

**United States Department of the Interior  
National Park Service**

**NATIONAL REGISTER OF HISTORIC PLACES  
REGISTRATION FORM**

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in How to Complete the National Register of Historic Places Registration Form (National Register Bulletin 16A). Complete each item by marking "x" in the appropriate box or by entering the information requested. If 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 entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items.

**1. Name of Property**

Historic name Inglewood Historic District  
Other names/site number Shaker Heights Improvement Company Subdivision #4 & #6

**2. Location**

Street & Number Inglewood Drive, Oakridge Drive, Cleveland Heights Blvd, Yellowstone Road Glenwood Road and Quilliams  Not for Publication  
City or Town Cleveland Heights  Vicinity  
State Ohio Code OH County Cuyahoga Code 035 Zip 44121

**3. State/Federal Agency Certification**

As the designated authority under the National Historic Preservation Act of 1986, as amended, I hereby certify that this  nomination  request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property  meets  does not meet the National Register Criteria. I recommend that this property be considered significant  nationally  statewide  locally. ( See continuation sheet for additional comments.)

Signature of certifying official \_\_\_\_\_ Date \_\_\_\_\_

State or Federal agency and bureau \_\_\_\_\_

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

Signature of commenting or other official \_\_\_\_\_ Date \_\_\_\_\_

State or Federal agency and bureau \_\_\_\_\_

**4. National Park Service Certification**

I, hereby certify that this property is:  
 entered in the National Register  determined not eligible for the National Register  
 See continuation sheet.  removed from the National Register  
 determined eligible for the National Register  other (explain): \_\_\_\_\_  
 See continuation sheet.

Signature of Keeper \_\_\_\_\_ Date of Action \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_

5. Classification

Ownership of Property

(Check as many boxes as apply)

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

Category of Property

(Check only one box)

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

Number of Resources within Property

(Do not include previously listed resources in the count)

Table with 2 columns: Contributing, Noncontributing. Rows for buildings, sites, structures, objects, 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

0

6. Function or Use

Historic Functions

(Enter categories from instructions)

DOMESTIC/Single Dwelling, DOMESTIC/Secondary Structure

Current Functions

(Enter categories from instructions)

DOMESTIC/Single Dwelling, DOMESTIC/Secondary Structure

7. Description

Architectural Classification

(Enter categories from instructions)

LATE VICTORIAN/Shingle Style, LATE 19TH CENTURY REVIVAL/Beaux Arts, Colonial Revival, Classical Revival, Tudor Revival, Italian Renaissance, French Renaissance

Materials

(Enter categories from instructions)

Foundation walls: Stone, Brick, Concrete Block, Brick, Stucco, Shingle, Clapboard, Synthetics; roof other: Clay Tile, Slate, Asphalt, Shake

Narrative Description

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

See Attached.

**8. Statement of Significance**

**Applicable National Register Criteria**

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

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

**Criteria Considerations**

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

Property is:

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

**Narrative Statement of Significance**

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

**9. Major Bibliographical References**

**Bibliography**

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

Previous documentation on file (NPS)

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

**Areas of Significance**

(Enter categories from instructions)

- Architecture
- Community Planning and Development
- Landscape Architecture
- Social History

**Period of Significance**

1920-1958

**Significant Dates**

1920  
1923

**Significant Person**

(Complete if Criterion B is marked above)

Lucretia Prentiss, Samuel Slotky, Edgar Byers, Willard Wetmore Combes

**Cultural Affiliation**

**Architect/Builder**

Walker & Weeks, Howell & Thomas, Abram Garfield, Charles Schneider, Bloodgood Tuttle, John Graham, Best & Hoefler, George Johnston, George Burrows, Chester Lowe, H.O. Fullerton, Ray Moulthrop, Henry Hamilton, M.P. Halperin, William MacIvor, Maxwell Norcross, Munroe Walker Copper

**Primary location of additional data**

- State Historic Preservation Office
  - Other State agency
  - Federal agency
  - Local government
  - University
  - Other
- Name of repository: Western Reserve Historical Society

**10. Geographical Data**

**Acreeage of Property** roughly 41 acres

**UTM References**

(Place additional UTM references on a continuation sheet)

Zone Easting Northing	Zone Easting Northing
1 <u>17 455880 4596580</u>	3 <u>17 455580 4597230</u>
2 <u>17 455880 4597010</u>	4 <u>17 455650 4596610</u>

See continuation sheet.

**Verbal Boundary Description**

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

**Boundary Justification**

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

**11. Form Prepared By**

name/title Diana Wellman, Diana Woodbridge and Mazie Adams

organization \_\_\_\_\_ date 3-15-08

street & number 1325 Inglewood Drive telephone 216-382-9052

city or town Cleveland Heights state Ohio zip code 44121

**Additional Documentation**

Submit the following items with the completed form:

**Continuation Sheets**

**Maps**

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

A **Sketch map** for historic districts and properties having large acreage or numerous resources.

**Photographs**

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

**Additional items**

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

**Property Owner**

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

name \_\_\_\_\_

street & number \_\_\_\_\_ telephone \_\_\_\_\_

city or town \_\_\_\_\_ state \_\_\_\_\_ zip code \_\_\_\_\_

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C. 470 et seq.).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 18.1 hours per response including the time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Chief, Administrative Services Division, National Park Service, P.O. Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reductions Project (1024-0018), Washington, DC 20503.

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**PHYSICAL DESCRIPTION**

The Inglewood Historic is an early twentieth century architect-designed neighborhood envisioned by the famed Van Sweringen brothers' Shaker Heights Improvement Company. The neighborhood, marketed as the Inglewood Neighborhood, was purchased from Charles Pack in 1920 as the Company's Subdivision #4 in the City of Cleveland Heights. The location made for a prime development of finer homes. The neighborhood is situated off of Mayfield, just east of Taylor Avenue, where the C & E Mayfield Road interurban line ran from Euclid Avenue easterly along Mayfield to Gates Mills. Elizabeth Severance Allen's Glen Allen estate of 1913 was located just west of the neighborhood, while her sister's Ben Brae of 1915 was located at the corner of Taylor and Mayfield. Just south of the Inglewood neighborhood stood John Long Severance's Longwood estate of 1911. John D. Rockefeller's estate occupied the site just west of Ben Brae on the southwest corner of Taylor.

The F.A. Pease Engineering Company created lots in the usual Garden City manner of curving streets and varying lot sizes. The neighborhood is entered off of Mayfield, directly across from the Severance estate on to Inglewood Drive where the street Y's at the first few lots to form Oakridge Drive, which curves back west to Inglewood. Glenwood cuts through Oakridge connecting Cleveland Heights Boulevard with Yellowstone Road which runs along the west side of the Glen Allen estate. Monte Vista Drive intersects Oakridge and Oakridge ends at Yellowstone. 81 lots were originally laid out, but in 1923 the northwest corner Oakridge lots were combined and subdivided to create eight additional lots along Quilliams Road. The majority of the existing lots remain intact except for a few incidents where lots were combined to form larger lots (original lots 2 and 3 to form 1360 Cleveland Heights Blvd, lots 44 and 45 make up 1334 Oakridge Drive, lots 67 and 68 make 1370 Inglewood Drive), or the few which were split, such as lot 8 which was split to make 1381 and 1391 Oakridge, and lot 34 which was split to form 1225 Oakridge and 1251 Yellowstone.

