

United States Department of the Interior
National Park Service

National Register of Historic Places Registration Form

1. Name of Property

Historic name: Mayfield Heights Historic District

Other names/site number: _____

Name of related multiple property listing:

N/A

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

2. Location

Street & number: Cadwell Avenue, Euclid Heights Boulevard, Hampshire Road, Mayfield Road, Middlehurst Road, Preyer Avenue, Radnor Road, Rock Court, Somerton Road, Superior Road, Wilton Road

City or town: Cleveland Heights State: OH County: Cuyahoga

Not For Publication: N/A

Vicinity: N/A

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

Applicable National Register Criteria:

A B C D

<p>_____</p> <p>Signature of certifying official/Title:</p> <p>_____</p> <p>State or Federal agency/bureau or Tribal Government</p>	<p>_____</p> <p>Date</p>
<p>In my opinion, the property ___ meets ___ does not meet the National Register criteria.</p>	
<p>_____</p> <p>Signature of commenting official:</p> <p>_____</p> <p>Title :</p>	<p>_____</p> <p>Date</p> <p>_____</p> <p>State or Federal agency/bureau or Tribal Government</p>

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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

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

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Number of Resources within Property

(Do not include previously listed resources in the count)

Contributing	Noncontributing	
<u>508</u>	<u>110</u>	buildings
<u>3</u>	<u> </u>	sites
<u>3</u>	<u> </u>	structures
<u> </u>	<u> </u>	objects
<u>514</u>	<u>110</u>	Total

Number of contributing resources previously listed in the National Register 1

6. Function or Use

Historic Functions

(Enter categories from instructions.)

DOMESTIC/Single Dwelling
DOMESTIC/Multiple Dwelling
DOMESTIC/Secondary Structure
EDUCATION/School
RECREATION AND CULTURE/Sports Facility
RELIGION/Religious Facility
SOCIAL/Clubhouse

Current Functions

(Enter categories from instructions.)

DOMESTIC/Single Dwelling
DOMESTIC/Multiple Dwelling
DOMESTIC/Secondary Structure

EDUCATION/School
RECREATION AND CULTURE/Sports Facility
RELIGION/Religious Facility
SOCIAL/Clubhouse

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7. Description

Architectural Classification

(Enter categories from instructions.)

LATE VICTORIAN/Queen Anne
LATE 19TH AND 20TH CENTURY REVIVALS/
 Colonial Revival, Neoclassical Revival, Tudor Revival,
Mission/Spanish Colonial Revival
LATE 19TH AND EARLY 20TH CENTURY AMERICAN MOVEMENTS/
Prairie School, Bungalow/Craftsman

Materials: (enter categories from instructions.)

Principal exterior materials of the property:

Foundation: Stone, Brick

Walls: Brick, Shingle, Clapboard, Stucco, Synthetics

Roof: Asphalt, Clay Tile, Slate, Synthetics

Narrative Description

(Describe the historic and current physical appearance and condition of the property. Describe contributing and noncontributing resources if applicable. Begin with a **summary paragraph** that briefly describes the general characteristics of the property, such as its location, type, style, method of construction, setting, size, and significant features. Indicate whether the property has historic integrity.)

Summary Paragraph

The Mayfield Heights Historic District covers approximately 92 acres in the suburb of Cleveland Heights. The district, which represents an intermediate suburban residential development model between high-style master-planned garden suburbs and vernacular working-class streetcar suburbs, is overwhelmingly single-family residential in nature, with only a small number of apartment buildings and multifamily or two-family houses. In addition, the district includes the oldest standing church, school, and residence in Cleveland Heights and this development stands as one of the three oldest residential allotments in all of Cleveland Heights. Excluding the previously listed Superior Schoolhouse, the district contains 508 contributing buildings, 3 contributing sites, 3 contributing structures, and 110 non-contributing buildings. In all, the district has 514 contributing resources (84 percent) and 110 non-contributing resources (16 percent).

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Only 6 of 325 primary buildings (2 percent) are non-contributing. The district is roughly rectangular in shape and is roughly bounded by Mayfield Road to the north, Coventry Road to the west, Euclid Heights Boulevard to the south, and Cumberland Park to the east. The period of significance, 1825-1937, ranges from the approximate construction date for the earliest extant building to the last building whose architecture evokes the period styles that predominate in the district.

