegant new high school, and two public parks. Streetcars ran east and west on major thoroughfares and north and south on secondary roads. Shopping centers had developed along or at the intersection of streetcar lines. Cleveland Heights described itself as a "city of churches" and indeed it had become home to more than a dozen Protestant and Catholic churches. Two Jewish congregations moved to Cleveland Heights during this decade; their members changed the suburb's ethnic composition. In 1920 residents were almost entirely native-born and Anglo-American; in 1930, more than 15 percent were foreign-born, the greatest numbers coming from Germany, Russia, Czechoslovakia, and Hungary. ³⁹

And by 1930, the end of the period of significance, the Euclid Heights district had played a significant part in the development of this thriving suburb, contributing to its initially elite character, its development as a streetcar suburb, its commercial neighborhoods, and ultimately, its diverse population.

The mansions on The Overlook and the gracious homes in the western section of Euclid Heights helped to establish Cleveland Heights as a desirable, elite suburb in its first three decades and continue to characterize and illustrate this time period. Despite Calhoun's financial failure, Euclid Heights provided a precedent for other upper- and middle-class allotments of single-family homes that aspired to its social prominence and emulated its elegant street design and high architectural standards: Ambler Heights, Grant Deming's Forest Hill, Shaker Farm, and Euclid Golf. All are already on the National Register. (See map 6.) (Eight properties in the district are also on the National Register.) Although Cleveland Heights' first zoning code accommodated the double homes, apartments, and commercial districts that developed after the sheriffs' sales, Euclid Heights' original and subsequent property restrictions allowed the suburb to remain primarily one of single-family homes.

Later developers and residents also benefited from and imitated the Euclid Heights streetcar line. New home-owners in Marcus M. Brown's Mayfield Heights, Edmund Walton's Cedar Heights, and Grant Deming's Forest Hill rode Calhoun's streetcar up Cedar Glen and Euclid Heights Boulevard. The Van Sweringens'

³³ http://recorder.cuyahogacounty.us/book_1699/43.

³⁴ http://recorder.cuyahogacounty.us/book_1599/245; [book_1676/101](http://recorder.cuyahogacounty.us/book_1676/101).

³⁵ *Cleveland Plain Dealer*, September 30, 1914: 16.

³⁶ *Cleveland Plain Dealer*, May 16, 1915: 8.

³⁷ Hamley, 152

³⁸ Morton, *Urban Suburb*, 48.

³⁹ Morton, *Urban Suburb*, 111.

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Shaker Farm and B.R. Deming's Euclid Golf developed along the Fairmount Boulevard streetcar line. Although busses replaced the streetcars in the 1940s, they left behind wide thoroughfares on Mayfield, Cedar, and Coventry Roads and grassy median strips on Fairmount and Euclid Heights Boulevards. Streetcars spurred Cleveland Heights' rapid population growth.

Because Euclid Heights was densely settled along the streetcar lines, Cleveland Heights' earliest and most important commercial areas were developed within the Euclid Heights Historical District: Coventry and Cedar-Fairmount. Their most significant commercial buildings remain intact to illustrate this development. (Photos 28, 29, 40 and 41 are the Coventry commercial area; photos 30, 42, and 43 are of the Cedar Fairmount commercial area.)

The Coventry shopping area developed along an extension of the Euclid Heights streetcar line that ran north on Coventry to Mayfield. The first commercial building on Coventry, a non-descript brick that still stands, first housing Weader & Benfer grocers and now Heights Cleaners, was built in 1913 on the east side of the street at Euclid Heights, followed in 1915 by a gas station. (The gas station is long gone.) On the west side, within the allotment, the buildings were more distinguished, including the Heights Theater, the suburb's first movie theater (see photo 28), and the Burke Building (see photo 29). Most of the district's small shops were built between 1919 and 1922 along both sides of the street. Most shops had apartments above them. By 1929, the commercial district included some Jewish-owned shops, catering to a Jewish clientele nearby, and a few chain stores (Piggly Wiggly, Woolworth's, Fanny Farmer).

The Cedar-Fairmount commercial area developed almost simultaneously, but as a more up-scale neighborhood, along the streetcar lines that ran northeast up Cedar and southeast up Fairmount Boulevard. In 1911, the Heights Overlook Apartments were completed on Cedar Road, just east of the Euclid Heights intersection. The apartments consisted of a four-story brick building at 12337 Cedar and an eight-story building just to the east; the two were connected by an underground tunnel, which also connected to a garage or "auto hotel," as it was described on the 1913 Sanborn map.⁴⁰ The apartments were the exception to the single-family residence requirement originally planned for Euclid Heights, very possibly because the first owner of the property was Euclid Heights Realty investor and agent, William Lowe Rice. These were Euclid Heights first luxury apartments, described in 1923 by a Cleveland newspaper as "the most exclusive ... in Cleveland."⁴¹ The two buildings had separate addresses by 1929, but were rejoined in 1946 to become Doctors Hospital. The hospital was demolished in 1969. Another significant property owner in the Cedar-Fairmount District was Mahler Realty, which in 1914 purchased several properties along Cedar Road.⁴² One became the Heights Center Building (see photo 30), and the rest were developed in the 1930s. During the 1920s, other apartments, and the Alcazar Hotel were built in the Cedar-Fairmount commercial area. Extant examples line Surrey and Lennox Roads.

Euclid Heights' housing, ranging from urban mansions to modest duplexes, from luxury to four-plex apartments, fostered the ethnic and economic diversity that is characteristic of Cleveland Heights today. In general, its more ambitious homes were built on its western boundary, The Overlook, and south of Edgehill, close to the Cedar-Fairmount commercial area. The owners of these single-family homes were middle or upper class. On Berkshire Road, for example, in 1929 lived the owners and officers of manufacturing firms such as the Bethlehem Transportation Company, W.A. Jones Optical Dispensing, Dyer Engineers, the Ohio Foundry Company, American Steel and Wire, and National Malleable and Steel Company. Home owners on East Overlook included doctors, lawyers, and officers of firms such as General Electric, M.A. Hanna, Gund Realty, and Inland Investors.⁴³ Architects Meade and Granger designed several of the homes on both streets.

Most of the apartments, double homes, and more modest single-family homes were built north of Edgehill Road, near the Coventry commercial district. Because of its proximity to Cleveland's predominantly Jewish Glenville neighborhood, the north side of Euclid Heights became the first Jewish point of entry into

⁴⁰ http://dmc.ohiolink.edu.proxy.oplin.org/cgi/i/image/image-idx?q1=heights+overlook+apartments&rgn1=ic_all&type=boolean&c=sanborn&g=oplinic&view=reslist

⁴¹ Quoted in Marian J. Morton, *Images of America: Cleveland Heights*, 62.

⁴² *Cleveland Plain Dealer*, May 16, 1914: 3.

⁴³ *Cleveland (Ohio) City Directory* (Cleveland: Cleveland Directory Company, 1929), 1639, 1876.

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Cleveland Heights. Apartments and double homes on Mayfield from Kenilworth to Coventry and on Hampshire and Lancashire had a significant middle-class Jewish population, attracted by Jewish institutions to the north (Mayfield Cemetery) and to the east on Mayfield (Temple on the Heights, the Montefiore Home, and the Heights Orthodox Congregation.)⁴⁴

After 1930, the end of the period of significance, some new construction in Euclid Heights did not significantly detract from the district's architectural distinction and diversity. The congregation of the First English Lutheran Church built its Gothic house of worship on Euclid Heights, completing it in 1936 despite financial difficulties. In striking contrast, three contemporary buildings were also completed in this decade. J. Byers Hays designed International Style homes at 2400 and 2404 Derbyshire Road in 1935. (See photo 35.) The Braverman Brantley Apartments at 3780 Euclid Heights Boulevard were finished in 1937. This eight-story building is an outstanding example of the Art Deco style and a designated Cleveland Heights Landmark; its architect, Sigmund Braverman, had earlier designed apartments at 2546 Kenilworth, 2688 Mayfield (see photo 27), and 2489 Overlook.