The same deed covenants outlined for the Shaker Heights Development Company for their properties in Shaker applied to the Inglewood development. This guaranteed a high level of development and cliental. The development was deemed for residential use, single family dwellings only. All houses were to be architect designed with no two exactly a like. Prominent Cleveland architects such as Howell and Thomas, Walker and Weeks, Charles Schneider and Bloodgood Tuttle along with lesser known architects such as Maxwell Norcross, Copper and Dunn, George Johnston and Chester Lowe designed the houses in Shingle, Colonial Revival, Tudor, Beaux Arts, French Eclectic, and Italian Renaissance styles. Many of the building permits were lost at the city, but a good many survive. In addition, many homeowners have the original architectural drawings while some even have the specifications.

The Shaker Heights Development Company provided future home owners with a packet that included a copy of their standards, a booklet containing guidelines which supplied architects with necessary information but also bestowed an emphasis on dignity and good taste.<sup>1</sup> The Shaker Heights developments specifically called out specific styles of architecture; English, French and Colonial. The styles were further defined with an emphasis on harmony of color, form, brickwork, unity and particularly "good taste."<sup>2</sup> As a result of earlier work for the Shaker Heights Development Company's Shaker developments, the architects hired to design for Inglewood had much experience in the standards set forth.

Many of the houses constructed during the early period of significance are moderate in size and almost all have both an attached garage and servant quarters. The attached garage does not necessary provide direct egress into the house, but allows efficient use of the area that can be devoted for lawn. In almost all cases, the garage is not visible from the street. A few exceptions do apply.

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<sup>1</sup> Forgac, Patricia J. Shaker Village colors: a guide to exterior paint colors for residences 1905-1939. Shaker Heights, Landmarks Commission of City of Shaker Heights, 1983. p14

<sup>2</sup> Ibid

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**Shingle style**

The Shingle style is one of the earliest styles constructed in the neighborhood. The style was coined in 1955 by architectural historian Vincent Scully. The style is a distinctive American style first used for New England summer houses. The style is characterized by the use of wall cladding and roofing of continuous wood shingles, without interruption at corners. The facades are asymmetrical with irregular or steeped and sweeping roof lines, with minimal exterior decoration. There is a contrast between large and small elements, especially roofs and windows. The interior spaces are often open, with flowing arrangements of rooms. The style was best known for large, architect-designed houses and hotels at the turn of the century, or for the country house.

Howell and Thomas designed 1223 Inglewood in the Shingle style in 1923. The house has a steep hipped roof with dormers in both the north and south elevations, deceptively hiding the third floor. The gabled entry protrudes forward away from the plane of the façade, as does the garage; one of the few incidents where the garage faces the street and part of the façade. The fenestration is a mixture of double hung and leaded windows.

The shingle style is also exhibited at 1271 Oakridge (1924), and 1325 Inglewood (1925) which appear to be designed by the same architect, whom is unknown. Both homes are characterized by gabled roof lines that face the street. In both designs the gable over the entry are integral to the roof line. Both designs exhibit a sweep of the roof, although more pronounced on the Inglewood residence. Another prominent element is the use of a canon or buttress creating a sophisticated design.

**Colonial Revival style**

The Colonial Revival style is the most prevalent style through out the neighborhood; Georgian, Adam, Dutch, Classical, and Greek are represented. The Colonial name is associated with the revival of American and Old World building traditions. The rectilinear form dominates the style. The Colonial Revival styles accentuate the front door, normally with decorative crown or pediments, supported by pilasters or columns, either engaged or extended forward to form an entry porch. Fanlights or sidelights articulate the doorway. The façade is usually symmetrical with double hung sash windows. The interior is often center on the hall and usually has an elaborate staircase. This layout is known as the center hall plan.

William MacIvor designed the residence at 1212 Quilliams Road in 1926. It is a classical Colonial Revival home. It is a two-story clapboard house painted white with green shutters. The hipped roof is flanked at either ends with chimneys. The front door is accentuated with delicate columns which support a simple pediment. The fenestration is symmetrical with paired double hung windows flanking the entrance and a single double hung window above the entry on the second floor. Abram Garfield's design for 1379 Yellowstone in 1928 demonstrates a similar design for a slightly larger home.

George Johnston designed the residence at 1305 Yellowstone for F.O. Douglas in the Colonial Revival style in 1926. The west elevation, or façade, is expressed as a two-story residence. The doorway is on center, above the door is a scrolled pediment with a keystone. The single door is flanked by leaded glass made up of rondels. The double hung 6/6 wood sash windows rest above a paneled spandrel and flanked with shutters with half moons cut into the top of the shutters. Four fluted engaged pilasters are symmetrically arranged on the siding. A glassed terrace with a stick balustrade is located on the south side of the house. The garage entrance balances the north side of the house and is recessed from a lattice fence and gate. A semi-circular fan window is placed in the tympanum of the centered gable.

The Colonial plan on the first floor consists of a house-depth living room on once side of the main hall. The main hall captures the vestibule which is flanked with a powder room on one side and coat closet on the other, and the grand stairs to the second floor. At the end of the hall is a morning room that looks out to the terrace. On the other side of the main hall is the dining room and kitchen. A second servant stair case, off the kitchen, leads to the basement and the second floor. A door off the kitchen provides access into the garage. Both the living room and dining room are adorned with a fireplace.

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The second floor houses four bedrooms and two bathrooms. Two of the bedrooms have fireplaces located in the corners of the rooms. The servant staircase continues to the third floor servant quarters, which provides a sleeping chamber and bathroom for a maid and additional storage.

Walker and Weeks designed the residence at 1251 Oakridge in 1929 in the Garrison Colonial style. The Garrison Colonial style is characterized by the second story extended slightly forward to project or overhang the wall below. The plan is L-shaped, with the entry wing forward. The first floor of the house is clad in stone while the remaining exterior material is clapboard. Ray Moulthrop's 1941 design for 1315 Inglewood Drive is very similar.

1315 Yellowstone is a wonderful example of a front-facing gambrel roof with cross gambrel Dutch Colonial home. The upper portion of the home is clad with clapboard, while the projecting portion of the "L" is brick with randomly placed stone, which has been painted. The front door is articulated with a broken pediment and side-lights. Shutters flank the 6/6 double hung windows. The roof is asphalt shingles.