Narrative Description

The Mayfield Heights Historic District is a late nineteenth- and early twentieth-century neighborhood in Cleveland Heights, Ohio, an early suburb of Cleveland. Developed by Marcus M. Brown soon after his move from Chicago to Cleveland, the Mayfield Heights Allotment opened in 1896. Its plats were recorded between 1896 and 1900 in five sections under the auspices of the Mayfield Heights Realty Company.¹ (See Figures 1-5.) Not to be confused with the later suburban municipality of Mayfield Heights six miles to the east, the allotment arose in the late 1890s on about 77.3 acres in Lots 7 and 48 of the original East Cleveland Township in the village of Cleveland Heights on parcels that Brown acquired from Lucy H. Everett and the descendants of Johann "John" Peter Preyer, whose 1820s stone house still sits just inside the eastern edge of the district. Mayfield Heights stood on a ridge overlooking Mayfield Road just southwest of the small hamlet of Fairmount at the intersection of Superior Road. The allotment covered most of the area bounded by Coventry, Mayfield, and Superior Roads and Euclid Heights Boulevard.

Mayfield Heights is an example of turn-of-the-twentieth-century suburban subdivision of land. It occupies the often-overlooked middle ground between Garden City–influenced, master-planned suburbs, on the one hand, and modest working-class streetcar suburbs on the other. Its homes are set on well-wooded lots ranging from just over one-tenth of an acre to nearly three-fourths of an acre. Typical lots are approximately 50 x 175 feet. With the exception of a few large, multistory grand apartment buildings on the fringes of the Coventry business district on the district’s northwestern corner, Mayfield Heights consists almost exclusively of single-family and two-family homes ranging from a few architect-designed high-style residences to many builder-designed homes, including a substantial number of Craftsman bungalows. In general, the southwestern quadrant of the district has mostly larger homes, while residences in the other three quadrants vary more in size. In contrast to the greater fluctuations in lot sizes in Euclid Heights and Grant Deming’s Forest Hill, Mayfield Heights is rather uniform, with the exception of its few larger homes that occupy merged lots.

¹ Cuyahoga County Recorder Map Books, volume 23, p. 12, volume 24, pp. 24-25, volume 25, p. 10, volume 26, p. 8, Cuyahoga County Archives, Cleveland, Ohio.

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Like surrounding neighborhoods, including the Euclid Heights and Grant Deming’s Forest Hill historic districts, Mayfield Heights became almost seamlessly integrated with other neighborhoods along its edges. The original allotment has six entrances. The main one, Center Avenue, now Hampshire Road, was a continuation of Patrick Calhoun’s Hampshire Road on the other side of Coventry Road. Its precipitous rise up the slope to the east of Coventry Road led to its nickname, “Upper Hampshire.” With the exceptions of Rock Court, a 13-foot-wide unpaved alley, and an 80-foot right of way along Euclid Heights Boulevard, the major street that passes through the southern portion of Mayfield Heights, all of its streets have a modest 50-foot right of way that includes tree lawns and sidewalks.

The original boundaries of M. M. Brown’s Mayfield Heights allotment were as follows: From the southeast corner of Coventry and Mayfield roads, the boundary followed the south side of Mayfield Road eastward until it reached the eastern boundary of present-day 2852 Mayfield Road. From here it turned south and then east along the rear (north) property lines of lots on the north side of Center Avenue (Hampshire Road). At Superior Road the boundary turned south along the road’s west side to the far front (southeast) corner of the house at present-day 14304 Superior Road. There it turned west, then south, then east again to Superior Road, tracing the rear property lines of lots on the south side of Center Avenue, east side of Florence Avenue (Radnor Road), and north side of Preyer Avenue (Somerton Road). The boundary then proceeded south along the west side of Superior Road, then jogged east to frame three building lots at present-day 14375-14383 Superior Road. The boundary returned westward along the north side of Euclid Heights Boulevard (southern property line of 14383 Superior) to its intersection with Superior Road. There it turned south along the west side of Superior and then west again along the rear property lines of homes on the south side of Euclid Heights Boulevard (beginning with 3092 Euclid Heights). At the intersection of Woodward Avenue and Euclid Heights Boulevard, the boundary ran along the north side of Euclid Heights Boulevard to just west of Rock Road (Rock Court) where a parking lot stands today. Running northward, it traced the rear (west) property lines of cottages facing Rock Road until it reached the rear (south) property lines of houses on the south side of Center Avenue to the east side of Coventry Road. Then it progressed north along the east side of Coventry Road to its origin. (See Figure 25.)