A brief building boom took place during and after World War II. Modest new homes in Colonial Revival and Tudor styles were constructed, close to Coventry on Berkshire, Derbyshire, and Edgehill. In 1946, the Heights Overlook Apartments on Cedar were re-combined to form Doctors Hospital, a general medical and surgical facility. In 1952, garden apartments were built at 2395-2401 Euclid Heights. (See photo 36.) Some of the allotment's oldest, grandest homes were demolished, too large and outdated to appeal to postwar suburban tastes. The Howard Eells' mansion at Euclid Heights and Overlook, once the elegant gateway to Cleveland Heights (see Figure 2), was replaced by an apartment in 1951. The home of Dr. Charles Briggs on Overlook and Coventry was demolished in 1965 and replaced by free-standing condominiums. (See photo 37.) In 1962, the home at 2441 Euclid Heights, at the northeast corner of Derbyshire, was razed after a fire, replaced by a small park; 2493 Euclid Heights, demolished in 1966, was replaced by condominiums in 1981. Swept up in the national enthusiasm for urban renewal, city officials demolished homes for parking lots near apartments on Euclid Heights Boulevard, Hampshire, Kenilworth, and Lancashire in the late 1960s. The city also purchased and demolished Doctors Hospital in 1969. In 2012, plans to build on the site still have not materialized, and it is now a parking lot and green space, excluded from the district. Double homes on Hampshire and Lancashire were demolished in 1973 for a high-rise, low-income apartment, Musicians Towers, and a parking lot. Urban renewal spared the Coventry commercial district although fires in 1978, 1988, and 1991 did not; existing commercial buildings were rebuilt or renovated. A new parking garage was completed in 1994, outside of the district.⁴⁵

Euclid Heights experienced a kind of rebirth in the first decade of the twenty-first century at the westernmost edge of the allotment. The First Church of Christ Scientist, Cleveland, on The Overlook was purchased by Nottingham Spirk Design, whose adaptive re-use of the building has won architectural awards. The building was listed on the National Register in 2003. (See photo 38.) The First English Lutheran Church on Euclid Heights was retrofitted as housing (see photo 39), and cluster housing was built on adjoining Derbyshire Court. This high-end housing restores the flavor of Euclid Heights' earliest and most elegant mansions.

CRITERIA C.

ARCHITECTURAL SIGNIFICANCE

Euclid Heights was envisioned and designed during the last decade of the nineteenth century and the first three decades of the twentieth, a period of great growth and prosperity for Cleveland, when, according to Eric Johannesen, the first generation of American-trained architects came into their own, designing residential architecture in Cleveland "comparable with the best examples of the same type anywhere."⁴⁶ The homes,

⁴⁴ Howard Whipple Green, *Jewish Families in Greater Cleveland* (Cleveland: Cleveland Health Council, 1939), 10.

⁴⁵ Hamley: 182.

⁴⁶ Grabowski and Van Tassell, eds *Dictionary of Cleveland Biography* (Bloomington, IN: Indiana University Press, 1996), 54.

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apartments and commercial buildings found within the Euclid Heights Historic District exemplify this architectural training and talent as well as the wide range of styles then popular.

The prospering suburb of Cleveland Heights, with several elite allotments including Shaker Farm, Euclid Golf, and Grant Deming's Forest Hill allotment as well as Euclid Heights naturally attracted trained architects eager to establish themselves in the burgeoning market of early suburbia; the first generation of suburban dwellers, eager to establish themselves as members of the upper and middle class, readily employed them. These architects also designed homes and commercial buildings in Cleveland and other early suburbs. Because of the diversity of its building types, Euclid Heights offered architects the widest opportunity to use their skills.

During the period of significance, three prominent Cleveland architects designed homes in Euclid Heights that are no longer standing. **J. Milton Dyer** (1870-1957) grew up in Cleveland and graduated from Central High School and studied at the Cleveland Institute of Technology and at L'Ecole des Beaux Arts in Paris. He had an active practice in Cleveland during the first two decades of the twentieth century. His work includes Cleveland's City Hall, the Cleveland Athletic Club, offices, banks, and many prominent residences, including 2234 and 2224 Overlook Road, both demolished.⁴⁷ **George Horatio Smith** (1848-1924) began his practice in the 1880s. He co-designed the Euclid Arcade, completed in 1890, as well as other office buildings, and homes on Euclid Avenue. He was also the architect for the Howell Hinds mansion on The Overlook, demolished for the First Church of Christ, Scientist, Cleveland.⁴⁸ **Charles Schweinfurth** (1856-1919) was born and educated in Auburn, N.Y. and worked in New York City and Washington D.C. before coming to Cleveland, where he gained prominence as the architect for many Euclid Avenue mansions and churches, including Trinity Cathedral.⁴⁹ He also designed the Euclid Heights home of Dr. Charles Briggs at Overlook and Coventry Roads, now demolished and replaced by condominiums. (See photo 38.) Portions of the estate survive, including the pool house, children's playhouse, and extensive walls and wrought ironwork.

With a few exceptions, only architects of two or more extant structures designed within the period of significance are listed below. Unless otherwise indicated, information on these architects is drawn from Robert D. Keiser, Cleveland Architects Database, <http://planning.city.cleveland.oh.us/landmark/aarch/pdf/CLCarchitects.pdf>; from David D. Van Tassel and John J. Grabowski, eds. *Dictionary of Cleveland Biography* (Bloomington, IN: Indiana University Press, 1996), and Hamley, "Cleveland's Park Allotment."

Sidney R. Badgley (1850-1917) Born and educated in Ontario, Badgley settled in Cleveland in 1887. With his partner, William H. Nicklas, he is best known as the designer of churches such as Pilgrim United Church of Christ and Bolton Avenue Presbyterian Church (now Antioch Baptist Church) in Cleveland and Heights Methodist Episcopal Church (now Christ Our Redeemer African Methodist Episcopal Church) in Cleveland Heights. He also designed homes in Cleveland and other cities and in Euclid Heights, at 2524 Edgehill Road.

Bohnard and Parsson. William A. Bohnard (1877-1945) was a native Clevelander, educated in Cleveland public schools and the Cleveland School of Art. In 1899, he formed his own architectural firm and in 1905 was joined by Raymond D. Parsson (1877-1942), also a Cleveland native and principal in the firm until 1932. The firm specialized in residential architecture, designing many homes in Lakewood and Cleveland Heights. In Euclid Heights, they designed homes at 2421 Edgehill, 2616 Norfolk, and 2400 Kenilworth (see photo 20).

Sigmund Braverman (1894-1960) Braverman immigrated to the United States from Austria-Hungary to Pittsburgh, where he received his education at Carnegie Institute of Technology. In 1920, he opened his architectural firm in Cleveland. He was first assistant, then acting architect for the city of Cleveland, 1932-1935. The architect of more than 40 synagogues across the United States, Braverman also designed shopping centers, schools, theaters, and apartments, including apartments at 2546 Kenilworth Road, 2688 Mayfield Road (see photo 27), 2489 Overlook, and in 1937, 2378 Euclid Heights.

⁴⁷ Grabowski and Van Tassell, eds. *Dictionary*, 134-5.

⁴⁸ Grabowski and Van Tassell, eds, *Dictionary*, 419.

⁴⁹ Grabowski and Van Tassell, eds, *Dictionary*, 402.

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John William Creswell Corbusier (1877-1928) Corbusier was born in Rochester, New York, and graduated from its Mechanics Institute. He designed many churches in northeast Ohio, especially in the Gothic style. Two Cleveland Heights examples are Grace Lutheran Church and Church of the Saviour. He also designed a few homes, including 2753 Berkshire Road. (See photo 5.)

Bert W. Corning (1866-1919) Corning was born in Michigan and began his professional life as a builder and contractor. In 1899, he opened an architect's office in Cleveland. He specialized in designing apartment houses in Cleveland; in Euclid Heights he designed apartments at 2472 Derbyshire, 2669, 2685, and 2697 Euclid Heights and 2707 and 2713 Lancashire Road and a single-family residence at 2448 Kenilworth Road.