### **Georgian Revival**

The Georgian Revival style is often separated out from the Colonial Revival style, although the styles coincide and entwine. The Georgian Revival residential designs share the same characteristics with a distinctive formal and historical accuracy to the characteristics. The roof lines are either hipped or gabled with large chimneys. The building is symmetrical with typically three to five bays. Dormer windows employ classical details. The pediments often are broken or segmental, and supported with classical entablatures and pilasters. The brick work usually employs the Flemish bond and often accented with quoins and belt courses.

The Georgian Revival at 1327 Oakridge was designed by Best and Hoefler in 1924. The focus of the façade is the front door surround, which has a segmental arch hood supported by fluted columns with Doric capitals. The door is a paneled door flanked by leaded windows. On either side of the door is a Palladian like window. The segmental portion is actually filled in with fret brick work. The windows are a 3/1 ratio double hung sash with divisions only in the upper sash. The second floor windows are paired, and are equaled spaced across the façade. A double window is tucked into the eyebrow dormer. A porch is located off the south side of the house; it's defined by a large arch opening on the west elevation.

The interior layout of the house is distinctive to the center hall double pile plan. At the entrance the house is entered into a small vestibule that continues into the central hall. The stairway runs along the north wall, while a door at the back of the hall provides access to the kitchen and the basement stairs below the first floor stairs. A small powder room is off this narrow hallway, along with a door to the backyard. The dining room and kitchen are on the north side of the central hall, the living room on the east side.

### **Tudor Revival**

Tudor Revival style is distinguished by its steeply pitched roof, usually side-gabled, with one or more prominent cross gables dominating the façade. The roofs are often false thatched or rough-cut slate. Windows are slender multi-light windows. The style almost always has a massive chimney, commonly crowned with a chimney pot. The walls are often decorated with half-timber and are commonly stucco, brick, stone or wood clad.

There are three main types of the Tudor style: Early English, Jacobean and Cottage Style. The Early English style is characterized by crenellated towers, pointed or elliptical arches over doors and windows. The Jacobean Tudor displays classical details of the English Renaissance including columns, scrolls, parapets, elaborate doorways and oriel and bay windows. The Cottage Style Tudor resembles smaller, less formal English country homes.

There are several examples of Tudor homes throughout the neighborhood; most interesting is that the architect Henry R. Hamilton, designed his own house at 1295 Yellowstone in the Tudor Style in 1925. The house is primarily brick with a

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steep hipped roof, characterized by the false thatched roof typical of rural England. Gabled roofs intersect the Hipped roof at both the south and north elevations. Centered on the façade is a projecting two-story entry which carries the decorative half-timbering that denotes the style. The brick work at the entry is a herringbone.

The residence located at 1232 Quilliams, designed by Best & Hoefler in 1927 is an exquisite example of the Tudor style with eclectic detailing. The steep slate roof is accented with multiple front gables of varying sizes. The central entry, which is accented by a stone arch and quoining, is flanked by bay windows at the first floor level. The half-timber is used sparingly.

**French Colonial or Norman Revival**

French Colonial or Norman Revival exhibits tall steeply pitched hipped roof; the eaves commonly flare upward toward the roof. The walls are brick, stone or stucco clad surfaces, often laid randomly, with decorative half-timbering. The plan is often L-shaped with a tower set in the angle, commonly used to house the doorway.

Bloodgood Tuttle designed 1335 Yellowstone in the French Colonial style in 1926. The house has a two-story tower corner entrance that is constructed in stone; the stone chimney is adjacent and integral to the entry. The doorway is articulated with stone quoining, while the windows are quoined with brick. A small engrave tile is located on the chimney; the image is a shield or coat of arms. The front gable that faces Yellowstone is completely clad in stucco. The gable that faces Glenwood, which has a hipped roof with engaged dormers, has stucco on the lower portion, yet clapboard on the second floor.

**Mediterranean or Italian Renaissance styles**

The Mediterranean or Italian Renaissance style was first popularized during the Pan American Exhibition in San Diego in 1915. The style applies popular styles originating from Spain, Italy and southern France. The common elements include a low pitched roof which is often covered in ceramic tiles. The side elevations are punctuated with porches or pergolas. Often the upper stories have hanging balconies and loggias, with hand-wrought railing. The upper story windows are smaller and less elaborates than the lower windows, which are usually arched. The entrance and porches are often accented by small classical columns or pilasters. The façade is commonly symmetrical.

1265 Inglewood Drive was also designed in the Mediterranean or Italian Renaissance Style. The house was constructed in 1926, the architect is unknown. The house is C-shaped in plan, with the main entry at the apex of the C. The asymmetrical design is composed of a two-story projecting entry finished with a curved door hood, and double hung sash with a fanlight transom. There is a triple bay window on the north side of the entry while the triple bay on the south side is flush with the façade. The upper floor windows have shutters. The unique aspect of the façade is the mix of materials. The lower portion of the residence has stucco, while the upper portion is finished in shingle laid with a pattern. The garage and connecting member is slightly recessed from the main façade. The roof is asphalt shingle. The overall design is majestic without being overstated.

The general landscape of the neighborhood has an oak, maple and coniferous canopy. The set backs for the homes are generous and consistent. Many of the properties are outlined with low stone walls. The district includes 83 single family homes with attached garages, 76 are contributing to the district. In addition to the homes, there is one detached garage that contributes to the district which belongs to 1243 Oakridge. A few homes have water features either pools or fountains. Three of the fountains are original to the neighborhood; two of the pools are as well. Three of the back properties along Oakridge, 1251, 1255, and 1259 were believed to be landscaped by the Olmstead Brothers, although documentation could not be verified. The woods behind these lots are landscaped with winding stone steps, outdoor fireplaces, fountains and waterfalls. See historic photographs. All driveways are narrow, and a few are shared. The district retains its park like setting as described in the Shaker Heights Improvement Company's marketing material from September 1920.

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**STATEMENT OF SIGNIFICANCE**

The Inglewood Historic District is eligible for the National Register of Historic Places under Criterion A: in the area of Social History; Criterion B: Individuals in the area of community planning and development and health and medicine; and Criterion C: in the areas of architecture. The district's buildings represent prominent residential architectural styles popular during Cleveland Heights' period of tremendous growth and transition from a primarily rural landscape to a suburb of Cleveland. The homes encompass popular styles and building technology ranging from the early to mid 20<sup>th</sup> century, and include significant homes designed by prominent Cleveland architects. The boundary of the district encompasses the Van Sweringen's – Shaker Heights Improvement Company's Subdivision #4 & #6, which is centered on Inglewood Drive and includes homes on Yellowstone Road, Oakridge Drive, Quilliams Road, Glenwood Road and Cleveland Heights Boulevard. The period of significance begins in 1920, when the land was purchased by the Shaker Heights Development Company and ends in 1958 in accordance with the National Register 50 year rule.