The current district is 92.3 acres, somewhat larger than M. M. Brown’s original allotment. (See Map 1 and Map 2.) The current boundaries omit the properties west of the rear of lots on the west side of Cadwell Avenue and south of end of the attenuated Rock Court, which originally ran all the way south to Euclid Heights Boulevard and had eight additional houses now obliterated by a parking lot. The current boundaries also encompass 47 additional properties. These include 6 additional primary buildings on the northern edge, including a contributing Queen Anne house at 2856 Mayfield Road, a non-contributing apartment building at 2866 Mayfield Road, 2 contributing apartment buildings at 2872 Mayfield Road, and 2 contributing apartment buildings at 1720-1724 Middlehurst Road. The current boundaries also add 2 contributing apartment buildings on Euclid Heights Boulevard on the southwestern edge, 15

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contributing houses on Preyer Avenue, and 21 contributing houses, 2 non-contributing houses, Superior Schoolhouse (listed on the National Register), and Cleveland Heights Tennis Club (a contributing site) on Superior Road.

The decision to incorporate these properties arises from two considerations: First, most of the National Register-eligible properties in the district but outside Brown’s Mayfield Heights allotment were constructed on the historic Preyer’s Lake View Wine Farm—the same farm whose land also became a large section of the Brown’s allotment. Second, all of these properties merit inclusion because their proximity to Brown’s allotment led locals to think of them as part of Mayfield Heights. Indeed, when the Preyer family subdivided their northernmost land along Superior Road and Preyer Avenue to the north of Hampshire Road, they even promoted the small subdivision as if it were part of Mayfield Heights proper.² (See Figure 6.) E. C. Preyer’s Allotment accounts for 20 of 48 of the properties included within the boundary of the nominated district that are outside Brown’s Mayfield Heights Allotment.

Mayfield Heights sits on a wooded plateau about three hundred feet above the level of Lake Erie about one mile east of the edge of the Portage Escarpment that demarks the so-called “heights,” the northernmost edge of the Appalachian Plateau, from the lake plain. Around the turn of the twentieth century this area attracted many Clevelanders who sought a healthful escape from the industrialized Cuyahoga Valley. The district occupies a generally level site with gentle relief, although the western side slopes downward, including sharply on Hampshire Road between Cadwell Avenue and Coventry Road. All of the neighborhood enjoys mature trees, including some more than a century old, but the southwestern part of the district, including Rock Court, Cadwell Avenue, and Wilton Road, retains a more densely wooded landscape, much as it did when it flanked the western branch of Dugway Brook, which once flowed northwestward under Euclid Heights Boulevard and Rock Road before crossing Coventry Road. Today the stream disappears into a culvert just south of the district and runs beneath the parking lots behind the businesses on the east side of Coventry Road. A similarly wooded section lies along Superior Road, especially on its east side where the eastern branch of Dugway Brook constitutes the boundary between the district and Cumberland Park.

Excluding Superior Schoolhouse, which is already listed on the National Register, Mayfield Heights has 325 primary buildings, of which 319 (98 percent) date from the period of significance (1825-1937) and contribute to the significance of the district.” Apart from Christ Our Redeemer A.M.E. Church and the Cleveland Heights Tennis Club’s clubhouse, all are residential in use. Two primary buildings, excluding the schoolhouse, predate the earliest suburban construction in 1896. Thirty surviving houses (9 percent) date to 1896-99. Between 1900 and 1909, 79 major buildings (24 percent) were completed. Between 1910 and 1919, another 180 major buildings (56 percent) were completed. The period 1920-29 saw another 25 primary buildings (8 percent) completed. Three houses (1 percent) were built in the 1930s.

² E. C. Preyer advertisement, *Plain Dealer*, April 17, 1910.

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In all, 6 houses (2 percent) date from after the period of significance and do not contribute to the significance of the district.

Many of the homes in Mayfield Heights are eclectic in style, melding two or more recognized idioms. The most common combinations involve the Craftsman (Arts and Crafts), Colonial Revival, and Tudor Revival styles. Craftsman bungalows are numerous, especially on Hampshire, Middlehurst, and Radnor roads, and the district includes a significant inventory of Queen Anne houses and much smaller numbers of Neoclassical Revival and Spanish Colonial Revival houses. American Foursquare layouts are quite common. The dominant building materials include cedar shingles, clapboard, and brick. Although some houses have been sided with vinyl, aluminum, asbestos, or concrete board, 84 percent of the 325 primary buildings retain their original cladding. Almost 58 percent of the major buildings have primarily original (or period) windows. The neighborhood has predominantly side-gabled, hipped, or cross-gabled roofs, and the handful of clay tile, flat, slate, and synthetic roofs (8 percent) are the exception to the rule of asphalt roofs.