Abram Garfield (1872-1958) The youngest son of President James A. Garfield graduated from Williams College and Massachusetts Institute of Technology. He practiced architecture in Cleveland from 1898 to 1905 with the firm of Garfield and Meade. He designed 2348 Overlook Road, now the College Club of Cleveland, and 2625 Derbyshire (see photo 19); and with **Frank B. Meade** (see below) 2541 Kenilworth, 2689 East Overlook, 2733 East Overlook, 2677 East Overlook, 2688 Overlook, 2712 Overlook, 2648 and 2692 Berkshire. He also served on the Cleveland Planning Commission from 1928 to 1942.

John G. Graham (1880-1954) Graham received his B.A. and M.A. from Cornell University. He was the architect for Laurel School in Shaker Heights, and in Cleveland Heights, Oxford and Canterbury Schools, Roxboro and Monticello Junior High Schools, the Coventry Library, Fairmount Presbyterian Church and some residences, including 2592 Berkshire Road in Euclid Heights.

Alfred Hoyt Granger (1867-1939) Granger was an Ohio native, a graduate of Kenyon College, and studied architecture at the Massachusetts Institute of Technology and abroad. He practiced in Cleveland from 1893 to 1898, designing for himself the first home in Euclid Heights at 2141 Overlook (see photo 4) and its carriage house at 3 Herrick Mews. With **Frank B. Meade**, Granger also designed the John Hartness Brown mansion at 2380 Overlook (see photo 31), 2405 Edgehill, 2648 Berkshire, and Patrick Calhoun's first home at 2460 Edgehill. Granger and Meade also designed other homes on The Overlook, including the mansion of Myron T. Herrick, 2187 Overlook, now demolished, although its carriage house at 1 Herrick Mews remains. (See photo 34.) Granger moved to Chicago in 1898.

Edward G. Hatch (1866- ?) Hatch's home and office were on Cleveland Heights Boulevard in 1924. He designed homes at 2532, 2552, 2558, 2540, 2544, 2548, 2564 and 2570 Euclid Heights, 12718 Cedar, 2605 Norfolk, and an apartment at 2126 Surrey.

Howell and Thomas. Carl Howell (1879-1930) and J. William Thomas (1877-1973) were graduates of the University of Pennsylvania School of Architecture. Their firm moved to Cleveland from Columbus to design the homes of B.R. Deming's Euclid Golf allotment, earning the firm its reputation for fine residential design. In Euclid Heights, the firm designed 2729 Berkshire, 12537 and 12545 Cedar, 2010 Kent, and 2368 Overlook.

Albert F. Janowitz (1867-1936) Janowitz was born in London and immigrated to the United States in 1868. In Cleveland, he designed many apartments, commercial buildings, and two significant houses of worship: Oheb Zedek Hungarian Orthodox Synagogue (now Triedstone Baptist Church) and Anshe Emeth Synagogue (now Cory United Methodist Church). In Euclid Heights, Janowitz was the architect for the Heights Theater (see photo 28) and many apartments and double homes including 2634, 2701, and 2773 Hampshire, 2640 Edgehill; 2635, 2641, 2729, 2781 Euclid Heights; 2432, 2440, 2549 and 2555 Kenilworth, 2630, 2636, 2744 Mayfield, and 2469, 2473, and 2536 Overlook, and a double home at 2663 Hampshire.

Harry T. Jeffery (1876-1940) Jeffery was a member of the firm of Jeffery and Keller in 1906 and in 1915, the firm of Keller and Smith. He designed residences, apartments and commercial buildings in Cleveland, residences in Shaker Heights, and in Euclid Heights, 2625 Edgehill and the Alcazar Hotel (see photo 32).

Arthur Emil Keller (1884-1954) A member of the firm of Jeffery and Keller and then Keller and Richter, he designed residences in Cleveland and Cleveland Heights, and in Euclid Heights, homes at 2721 Berkshire, 2423, 2427, and 2569 Derbyshire Road, 2080 Kent, double homes at 2596 and 2754 Mayfield, and apartments at 2570 and 2545 Overlook.

Paul Matzinger (1870-1966). Born in Canton, Ohio, Matzinger graduated from Calvin College and after becoming an apprentice in an architect's office, attended Cornell University. He opened an office in Cleveland in 1893 and most often worked by himself, designing many homes, commercial buildings,

Euclid Heights Historic District

Cuyahoga County Ohio

Name of Property

County and State

apartments, and churches in Cleveland in a wide variety of styles. In Euclid Heights, he was the architect of an apartment at 2577 Overlook (see photo 25) and a home at 2697 Edgehill.

Frank B. Meade (1867-1947) Meade, one of Cleveland's most prolific architects of fine buildings, was educated at Wesleyan College and the Massachusetts Institute of Technology. He worked in the office of Charles Schweinfurth and as a partner with Abram Garfield from 1898 to 1905. He designed many homes, including 2648 Overlook and 2656 East Overlook in Euclid Heights, as well as several homes with **Abram Garfield** and **Alfred Hoyt Granger**. (See above).

Meade and Hamilton. Frank B. Meade joined forces with James M. Hamilton (1876-1941) in 1911. Hamilton also received his training at the Massachusetts Institute of Technology. Meade and Hamilton designed dozens of fine homes in Cleveland and Cleveland Heights as well as clubhouses for the Mayfield Country Club and the Kirtland Club. In Euclid Heights, they designed several homes: 2441 Kenilworth, 2469 Kenilworth, 2465 Euclid Heights, 2780 East Overlook, 2647 Berkshire (see photo 3), 2525 Edgehill, and the Howard Eells mansion at the corner of Euclid Heights and Overlook (demolished) and the Euclid Club (demolished).

Patrick J. O'Donnell (1881- ?) O'Donnell's office was at 12789 Cedar Road. He described himself in Cleveland city directories as a realtor, but he is listed in Cleveland Heights building permits as architect, builder and owner of single- family homes at 12763 Cedar and 2768, 2769, 2774, and 2775 Derbyshire and double homes at 2609, 2646, 2651 (see photo 10), 2655, 2623, 2627, 2631, 2637, 2643, 2645, 2647, 2653, and 2654 Hampshire.

Robert Peal (1885 - ?) Peal worked for developers, H.W. Brown and Son Company, whose office was at 12429 Cedar Road. Peal designed homes at 2528 Derbyshire, 2500 and 2508 Edgehill, and 2667 Berkshire.

C.F.(Frank C?) Raymond. (1877 -) Raymond is listed under "real estate" in Cleveland city directories of the 1920s, but is identified on Cleveland Heights building permits as the architect of single-family homes at 2604 Euclid Heights and 2624 Edgehill and apartment buildings at 2756, 2764, 2768, 2769, 2772, 2773 and 2777 Lancashire, 2449 and 2453 Overlook, 2504 Euclid Heights, and 2096 and 2100 Surrey.

Richardson and Yost. Edward Anson Richardson (1874-1919), a Cleveland native, was educated at Case School of Applied Science (now Case Western Reserve University) and worked with his father, John N. Richardson, of the firm of Richardson and Cudell from 1879 to 1899. From 1913 to 1918, he formed a partnership with Arthur C. Yost (1895-1973). Yost was also a native Cleveland and educated at Case Institute of Applied Science. The firm designed many residences and commercial buildings, including the Heights Center Building, 12429 Cedar Road. (See photo 30.)

George E. Rudolph (1883-1965) Rudolph was active in Cleveland from 1906 to 1938, designing commercial buildings, double homes, and apartment buildings on Cleveland's East and West Sides. In Euclid Heights, Rudolph designed single-family homes at 2649 and 2737 Edgehill and apartments at 2777 and 2600 Hampshire, 2477 Overlook, and 2825, 2625, and 2749 Euclid Heights.

Harlan Shimmin (1873-1941) Shimmin, a Cleveland native, attended Cleveland public schools and a business college. He began his career as a mechanical engineer, but changed professions and opened an architectural firm on his own. He specialized in residential design, working in the Wade Park allotment in University Circle, in Cleveland Heights, and in Shaker Heights. In Euclid Heights, Shimmin designed 2480 Kenilworth and 2400 and 2633 East Overlook.