**Historical Context**

The City of Cleveland Heights developed from a small farming community into a residential suburb as residents from Cleveland were fleeing the crowded city center. The dominating element was the introduction of a streetcar, creating easy access for successful business from home to work. The Van Sweringen's capitalized on this element in their Shaker Heights development, and Fairmount Boulevard District (NR 1976). The Ambler Heights Historic District (NR 2001) and Euclid Golf Allotment (NR 2002) both were successful due in part to accessibility. Other amenities included public schools, access to private schools such as Hathaway Brown, University School and Hawken along with city amenities including a police and fire department, and Cumberland Park and pool. In 1901 the population of Cleveland Heights was 1,564 but by 1920 the soon to be declared city had grown to a population of 15,396.<sup>3</sup>

The 41 acres were purchased from Charles Pack. Charles Lathrop Pack (May 7, 1857 – June 14, 1937) was internationally known as a forestry conservationist and first executive-committee chairman of The Cleveland Trust Company.<sup>4</sup> He was the son of George Willis Pack, head of the lumber firm Packs, Jenks, and Company, of Cleveland. The Pack, Woods, and Company, was the parent company, located in Iosco County, Michigan. The Packs, Jenks, and Company handled from fifty to one hundred million feet of lumber annually at the turn of the century.<sup>5</sup> Charles Pack married Alice Gertrude Hatch on April 28, 1886 at her parents home, 680 Prospect Street (now Prospect Avenue), Cleveland. The couple purchased their home, known as Norway Lodge, at 3307 Euclid Avenue in 1887 and lived there until 1900, when they moved to Lakewood, New Jersey. The Euclid home was transferred to their daughter, Beulah Frances Pack in 1919. Beulah came to own much of the property surrounding the Inglewood neighborhood.

Charles Pack was President of the Cleveland Chamber of Commerce in 1901. He was instrumental in the construction of the Garfield Building, located at 601 Euclid Avenue (NR 2003). The Garfield Building, designed by New York architect Henry Ives Cobb in 1893 housed offices for the Cleveland Trust Company, which opened in the fall of 1895. Pack encouraged the Cleveland Trust (NR, 1973) to move to their headquarters to the corner of Euclid Avenue and East 9<sup>th</sup> Street. Pack also purchased the land fronting Euclid Avenue where the Hotel Statler (NR 1998) was constructed at 1127 Euclid Avenue. The land was purchased for \$150,000.<sup>6</sup> The Statler was designed by New York architect George B. Post and Charles Schneider in 1912. Pack threw a formal Grand party at the opening of the 1,000 room hotel in 1931<sup>7</sup>

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<sup>3</sup> Harris, Mary Emma and Ruth Mills Robinson. The Proud Heritage of Cleveland Heights Ohio, Oberlin: Howard Allen Publisher; Oberlin Printing Company. 1966. p 31

<sup>4</sup> Rose, William Ganson. Cleveland: The Making of a City. Kent, Ohio: The Kent State University Press, 1990. p 939

<sup>5</sup> Pack, Charles Lathrop. Thomas Hatch of Barnstable and Some of His Descendents. Newark, New Jersey: The Society of Colonial Wars in the State of New Jersey, 1930. p 167

<sup>6</sup> Rose, p 614

<sup>7</sup> Rose, p 712

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Charles Pack was the president of the American Forestry Association from 1916-1922. He organized the National War Garden Commission, which inspired the planting of three million gardens.<sup>8</sup> He wrote numerous books on garden and forestry that were widely read, 7,300,000 copies had been distributed throughout the nation.

**The Shaker Heights Improvement Company**

The Shaker Heights Improvement Company was founded in 1928 when a group of Cleveland investors purchased the entire Shaker community's "North Union" property. The single tract of 1,366 acres was located about a mile southeast of the Euclid Heights streetcar-line terminal. Running through the property was Doan Brook. Where the stream was dammed, two lakes were formed which served as a source of power for the Shaker mills and are today known as Shaker Lakes. The Shaker Heights Development company planned to develop the property as a suburban community. Three years later they donated 278 acres along the lakes and stream to the city of Cleveland as part of the growing park system. With funds from John D. Rockefeller and more property donated by the Company, the city cut two new roads up the hill and around the park in a picturesque curving pattern. From there the development stalled.

These early investors sold the remaining acreage to a Buffalo syndicate, who hired a local sales agent, O.C. Ringle. The Van Sweringen brothers, through Ringle, arranged a meeting with the head of the Shaker Heights Development Company to sell a few of the Shaker lots. Their success along Fairmont Boulevard was in part due to their ability to convince the Cleveland Electric Railway president, Horace Andrews, to construct a branch from the Euclid Heights line to the lakes. The line was completed in 1907 and by end of the same year the brothers had purchased the Shaker Heights development company partnering with two others, Banker Joseph R. Nutt and Cleveland Industrialist aristocrat Charles L. Bradley.

Their Shaker Heights suburb followed the basic concept of the planned garden suburb which had been around since 1850. Patrick Calhoun's Euclid Heights followed this concept. The garden city movement began in England and basically was a residential setting omitting commercial and industrial components on the outskirts of the city, in rural settings, with rail access. Their market was upper-class buyers and the plan included strict Deed covenants: landscaping, wide boulevards and curving back streets, land appropriated for schools, churches, country clubs, and the like, with access to a train system that served the city.<sup>9</sup> This model is reflected in the Fairmount Historic District (NR, 1976) and in other Shaker Heights Development Company's subsequent developments.

The model was platted out by Cleveland engineering firm F. A. Pease. The lots were laid out in 40-100 feet increments to attract varying upper-income levels.<sup>10</sup> The Deed covenants included 18 points which included a requirement for all houses to be architect designed in approved designs such as Georgian, Tudor, Cotswold, Dutch Colonial and French Chateau. Each house was to be distinctive, with no two exactly alike, though not ostentatious. Trim colors and roof types were specifically called out. In addition, any request to not conform must seek approval through the company. Eventually the deeds even covered re-sales.<sup>11</sup> These deed restrictions were lifted in 1950.

The keystone of the plan was to provide houses of different value levels on the same tract of land without the destruction of the value of the more expensive homes.<sup>12</sup> The fundamental physical layout was to abandon the gridiron scheme of straight streets and rectangular blocks for a curvilinear style. There would be a series of main thoroughfares, curved "inside" streets dividing the properties into different price sections. The "inside" streets were laid out in conformity to the

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<sup>8</sup> Rose, p 939

<sup>9</sup> Harwood, Herbert H. Invisible Giants: the Empires of Cleveland's Van Sweringen Brothers. Bloomington :Indiana University Press 2002. p11

<sup>10</sup> Ibid p17

<sup>11</sup> Ibid p19

<sup>12</sup> Ibid p11

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natural topography of the land.<sup>13</sup> In addition, each neighborhood would have its own green area or park system to act as a buffer, keeping the neighborhoods separate and distinct, but accessible to each other.<sup>14</sup> The final key was to attract prominent community figures to purchase larger houses at a price they couldn't refuse to aid in the marketing of the rest of the properties.

In Shaker, as part of the community plan, each neighborhood was to have a school located on land designated by the planners. As a result the neighborhoods are identified by the nine elementary schools established in Shaker Village.<sup>15</sup> Other means to attract prominent families to the Shaker Village was to persuade the private schools of the University Circle area to relocate to Shaker; Hathaway Brown, Laurel and University School were given major vistas to increase their visual importance. Another attraction was the location of the Shaker Heights Country Club along the south branch of Doan Brook.

As the brothers moved on towards other ventures their land agents were attempting to expand their developments by secretly acquiring large quantities of farm property to the immediate east and south. They would purchase the properties in a variety of names to keep the sale prices low and often delayed recording their deeds so that their activities would not all show up at once.<sup>16</sup>

Promotional material was essential to the success of Shaker Heights, their brochure "Peaceful Shaker Village" which was printed in 1928, romanticized the community offerings with the quote "On every family' horizon is a rainbow, and for many the pot of gold at the rainbow's end is Shaker Village." The Van Sweringen's also built eight model homes, another device to sell their product. Of the eight model homes constructed in Shaker, seven remain. All of these homes were designed by Howell and Thomas.

***Inglewood - A Select Neighborhood for Finer Homes***

These elements, established for Shaker Village, carried on to the brothers' other developments. The Inglewood Neighborhood is a quintessential example in Cleveland Heights, demonstrating the brothers desire to continue the efforts beyond Shaker. In their promotional material for Inglewood, the neighborhood is described as "A select neighborhood for Finer Homes, a natural Park of Great Beauty."<sup>17</sup> The advertisement continues "Hemmed in by the splendid Severance, Prentiss and Gownlock estates its character is established, itself a beautiful park, shaded by lovely trees and commanding a view of Lake Erie for many miles, Inglewood has long been the residence site most envied in Clevelanders. This Company was fortunate in securing this property and intends to develop it into a neighborhood exclusively for the finer homes, of selected people of culture and refinement. This wide experience that the officers of this Company have had in developing properties of this character, the extensive study they have made into the matter of restrictions, and the care with which they have enforced their restrictions, is a warrant of the future of Inglewood. They promise a continuance of the thoroughness and care which made for character in their Fairmount Boulevard development of Shaker Heights. This offering is timely as the wooded lots of other neighborhoods are practically all held under private ownership. The few for sale being held at two to three times the prices placed on Inglewood lots."

The name "Inglewood" was part of an early 20<sup>th</sup> century trend to combine "wood" with other English names. There are nearly twenty streets in Cleveland Heights with the suffix "wood"." Ingle" stems from a Gaelic word for fire and is used in the English language to denote the area in a house next to the hearth.

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<sup>13</sup> Haberman, Ian S. The Van Sweringens of Cleveland: The Biography of an Empire. Cleveland: The Western Reserve Historical Society. 1979. p12

<sup>14</sup> Boatright, Claudia R. Shaker Heights: the Van Sweringen Influence. Kent, Ohio : University Printing Services. 1981. p9

<sup>15</sup> Ibid

<sup>16</sup> Ibid p27

<sup>17</sup> *Inglewood Advertisement*, Cleveland Topics, September 11, 1920.

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The location of the Inglewood neighborhood was ideal; 41 acres available between Elizabeth Allen's Glen Allen estate and Robert Gowanlock's estate, and directly across from John Long Severance's Longwood estate. The C & E Mayfield Road interurban line ran along Mayfield connecting Cleveland Heights ultimately to downtown Cleveland. Exodus of the wealthy from Euclid Avenue's Millionaire's Row to neighborhoods like Ambler Heights (NR, 2001) and Euclid Golf (NR, 2002) amplified the trend of suburban living.

One of the first homes constructed was for Lucretia Prentiss at 1255 Oakridge Drive. In 1903 Lucretia Prentiss lived at 921 Euclid Avenue before moving farther down on Euclid to 3407 in 1912. Her sister Ellen Cox lived at 4311 Euclid Avenue, their Euclid Avenue property was a double house. The congestion on Euclid Avenue encouraged Lucretia to move to a residential neighborhood in Cleveland Heights. Lucretia traded her ownership of the double for the land in Cleveland Heights owned by Ellen. The house on Oakridge Drive was designed by Charles S. Schneider in the Colonial Revival style. The house was built with an elevator that led from the first floor to the second floor. The original construction also included two secret hiding places, probably for jewelry.

Lucretia, never married, was the daughter of Samuel B. Prentiss and Jane Atwood Russell, both buried at Lakeview Cemetery. Samuel B. Prentiss was the son of Judge Samuel Prentiss of Montpelier, Vermont. His father (Samuel) served on Vermont's Supreme Court and was elected to the US Senate and served two terms before becoming Federal Court Judge in 1842. Lucretia's father followed his brother Frederick to Cleveland in 1840 and together they formed Prentiss and Prentiss; a law firm specializing in civil and criminal cases. After the death of his brother the firm was renamed S.B. Prentiss and Baldwin. In 1867, S.B. became a Judge of the Common Pleas Court. Lucretia's sister, Ellen Cox was married to Jacob Dolson Cox, co-founder of Cleveland Twist Drill. Frances Fleury Prentiss, the sisters' cousin who was married to Elizabeth Allen Prentiss of the close by Glen Allen estate, established Cox and Prentiss in 1880. In 1883 the firm became known as Cleveland Twist and Drill. Later the company was acquired by Acme-Cleveland Corporation. Lucretia died in 1931 at the age of 75 in her Oakridge Drive home.

Other prominent Clevelanders were attracted to homes built in the Inglewood neighborhood. Samuel Slotky, founder and publisher of the weekly Heights Press, forerunner of the Sun Press, bought his home designed by John G. Graham in 1931 in the Georgian style. Edgar Byers, an attorney from the law partnership of Byers and Friebohn, purchased the Tudor Revival home at 1247 Oakridge Drive. Byers was founding member of the Soviet Table, a lunch group whose name exaggerated its members' liberal views, protesting proposals he thought were contrary to the public interest. He directed the City Club from 1927-1930. Willard Wetmore Combes was both a professor at the Cleveland Institute of Art and an editorial cartoonist for the Cleveland Press. He also taught from 1926-36 at Western Reserve University School of Architecture. He won a Pulitzer Prize honorable mention in 1938 for a cartoon on a cemetery lot racket. He resided in the Tudor at 1266 Oakridge from 1931 until his death in 1984. Other leading members of the community living in the Inglewood neighborhood include; Barlett Shepherd of the law firm of Smith, Olds, Smith and Shepherd at 1325 Oakridge, Edward McConnell, Radio Entertainer at 1243 Oakridge, William Tonks, the Vice President of the Union Trust Company at 1259 Oakridge, Henry Toedtman of Toedtman & Follis at 1286 Oakridge, Frank O'Dea the Secretary of The May Company at 1311 Oakridge, Rienhold L. Wendt the President of Excelsior Cabinet Co at 1314 Oakridge and many others. See the property list for more information on original tenants.