Louis Skolnik (1890-1973) Skolnik was born in Russia of Jewish parents and immigrated to the United States in 1908. During the 1920s, he designed several residences and apartments in Cleveland and in Euclid Heights, apartments at 2664, 2668, 2672, and 2708 Mayfield.

Allen A. Sogg (1894-1971) Active in Cleveland from about 1917 to 1929, Sogg designed commercial buildings, apartments, small factories, and double homes in Cleveland. In Euclid Heights, he was the architect for single-family homes at 2630 and 2637 Edgehill and 2606 Overlook.

Steffens and Steffens. Brothers George H. Steffens (1871-1928) and John F. Steffens (1880-1924) were native Clevelanders, whose firm was active from 1912 to 1923. The firm designed several single- and double-residences in Euclid Heights: 2433, 2439, 2729 Edgehill, 2475 Euclid Heights (demolished) and double homes at 2430 and 2434 Overlook.

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Bloodgood Tuttle (1880-1936) Tuttle was born in Chicago and educated at the University of Chicago. He established his practice in Cleveland and in 1920 was hired by the Van Sweringens to design model homes for their Shaker Heights Village. He also designed homes at 2708 Overlook and 2543 Euclid Heights, and in 1936, at 2712 Overlook.

Walker and Weeks. Although Cleveland's most prestigious architectural firm designed many private homes and public buildings, it is represented in Euclid Heights only by the First Church of Christ, Scientist, Cleveland, 2200 Overlook (see photo 9), now the home of Nottingham Spirk Design. Frank Ray Walker (1877-1949) graduated from Massachusetts Institute of Technology in 1900 and also studied abroad before moving to Cleveland in 1905 to join the firm of J. Milton Dyer. In 1911, he and Harry E. Weeks joined forces. Weeks (1871-1935) also graduated from Massachusetts Institute of Technology and worked for the firm of J. Milton Dyer. Together Walker and Weeks designed banks and public and religious structures as well as homes. The firm's best known building is Severance Hall, home of the Cleveland Orchestra, reportedly modeled after the First Church of Christ, Scientist, Cleveland.⁵⁰

Max Weis (1895-1972) Weis (aka White) came to Cleveland in 1910 to practice his architectural specialties: commercial and residential architecture. He built many apartments in Euclid Heights, including 2091 and 2104 Lennox, 2713 Hampshire, 2384 Euclid Heights, 12451, 12467, 12471, 12479, 12485, and 12491 Cedar; 1833 and 1776 Coventry; 2681 Euclid Heights, 2620 and 2676 Mayfield, 2459 and 2460 Overlook, and a single-family home at 2443 Edgehill. Weis also helped write Cleveland's zoning code.

Samuel H. Weis (1882-?) Weis (aka White) was born in New York City but raised and educated in Cleveland. He designed many commercial and apartment buildings in Cleveland and several in Euclid Heights, including 2673 and 2681 Euclid Heights, 2456 and 2460 Overlook, and single-family homes at 2517 and 2526 Norfolk.

Builders and contractors of at least four houses include H.W. Brown (4), Peter Schumacher (4), Albert W. Laws (4) and P.J. O'Donnell (12).

The homes, apartments and commercial properties within the Euclid Heights Historic District designed by distinguished architects exemplify architectural styles that characterize the period of significance include Period Revivals, Renaissance Revivals, Romanesque, and Craftsman. The largest proportion of properties retain an excellent degree of historic integrity and the district maintains its historic configuration.

Conclusion. The Euclid Heights Historic District exemplifies the tradition of late-nineteenth and early twentieth century community planning that shaped America's inner-ring suburbs. Initially intended in the 1890s as a community of single-family homes for upper- and middle-class residents, by 1930 the district included housing stock that included single-family homes, duplexes, and a wide range of apartment buildings, two commercial areas, and a broader, more diverse population that foreshadowed the Cleveland Heights of 2011. The district is unusual in its successful blending of varied land uses, architectural styles, and neighborhoods. The district's unique past and present, as well as its hundreds of notable structures, many designed by Cleveland's leading architects, make it worthy of National Register inclusion.

⁵⁰ Ibid, 465, 473.

Euclid Heights Historic District
Name of Property

Cuyahoga County Ohio
County and State

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Euclid Heights Historic District
Name of Property

Cuyahoga County Ohio
County and State

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Sanborn maps available INFOhio-OhioLink-Oplin.

Previous documentation on file (NPS):

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

Primary location of additional data:

- State Historic Preservation Office
- Other State agency
- Federal agency
- Local government
- University
- Other
- Name of repository: _____

Historic Resources Survey Number (if assigned): _____

10. Geographical Data

Acreage of Property 295
(Do not include previously listed resource acreage.)

UTM References

(Place additional UTM references on a continuation sheet.)

1	<u>17</u> Zone	<u>44905</u> Easting	<u>4595532</u> Northing	3	<u>17</u> Zone	<u>451648</u> Easting	<u>4594342</u> Northing
2	<u>17</u> Zone	<u>451648</u> Easting	<u>4595532</u> Northing	4	<u>17</u> Zone	<u>449905</u> Easting	<u>4594342</u> Northing

Verbal Boundary Description (Describe the boundaries of the property.)

Western boundary is the east side of Overlook Road until the boundary turns west to include Nottingham Spirk Design, then turns south to exclude new construction and parking lots, then west again to the east side of Overlook; then north to Mayfield Road. The district then includes the south side of Mayfield, east to Coventry Road, excluding some parking lots and new construction on the south east corner of Coventry. The boundary then includes both east and west sides of

Euclid Heights Historic District
Name of Property

Cuyahoga County Ohio
County and State

Coventry, south to Cedar Road, excluding some new construction and parking lots. The north side of Cedar Road, excluding a non-contributing structure and parking, west to Overlook Road, constitutes the southern boundary. (See map 2.)

Boundary Justification (Explain why the boundaries were selected.)

These are approximately the original boundaries of the allotment. The east side of Coventry is included in the district because it developed simultaneously with the west side, in similar architectural styles for mixed residential and commercial uses. Today both sides of the street are recognized as a single, identifiable commercial and special improvement district. Excluded from the district are non-contributing structures and parking lots on the north side of Cedar Road, the south side of Mayfield west of Coventry, the west side of Coventry at Euclid Heights Boulevard, and the east side of Overlook south to Euclid Heights Boulevard.

11. Form Prepared By

name/title Marian J. Morton with the assistance of Kara Hamley O'Donnell and Ken Goldberg
organization _____ date March 5, 2012
street & number _____ telephone _____
city or town Cleveland Heights state Ohio zip code 44118
e-mail _____

Additional Documentation

Submit the following items with the completed form:

- **Maps:** A **USGS map** (7.5 or 15 minute series) indicating the property's location.

Map #1 of 8. The original Euclid Heights Allotment, 1903. Cuyahoga County Archives.

Map #2 of 8. The boundaries of the Euclid Heights Historic District. Created by Kara Hamley O'Donnell, Planning and Development Department of the City of Cleveland Heights.

Map #3 of 8. Homes in Euclid Heights Allotment, 1898. Hamley, "Cleveland's Park Allotment," 140.

Map #4 of 8. Homes in Euclid Heights Allotment, 1914. Hamley, "Cleveland's Park Allotment," 169.

Map #5 of 8. Homes in Euclid Heights Allotment, 1920. Hamley, "Cleveland's Park Allotment," 170.

Map #6 of 8. Sketch map created by Kara Hamley O'Donnell showing National Register District in Cleveland Heights and their proximity to the Euclid Heights Historic District.

Map #7 of 8. **Sketch map** of Euclid Heights Historic District with photographed structures keyed in, created by Kara Hamley O'Donnell and Marian J. Morton.

Map #8 of 8. 1921 Cleveland Heights Zoning Map showing Euclid Heights neighborhoods.

- **Continuation Sheets**
- **Additional items:** (Check with the SHPO or FPO for any additional items.)