The neighborhood continued to attract leading members of society through the decades. Doctors were commonly attracted to the neighborhood due in part to its close proximity to the Cleveland Clinic and University Hospitals, and also for the architecture and surrounding landscape. At one time, the neighborhood was coined "Pill Hill" because of the number of medical personal living in the neighborhood. Dr. Benjamin Spock, one of the countries leading pediatricians, lived at 1285 Inglewood from 1956 to 1958 during his twelve year stint as a professor of Child Development at Case Western Reserve University. He is best known for his 1946 book "The Common Sense Book of Baby and Child Care". The book has been translated into 39 languages and has sold more than 50 million copies, making it the second in sales only to the Bible. Another famous physician that resided in the neighborhood was Richard Renner, founder of Hillcrest

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Hospital. He lived at 1259 Oakridge in the 1940s. He incorporated in 1947 the Renner Clinic Foundation which supports higher education and hospital and health planning. Currently, the neighborhood is home to physicians, medical personal, attorney's, architects, engineers, civic and business leaders.

The current Inglewood neighborhood, with the entire allotment developed reflects the Van Sweringen Standards. The development was laid out with 81 lots in June of 1920 by the F.A. Pease Engineering Company. In 1923, the subdivision #6 was subplotted from the northwest corner of the development. The lots at this end of the development were well over an acre and lots 26 and 27 were divided into eight smaller lots along Quilliams Road. Lots 26 & 27 still remained the largest lots in the neighborhood.

The first Inglewood homes were constructed in 1923. Cleveland Heights enjoyed an extraordinary population growth, 500 percent, in the 1920s.<sup>18</sup> Suburban growth, which was a national trend, was in part due to prosperity, availability of credit, public transit systems and private automobile ownership. Items like cars and suburban homes were once luxury items for the wealthy. The change in American economics allowed access of these luxury items for middle-class families. From 1922 to 1925 an average of 1,200 homes were built each year in Cleveland Heights.<sup>19</sup> The majority of the Inglewood lots, 47 of the 82, were sold and constructed during the 1920s. The Depression, from late 1929 to 1939, had a small impact on the construction of lots; fifteen homes were constructed during this time period. In addition, eight homes were built in the years of World War II, despite the Government's temporary moratorium on domestic housing construction. Seven more homes were built from 1945 to 1958. The last of the lots were constructed after 1960.

### **Architects & Contractors**

The diversity of architecture in the neighborhood can be attributed to some of Cleveland's finest architects. Commercial architects such as Walker and Weeks, Howell and Thomas, Bloodgood Tuttle, Abram Garfield, Charles S. Schneider, John Graham along with residential architects such as Best & Hoefler, George Johnston, and H.O. Fullerton designed the homes built in the early years of the development. Later architects include Ray Moulthrop, George H. Burrows, Chester Lowe, Maxwell Norcross, and Munroe Walker Copper Jr.

### **Walker (1877-1949) and Weeks (1871-1935)**

Frank R. Walker and Harry E. Weeks formed the firm in 1911; it was the quintessential Cleveland architectural firm in the early part of the twentieth century. Their body of work is evident throughout the Midwest and was "instrumental to a large degree, in the development of a fine style of architecture in the Mid-West."<sup>20</sup> Their residential designs were in virtually every style. They completed roughly three dozen residences from 1911-1920. Their residential commissions were fewer in the twenties as their commissions rose to commercial and public architecture. The home at 1251 Oakridge Drive was designed in 1929. It reflects the period of revivalism apparent in their residential architecture of Gates Mills.

### **Howell (1879-1930) & Thomas (1876-1973)**

Carl Eugene Howell and James William Thomas combined to make one of Cleveland's leading architectural firms in the 1920s. They founded the firm in Columbus in 1908. Some of their more prominent commercial architecture includes East High School, Lakewood High School, Shaker Heights High School, the Library and Auditorium at Ohio University, Cleveland and Zanesville YMCA. B. R. Deming hired them to design homes for his Euclid Golf development in the 1910s. The Van Sweringens hired them in 1922 to design four demonstration homes at Shaker and Courtland boulevards and in 1924 another seven homes on Parkland Drive. Their design for 1285 Inglewood demonstrates their ability to translate the Shingle style into something charming. The house exhibits in form and style asymmetry while maintaining balance and

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<sup>18</sup> Morton, Marian. Cleveland Heights, Ohio: The Making of an Urban Suburb, 1847-2002. Charleston, SC: Arcadia Pub., 2005. p49

<sup>19</sup> Ibid

<sup>20</sup> Denny A. Clark, "Some of the Recent Works of Walker and Weeks", *Architecture Revue of the Mississippi Basin* 1 (Summer 1930).

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proportion. The landscaping is typical to Howell and Thomas, employing a mixture of stone terraces, low walls and shrubbery to fill the spaces in between.

**Abram Garfield (1872-1958)**

Abram Garfield was the youngest son of James A. Garfield, the 20th President of the United States. He graduated from Williams College in 1893 and after graduation from MIT, he began his architecture career in Cleveland in 1897. In 1898 he formed Meade and Garfield with Frank Meade, becoming premier residential architects. From 1905 to 1922 he practiced singularly, and in 1928 he served on the Group Plan Commission and the Cleveland Planning Commissions until 1942. From 1936 to 1957 he belonged to the firm Garfield, Harris, Robinson and Schafer. They designed Fairview General Hospital in 1955. The firm's notable buildings can be found at University Circle and include three significant Institutional buildings built in 1955: The Cleveland Museum of Natural History, the Cleveland Institute of Art. The Cleveland Institute of Music, also at University Circle, was constructed in 1961. He designed the home at 1379 Yellowstone Road in the Georgian Colonial Revival style.

**Charles Sumner Schneider (1874 -1932)**

Charles Schneider began his architectural training in the office of Meade and Garfield before studying at the Ecole des Beaux-Arts in Paris. In 1901 he joined the office of William Watterson. While there he designed in 1905 the ornate Italian Renaissance-style Rockefeller Physics Building at Case School of Applied Science and the office building for the Cleveland Baseball Company at League Park. In 1908 he began his independent practice and teamed up with George B. Post as an associate architect for the Hotel Statler (NR. 1998). He designed numerous homes in Shaker Heights, Cleveland Heights and Lakewood, in addition to other cities. His most famous residential commission was for F.A. Seiberling's Stan Hywet Hall (NR 1975) in 1915. Schneider also designed numerous religious, public, civic and commercial buildings. His design for Lucretia J. Prentiss's house is in the Georgian Colonial Revival style.