Figure 1. Historic photo of Patrick Calhoun's home. (Western Reserve Historical Society)

Figure 2. Historic photo of the Howard Eells' mansion (Western Reserve Historical Society)

Figure 3. Example of deed restrictions on Euclid Heights property, 1914, that permit "apartment houses, double houses and terraces." <http://recorder.cuyahogacounty.us/>

Photographs:

Name of Property: Euclid Heights
City or Vicinity: Cleveland Heights
County: Cuyahoga
Photographer: Marian J Morton

State: Ohio

Euclid Heights Historic District

Name of Property

Cuyahoga County Ohio
County and State

Date Photographed: March 2009, March-May 2011

Description of Photograph(s) and number:

2505 Edgehill Road

Photo #1 of 43

South façade, camera facing northwest

2070 Kent Road

Photo #2 of 43

East façade, camera facing west

2647 Berkshire Road

Photo #3 of 43

South façade, camera facing north

2141 Overlook Road

Photo #4 of 43

West façade, camera facing east

2755 Berkshire Road

Photo #5 of 43

South façade, camera facing north

2665 East Overlook Road

Photo #6 of 43

South façade, camera facing north

2536 Norfolk Road

Photo #7 of 43

West façade, camera facing southeast

2600 Norfolk Road

Photo #8 of 43

North façade, camera facing south

2200 Overlook Road

Photo #9 of 43

East façade, camera facing southwest

2651 Hampshire Road

Photo #10 of 43

South façade, camera facing northwest

2728 Euclid Heights Boulevard

Photo #11 of 43

North façade, camera facing south

Euclid Heights Historic District

Cuyahoga County Ohio
County and State

Name of Property

2608 Norfolk Road

Photo #12 of 43

North façade, camera facing south

2620 Norfolk Road

Photo #13 of 43

North façade, camera facing south

2728 Edgehill Road

Photo #14 of 43

North façade, camera facing south

2460 Edgehill Road

Photo #15 of 43

North façade, camera facing south

2576 Norfolk Road

Photo #16 of 43

North façade, camera facing southeast

2648 Berkshire Road

Photo #17 of 43

North façade, camera facing south

2689 E. Overlook Road

Photo #18 of 43

South façade, camera facing north

2625 Derbyshire Road

Photo #19 of 43

South façade, camera facing north

2400 Kenilworth Road

Photo #20 of 43

North façade, camera facing south

2472 Edgehill Road

Photo #21 of 43

North façade, camera facing south

2476 Derbyshire Road

Photo #22 of 43

North façade, camera facing south

2669 Euclid Heights Boulevard

Photo #23 of 43

Euclid Heights Historic District

Cuyahoga County Ohio

Name of Property

County and State

South façade, camera facing north

2472 Overlook Road

Photo #24 of 43

North façade, camera facing south

2577 Overlook Road

Photo #25 of 43

South façade, camera facing north

2717 Hampshire Road

Photo #26 Of 43

South façade, camera facing northwest

2688 Mayfield Road

Photo #27 of 43

North façade, camera facing southeast

2781 Euclid Heights Boulevard

Photo #28 of 43

South façade, camera facing northwest

1846 Coventry Road

Photo #29 of 43

East façade, camera facing southwest

12649 Cedar Road

Photo #30 of 43

South façade, camera facing north

2380 Overlook Road

Photo #31 of 43

South façade, camera facing north

2450 Derbyshire Road

Cleveland Heights

Photo #32 of 43

west façade, camera facing northeast

Herrick Mews 1

Photo #33 of 43

North façade, camera facing southwest

Herrick Mews 2

Photo #34 of 43

North façade, camera facing south

Euclid Heights Historic District

Cuyahoga County Ohio
County and State

Name of Property

2400 Derbyshire Road
Photo #35 of 43
East façade, camera facing west

2395-2401 Euclid Heights Boulevard
Photo #36 of 43
North façade, camera facing west

1 Mornington Lane
Photo #37 of 43
West façade, camera facing east

2200 Overlook Road
Photo #38 of 43
Aerial photo, camera facing east

2435 Derbyshire Court
Photo #39 of 43
South façade, camera facing northeast

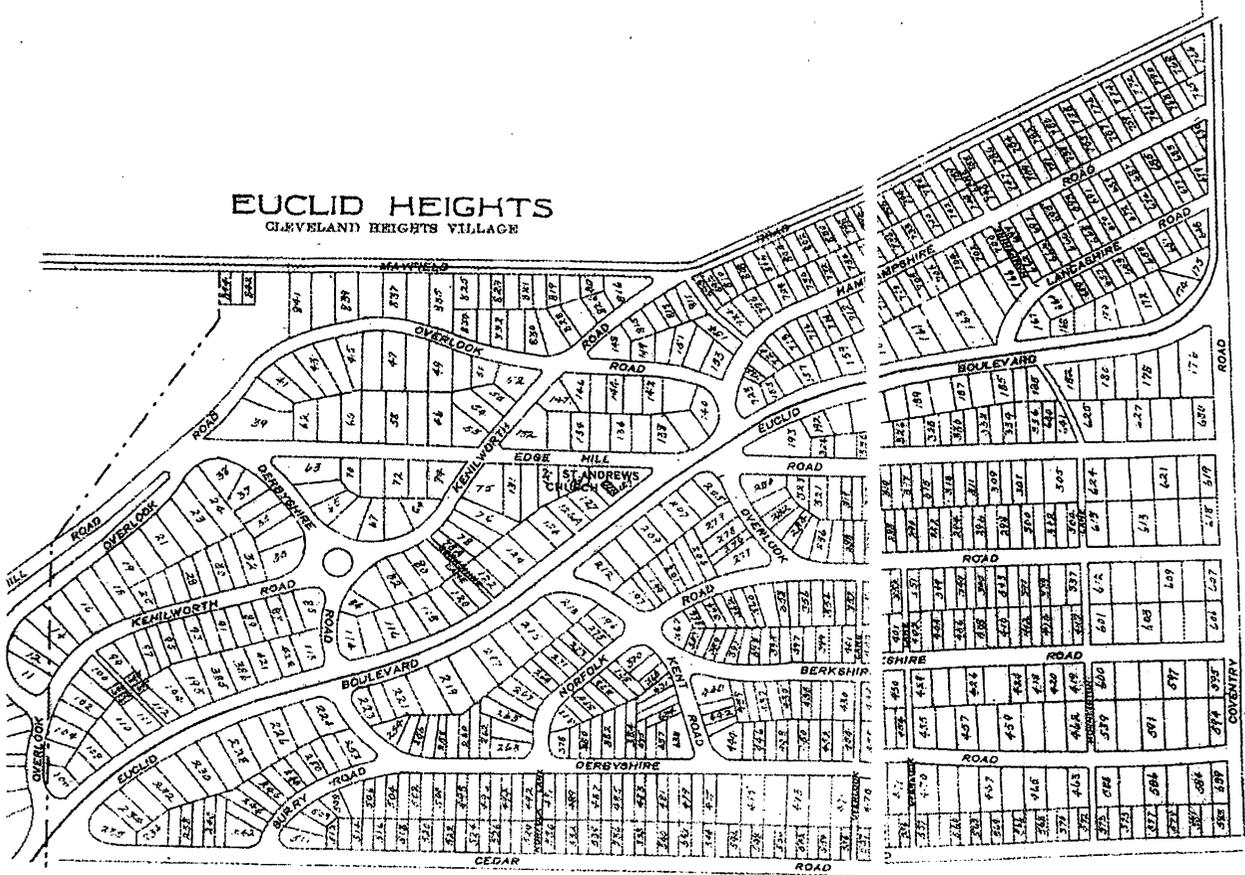
1800 Coventry Road
Photo #40 of 43
East façade, camera facing south west

1834 Coventry Road
Photo #41 of 43
East façade, camera facing west

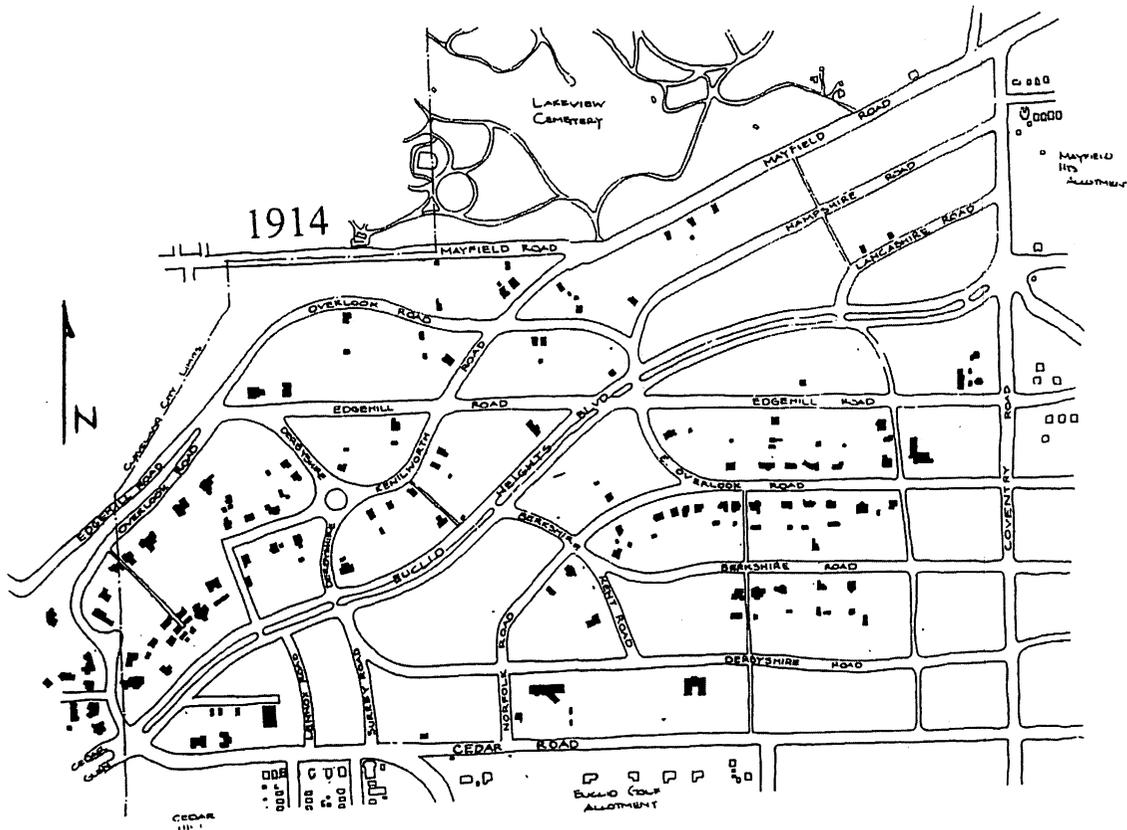
12429 Cedar Road
Photo #42 of 43
East façade, camera facing west

12429 Cedar Road
Photo #43 of 43
South façade, camera facing west

Map 1. Original boundaries of the allotment. Euclid Heights Historic District, Cuyahoga County, Ohio



Map 4. Homes in Euclid Heights in 1914. Euclid Heights Historic District, Cuyahoga County, Ohio