**Bloodgood Tuttle (1889 – 1936)**

Bloodgood Tuttle attended the University of Chicago before studying at the Ecole des Beaux Arts in Paris. He came to Cleveland in 1920 after working in Detroit. He designed two groups of demonstration homes for the Van Sweringen's in Shaker Heights, of the nine homes, eight remain. Predominantly English and French revival style, the homes are located on Van Aken Boulevard. He eventually designed 36 homes in Shaker Heights. He designed both the home on Glenwood and at 1335 Yellowstone. One of the character defining features of a Tuttle home is a circular shaped room. The Glenwood home, designed in the Colonial style, has a separate entrance into an office, which connects to the foyer. The room has a fireplace and built-in shelving. The front entrance leads into a foyer, which is flanked with a powder room on one side and a closet on the other. Many homes in the Inglewood neighborhood utilize this design scheme. The rest of the first floor is raised by a few steps, directly above the foyer are the stairs that sweep up to the second floor, where bathrooms and bedrooms are located. Directly across from the front door is the circular planned dining room, with its corner China cabinets. The kitchen and living room flank the dining room. The composition is elegant.

**John Graham & Moses P. Halperin**

John Graham began his architecture career in Cleveland in 1906 and continued practicing through the 1940s. Moses P. Halperin began his architectural career in the office of John Graham. Later he was part of the architectural firm of Braverman and Halperin. He designed numerous houses in Cleveland Heights, multiple homes in the Bainbridge Road, Bendemeer Road and Blanche Avenue neighborhoods. In addition, he designed homes in University Heights. Richard Fleischman began his architectural career in 1944 drawing house plans for M.P. Halperin. Graham designed Sam Slotky's home in the Georgian Revival style in 1931 at 1276 Oakridge Drive. Moses Halperin designed 1401 Oakridge Drive in 1939, demonstrating his growth in residential architecture.

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**Best & Hoefler**

Karl Best and E. G. Hoefler practiced architecture in Cleveland from 1920 to 1927. According to city directories the team was located at 838 BF Keith Building in Cleveland. Best continued in the late 1930s and 40s on his own, with his offices located at 1836 Euclid Avenue. They designed residential homes in the eastern suburbs of the city of Cleveland. 1327 Oakridge is an example of a Georgian Revival home designed by the team.

**George Johnston**

George Johnston was listed as an architect by the Shaker Heights Improvement Company in 1926. Prior to his employment with SHIC he was partnered with Henry P. Whitworth. Later he formed the architecture firm of Dunlop and Johnston. George Johnston designed several houses in the Inglewood neighborhood including a 1235, 1307, 1311, 1351 Oakridge and 1305 Yellowstone. These homes show a vast knowledge of the architectural language.

**Harold O. Fullerton**

Harold O. Fullerton was an Albany architect who practiced in Cleveland from 1924 – 1932. He partnered with Antonio Di Nardo to complete the design of Belgian Village (Fairhill Road Village Historic District, NR ) on Fairhill Road in 1931, where he took up residency. The development aimed to create an artist colony; attracting artists, interior decorators, architects, musicians and writers. Fullerton designed the house at 1259 Oakridge in the Tudor Revival style.

**Ray Moulthrop (1884 -1982)**

Ray Moulthrop was a New York born architect. His office in 1927 was located at 500 Superior Avenue and at 241 Euclid Avenue in 1939. He was a regular contributor to residential architecture in Cleveland Heights. His early residential homes include a few on Fairmount in B. R. Deming's Euclid Golf neighborhood (NR. 2002). He designed homes on Bainbridge Road, Bendemeer Road and Berkley Avenue, Crest Road amongst others in Cleveland Heights. The majority of homes were moderate in size. He also designed Fred Hahn's residence at 775 East 100<sup>th</sup> Street in Cleveland, among other residences in the Cleveland area. He designed the home at 1315 Inglewood Drive in the Garrison Colonial Revival style in 1941.

**Burrows (1893-1970) and Lowe(1897-1986)**

George H. Burrows attended the University of Michigan, School of Architecture, graduating in 1920. He was partnered with Chester Lowe, Philip Brooke and Urban Schwerzler. He designed over 1,000 homes in Shaker Heights, Cleveland Heights and surrounding suburbs in varying sizes and styles. A collection of his homes can be found on Overlook Road between 2375 -2407. He designed all of these homes in 1945 for L.M. Gundersen who developed the north side of the street employing contractor A.W. Pahner. He received a patent on a split-level apartment design, an example remains on Van Aken Boulevard between South Woodland and Drexmore. Burrows and Lowe designed several houses in the Inglewood neighborhood. An example of George burrows work is found at 1350 Inglewood Drive, in the Colonial style. In addition to residential design he designed numerous classic movie theaters, an example is the Lake Cinema 8 in Barberton, Ohio (NR, 1990).

Chester Lowe continued his practice privately designing homes in Shaker Heights, Moreland Hills, Pepper Pike in addition to Cleveland Heights. In 1929 he is listed with the architect H.B. Burdick. His designs were most often in the Jacobethan Revival style.<sup>21</sup> He lived at 1576 Belmore in East Cleveland, later moving to Bainbridge Township in Geauga County. His office was located at 13210 Shaker Square. Later in his career he worked for the city of Cleveland before retiring in 1978 and moving to Winter Park, Florida. He designed the home at 1391 Oakridge Drive in 1941.

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<sup>21</sup> Campen, Richard N. Distinguished Homes of Shaker Heights: an architectural overview. Shaker Heights, Shaker Heights City Planning Commission, 1995.

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**Henry R. P. Hamilton (1858-1943)**

Born and educated in New York, Henry R. P. Hamilton began his career in government employment as Superintendent of Works on a number of buildings erected on Ellis Island. After 1907 he practiced professionally in Cleveland over a period of thirty years. Notably he designed a number of schools including Kirk High School, the Bedford High School and other schools in Cleveland Heights. He designed his own home in 1925 at 1295 Yellowstone in the Tudor style.

**Maxwell Norcross (1897-1973)**

Maxwell Norcross was born in Lennoxville, Quebec and attended Bishops College in Sherbrooke, Quebec. He served in the Royal Canadian Navy during World War I. He was an architect in Cleveland from 1923 to 1970, and a member of the Shaker Heights architectural board. He was an architect for the Van Sweringen Company, and was a consultant for Moreland Hills and Pepper Pike. In 1926 his office was located at 7016 Euclid Avenue. He designed several homes in Shaker Heights, the most impressive is his design for J.J. Bernet at 19200 North Park Boulevard in Shaker Heights. He designed Fairhill Parkway apartments in 1944. The house at 1295 Inglewood has unique brick fret work in the gable. The exterior of the house is in the Colonial style, while the interior of the house exhibits hints towards the modern style and art deco.

**Monroe Walker Copper Jr. (1898-1985)**

Monroe Walker Copper Jr. was born in Philadelphia, Pennsylvania. He graduated from the University of Pennsylvania's School of Architecture in 1918. He left school for the Navy and served in the Atlantic during World War I. He later became a member of the Naval Reserve returning to active service during World War II. He came to Cleveland in 1920 to work for Walker and Weeks. With that firm he worked on the plans for the Cleveland Public Library and the Federal Reserve Bank Building. In 1924 he opened a practice located at 4500 Euclid Avenue with Donald O. Dunn until Dunn's death in 1932. He specialized in elegant traditional residences in the Georgian and French style that were built in Shaker Heights. He designed over 2000 homes, 59 churches, 11 restaurants, and nine commercial buildings. He later (1934-1940) formed Copper and Conrad and moved their offices to the Hanna Building. He continued practicing architecture through the 1970s. He designed Carl Fazio's home in Gates Mills, in the Van Sweringen's Daisy Hill development. Carl Fazio was part of the Fisher, Fazio, Costa Food Chain. Copper designed a five bedroom home in the Williamsburg style in 1970 at a cost of \$250,000.<sup>22</sup> He designed numerous homes in Shaker Heights, in addition to homes in the Euclid Golf neighborhood and 1300 Inglewood.

**Yeager & Krause**

Floyd E. Yeager was a part of Yeager & Crothers in 1928; his early career began with Elmer A. Krause. In 1924 their offices were located in the Swetland Building on Euclid Avenue. They designed the Tudor at the corner of Oakridge (1335 Oakridge) and Glenwood in 1926.

**Dunlop and Johnston Construction Company**

Dunlop and Johnston Construction Company was established in 1910 when two carpenters, John Dunlop and Frank Johnston Jr. emigrated from Scotland. As Cleveland was rapidly growing at that time, they became partners and went to work on housing, mansions in the city, estates in the country and churches. Later, in 1930, they incorporated and formed a general contracting company at the behest of clients who wanted a highly qualified team to take total control of their projects.

In the mid 50's, Dunlop & Johnston focused its business direction by building many of the largest and most ornate churches in the area, again drawing on their heavy background in carpentry work. Still later in the 60's through the 80's, concrete construction became the forte - with multi-tiered structurally framed buildings and parking garages being the

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<sup>22</sup> "Fazio Home in Daisy Hill", Cleveland Press, Milt Widder August 8, 1970.

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main stay of their business. Dunlop & Johnston, Inc. constructed facilities for clients such as Owens Illinois in Toledo, Union Carbide in Charleston WV, The Cleveland Clinic, Ford, Chrysler, and General Motors.

In the mid 1980's, Dunlop & Johnston, Inc. moved away from concrete construction as its main business and moved completely into full service General Contracting/Construction Management, where those same principles established by the original owners – hard work and dedication to the client – are still carried out.<sup>23</sup>

**Conclusion**

The Inglewood Historic District reflects the Van Sweringen's Standards of romanticism popular in American culture in the 1920s.<sup>24</sup> Their impact on the eastern suburbs of Cleveland prevails in Shaker Heights but is valid and imposing in Cleveland Heights. In all, the Shaker Heights Improvement Company developed six subdivisions in Cleveland Heights, but only the Inglewood neighborhood continued their original intent of architect designed homes for the upper middle class. The developments surrounding Inglewood were for the most part small, gridded subdivisions. These homes were intended for middle-income buyers. The homes did not contain architect-design homes, nor did developers impose architectural standards. The designs were modified farm house, bungalows, four-squares or copied or adapted from mail order pattern books.<sup>25</sup> The Inglewood neighborhood reflects the styles of architecture set forth for architects with the Colonial predominating, and the English style a close second with only a few designed in the French styles. The architects were well established when they were designing homes in the Inglewood neighborhood, which further distinguishes the development and the cliental. The level of diversity in the architecture is testimony of the architects' knowledge of their craft.

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<sup>23</sup> Randolph B. Spencer, President Dunlop and Johnston

<sup>24</sup> Forgac, Patricia J. Shaker Village colors: a guide to exterior paint colors for residences 1905-1939. Shaker Heights, Landmarks Commission of City of Shaker Heights, 1983. p14

<sup>25</sup> Morton p40

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**VERBAL BOUNDARY DESCRIPTION**

The boundary of the Inglewood Historic District boundary is shown as a dotted line on the accompanying map. The district follows the property lines of those set out by the F.A. Pease Company for the Shaker Heights Development Company Subdivisions #4 (1920) and #6 (1923). The boundary is referenced by parcel numbers.

At the northwest corner of parcel #683-02-024 Yellowstone the boundary runs along the north property line of 683-02-024 Yellowstone before heading northerly along the west property line of 682-01-004 Oakridge then following due east the north property line of 682-01-004 Oakridge. The boundary then follows the west property line of 682-01-006 Oakridge before running easterly along the north property lines of 682-01-006 through 682-01-008 Oakridge. The boundary continues along the north property line of 682-32-028 Quilliams to Quilliams Road. The boundary then follows the west side of Quilliams Road at the property lines of 1682-32-028 through 682-32-023 on Quilliams Road before heading westerly along the south property line of 682-32-023 Quilliams Road. The boundary follows the northeast property line of 683-01-010 Oakridge continuing along the east property lines of 683-01-011 Oakridge across Monte Vista to 683-01-041 through 683-01-034 Oakridge. The boundary crosses Glenwood Road to Cleveland Heights Boulevard following properties 683-02-007 through 683-02-005, and 683-02-032 Cleveland Heights Boulevard. At 683-02-032 Cleveland Heights Boulevard the boundary follows the south side of the property line to meet up with the south property line of 683-02-010 Oakridge before heading south along 683-02-011 through 683-02-014 Oakridge Drive. The boundary crosses both Oakridge and Inglewood to connect at the south property line of 683-02-023 Inglewood Drive and to continue to the west along the south property line of 683-02-024 Yellowstone Road. At Yellowstone Road the boundary heads north along the east side of Yellowstone along the property lines of 683-02-024 through 683-02-030 Yellowstone Road. The boundary continues along the west side of 683-02-031 Glenwood Road property line, across Glenwood to the west property line of 683-01-001 Yellowstone and northerly along Yellowstone Road west property lines of 683-01-001 through 683-01-008 Yellowstone. The boundary crosses Oakridge Drive to the southwest corner of 682-32-001 Oakridge and follows the west property line to the northwest corner of 683-02-024 Yellowstone.

**Boundary Justification**

The boundary is based on the historical property lines of those set forth by the F.A. Pease Company for the Shaker Heights Development Company Subdivisions #4 (1920) and #6 (1923) and the current property lines. The boundary includes buildings dating from 1922 to 1974, falling in the period of significance of 1920-1958 for the district. Building address are for the following streets; Cleveland Heights Boulevard, Quilliams Road, Oakridge Drive, Inglewood Drive, Yellowstone Road, and Glenwood Road.

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**PHOTOGRAPH LIST**

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Photographed by Diana Wellman  
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