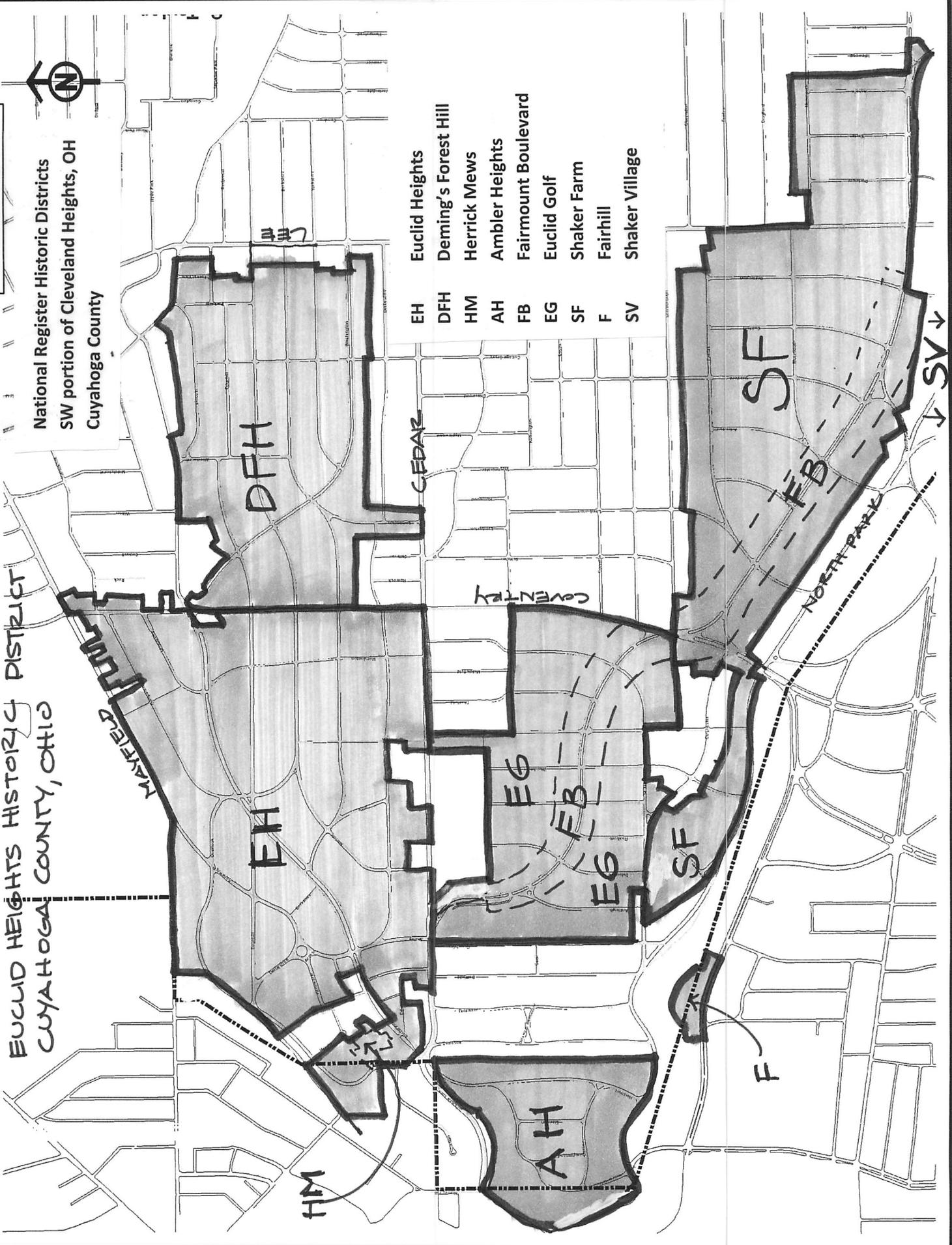


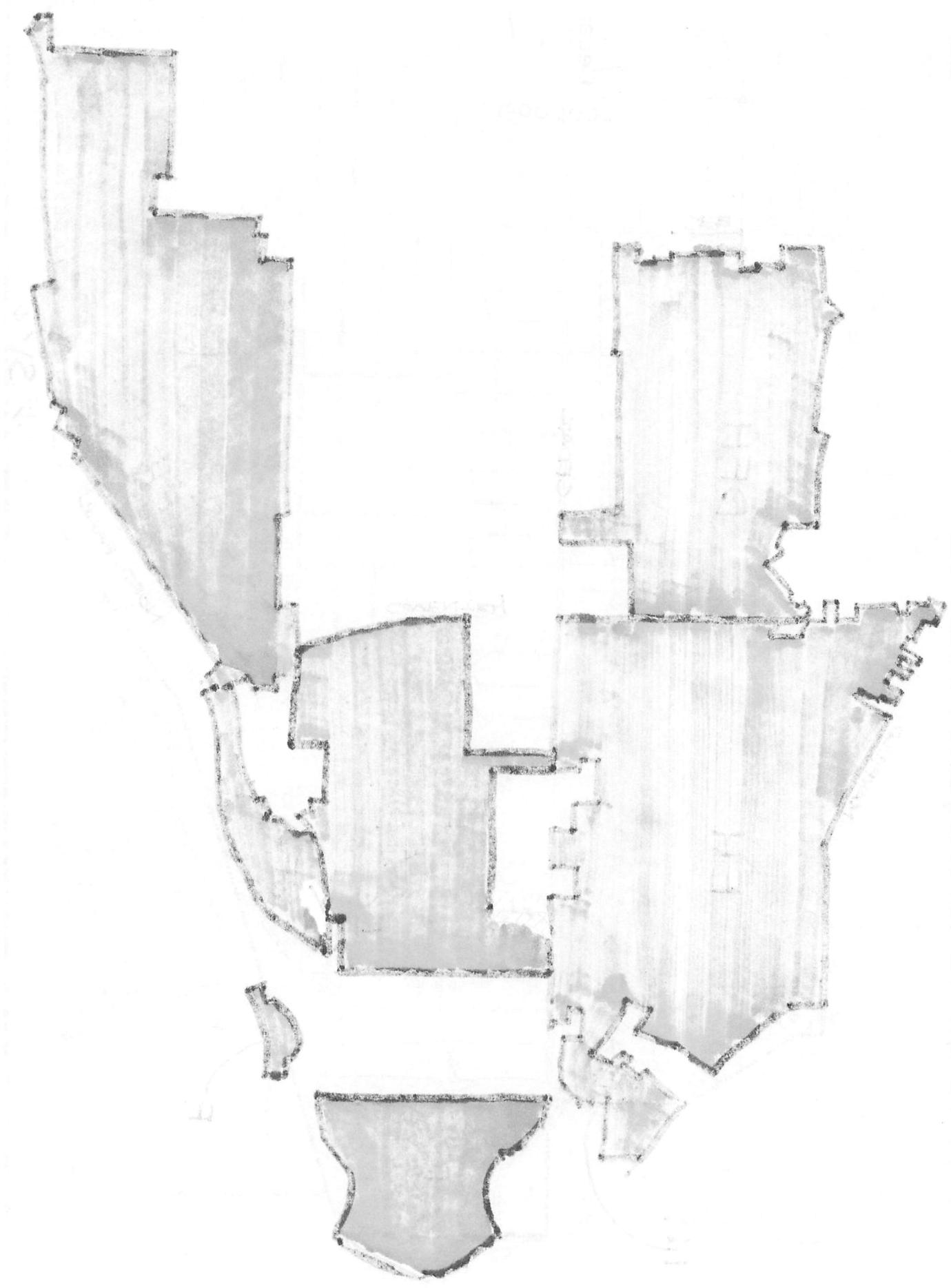
EUCLID HEIGHTS HISTORY DISTRICT
CUYAHOGA COUNTY, OHIO

National Register Historic Districts
SW portion of Cleveland Heights, OH
Cuyahoga County



- EH Euclid Heights
- DFH Deming's Forest Hill
- HM Herrick Mews
- AH Ambler Heights
- FB Fairmount Boulevard
- EG Euclid Golf
- SF Shaker Farm
- F Fairhill
- SV Shaker Village





ROOM

CLUB

Library

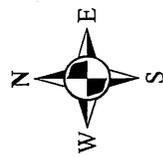
1/2

Handwritten notes or a legend on the right side of the page, including the word 'Library' and other illegible text.

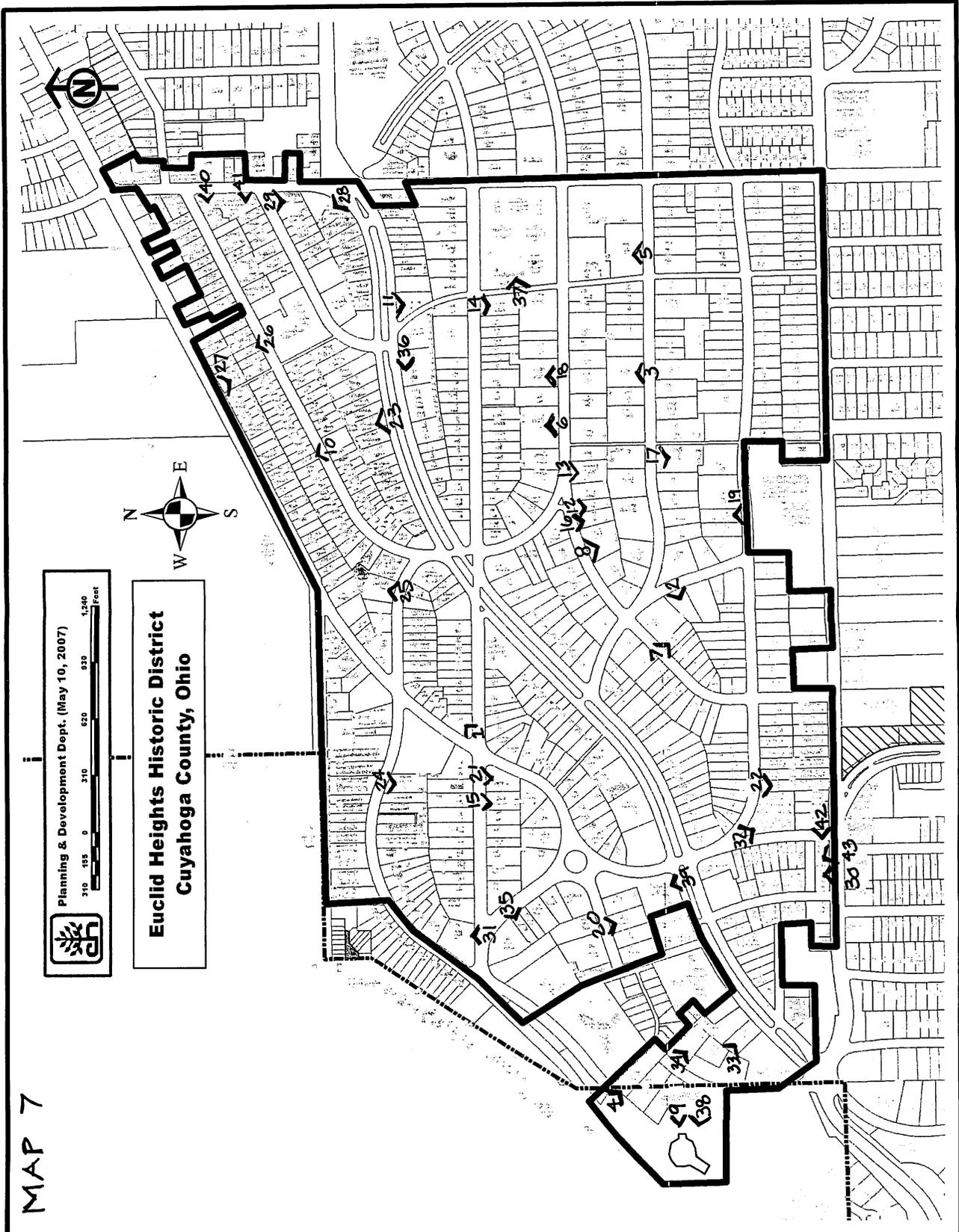
MAP 7



Planning & Development Dept. (May 10, 2007)



Euclid Heights Historic District
Cuyahoga County, Ohio



MAP 8

1921 ZONING MAP FOR

Euclid Heights
Historic District,
Cuyahoga County, Ohio

CITY OF CLEVELAND HEIGHTS

Geo. D. Williams
BUILDING INSPECTOR



Robert H. Whitten
ZONING CONSULTANT

USE DISTRICT.	HEIGHT DISTRICT.	AREA DISTRICT.
U 1 SINGLE FAMILY	(H1) 2 1/2 STORIES	(A1) 5000 SQ FT PER FAMILY
U 2 TWO FAMILY	(H2) 4 STORIES	(A2) 2500 " " " "
U 3 APARTMENT HOUSE	(H3) 100 FT	(A3) 1250 " " " "
U 4 LOCAL RETAIL		(A4) 625 " " " "
U 5 COMMERCIAL		

UNLESS OTHERWISE SPECIFIED:-

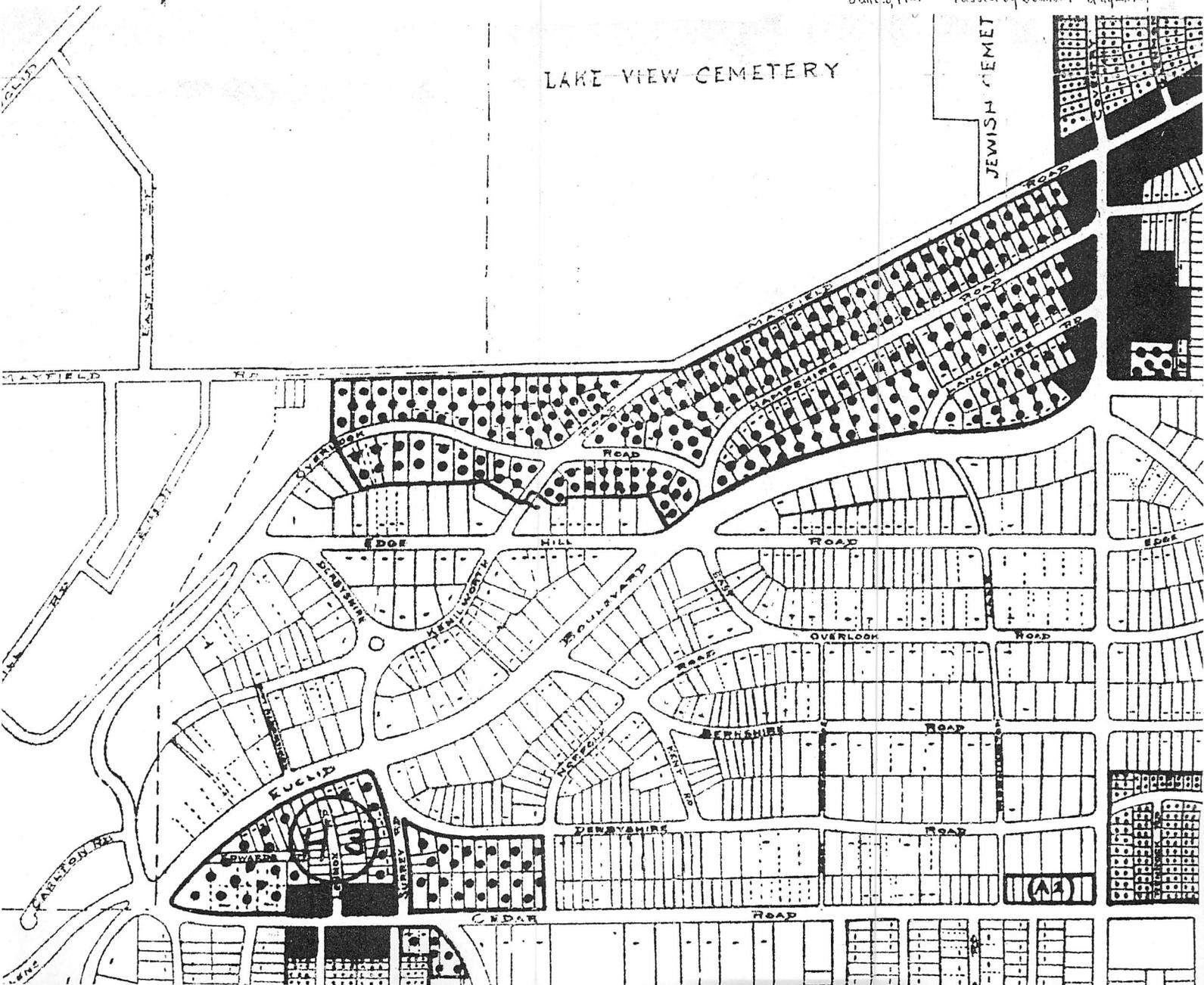
ZONING MAP OF CLEVELAND HEIGHTS

Approved and certified to the Council by
The City Planning and Zoning Commission

June 6, 1921 Passed by Council Aug 2, 1921

LAKE VIEW CEMETERY

JEWISH CEMETERY



Euclid Heights Historic District, Cuyahoga County, Ohio

FIGURE 3; 1914 deed restrictions

746278 E.L. Cannon et al. To Joseph Schermer.
KNOW ALL MEN BY THESE PRESENTS, That E.L. Cannon and Margaret E. Cannon, husband and wife,

the Grantors, for the consideration of Ten Dollars (\$10.00) received to their full satisfaction of Joseph Schermer

, the Grantee, do give, grant, bargain, sell and convey unto the said Grantee, his heirs and assigns, the following described premises, situated in the Village of Cleveland Heights, County of Cuyahoga, and State of Ohio: and known as being Sub-lot

No. 830 in the Euclid Heights Re-allotment of the Euclid Heights Allotment of part of original One Hundred Acre Lots Nos. 398 404, 405, 406 and part of original Euclid Township Lots Nos. 7 and 8, as shown by the recorded plat of said Re-allotment in Volume 36 of Maps, Pages 2 to 15, both inclusive, and 17 of Cuyahoga County Records, and being 100 feet front on the Northerly side of Overlook Road, 228-14/100 feet deep on the easterly line 218-84/100 feet deep on the westerly line and 60 feet in the rear, as appears by said plat to be the same more or less, but subject to all legal highways, being the same premises conveyed to E.L. Cannon by deed from W.J. Smith, Sheriff of Cuyahoga County, dated October 15, 1914.

Said premises are subject to the following restrictions and no others;

1. Until January 1, 1934, said premises shall be used for residence purpose only, but apartment houses, double houses and terraces may be erected or moved thereon.
2. Until January 1, 1934, no dwelling house, apartment house or other structure shall be located on said premises between Overlook Road and the "building line" as shown on the said recorded plat of the said allotment.
3. Until January 1, 1934, no liquor, whether spirituous or vinous, shall be sold upon said premises.

TO HAVE AND TO HOLD the above granted and bargained premises, with the appurtenances thereof unto the said Grantee, his heirs and assigns forever. And we the said Grantors, do for ourselves and our heirs, executors and administrators, covenant with the said Grantee, his heirs and assigns, that at and until the enrolling of these presents, we are well seized of the above described premises, as a good and indefeasible estate in FEE SIMPLE, and have good right to bargain and sell the same in manner and form as above written, and that the same are free from all incumbrances whatsoever save and except taxes and assessments for the year 1914 and thereafter, which the grantee herein assumes.

and that we will WARRANT and DEFEND said premises, with the appurtenances thereunto belonging, to the said Grantee, his heirs and assigns, against all lawful claims and demands whatsoever save and except as above

And I, Margaret E. Cannon, wife of E.L. Cannon

do hereby remise, release and forever quit-claim unto the said Grantee, his heirs and assigns, all my right and expectancy of dower in the above described premises.

IN WITNESS WHEREOF, we have hereunto set our hands, the 30th day of December in the year of our Lord one thousand nine hundred and fourteen.

Signed and Acknowledged in the presence of) E.L. Cannon
J.G. Fogg M.M. Feidner) Margaret E. Cannon

THE STATE OF OHIO, CUYAHOGA COUNTY, ss. BEFORE ME, a Notary Public in and for said County and State, personally appeared the above named E.L. Cannon and Margaret E. Cannon, husband and wife,

who acknowledged that they did sign the foregoing instrument and that the same is their free act and deed. IN TESTIMONY WHEREOF, I have hereunto set my hand and official seal, at Cleveland, Ohio, this 30th day of December A.D. 1914.

(U.S. Rev. Stamps \$4.50 Can.)
Transferred Jan. 13, 1915
Received Jan. 13, 1915 at 9:55 A.M.
Recorded Jan. 14, 1915
Fee for record \$.80
Hosea Paul-Recorder

J. G. Fogg
Notary Public (Cuyahoga County Ohio)