In addition to primary buildings on each property, most properties have at least one dependent structure. Two hundred eighty-five major buildings (88 percent) have detached garages, 181 (or 64 percent) of which contribute to the significance of the district, sometimes matching the architecture of their respective houses, although a considerable number have since been clad with aluminum or vinyl siding. Most of these are flat-roofed two-bay garages, but a smaller number are front-gabled single-bay, front- or side-gabled two-bay, or some other variant. Eight homes (2 percent) have original carriage houses with additional living quarters on the second story. A ninth carriage house was converted more than a century ago to a separate single-family dwelling on its own lot. Twenty-three primary buildings (7 percent) have no garage, and another nine (3 percent) have attached garages. In addition to garages and carriage houses, the district includes an early barn which contributes to the significance of the district. The historic district address list indicates the contributing or non-contributing status of all buildings. Garages and outbuildings, other than several substantial carriage houses, are not individually marked on the historic district map. Beyond buildings, the district contains three significant contributing structures (an original detached carport and two original stone walls) and two significant sites (a park that pays homage to a demolished house with two nationally prominent early residents that once stood on the site, and a private tennis club that dates to 1913). The stone wall at 2856 Mayfield Road marks the front of developer M. M. Brown's first homestead in the district. The stone wall at the southwest corner of Hampshire and Superior Roads marked one of the district's most elaborately landscaped estates. Thus, the district has a total of 514 contributing resources (84 percent) out of 624 total resources.

Mayfield Heights embodies the Eclectic movement in American architecture that was popular in the late nineteenth and early twentieth centuries. The Eclectic movement embraced a wide range of styles that included Anglo-American, English, and French influences; Mediterranean; and more distinctively modern American architectural forms. The district reflects this

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combination of popular period revivals and the early modernism of the Craftsman and Prairie styles. As was common nationally in early twentieth-century suburbs, in Mayfield Heights these styles often melded, sometimes in unusual ways. One can observe the residual sheathing borrowed from the earlier Shingle Style on a substantial number of the houses. Also typical of early twentieth-century suburban homes was a fascination with suggesting or exaggerating the structure, or “bones,” of a house rather than hiding it. Half-timbering, exposed brackets and beams, and oversized fascia boards conveyed this preference.

Many of these homes defy simple categorization. For example, one Cadwell Avenue house is solidly Queen Anne but has Colonial Revival columns and a Gothic Revival arched window. At least two houses on Hampshire Road and one on Radnor Road sport dentils on brackets, while a Cadwell Avenue Foursquare has Georgian detailing and a Colonial Revival house on the same street has a Neoclassical festoon. This nomination privileges fundamental differences in building shapes over design details in its designations and, when details reflect two or more styles, attempts to ascertain the greater influence. Hence, hipped-roof, 2½-story houses with a single centered dormer on the front elevation are labeled American Foursquare even though Colonial Revival or Craftsman influences may be present. Likewise, it lumps together center-hall, side-gabled 2½-story houses with two or more front dormers under the Colonial Revival moniker even when they feature Craftsman details. Half timbering, by the same token bespeaks Tudor Revival architecture, but when it appears on a Craftsman bungalow, the latter style gets the nod. Significant secondary influences are noted parenthetically in the accompanying building inventory.

The following is a summary of each architectural type or style with some representative examples. This nomination considers the 22 examples of two-family (either side-by-side or up-down double) homes (7 percent) alongside single-family homes because in nearly all cases the former exhibit some of the same styles as the latter. However, it sets apart large apartment buildings and the single schoolhouse and religious building in their own categories.³ It does not describe architectural styles that are represented by the 6 noncontributing primary buildings as these do not constitute styles that represent the primary era of development.

American Foursquare

The Foursquare, also known as Box or Square, is more accurately a type than a style. The form, which is found in many farmhouses, began to appear in plan books aimed at suburban builders before 1900. It is identified by its boxlike shape, hipped (sometimes pyramidal) roof,

³ Unless otherwise noted, descriptions of the architectural examples that follow are derived from the author’s field observations in May and June 2014. Build dates and original owner information are drawn variously from the City of Cleveland Heights Building Permit Database (supplied by preservation planner Kara Hamley O’Donnell) and Cuyahoga County Treasurer’s Duplicate and Recorder’s Map Books, available at the Cuyahoga County Archives. In very rare cases when no clear date was available in the above sources, estimates were made based on the appearance of houses on plat maps and their architectural style. When using treasurer’s duplicates, we subtracted one year from their first appearance in the books—a common method.

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and at least a front central dormer, though many Foursquare homes have centered dormers on two or more sides. Foursquares tend to be 2½ stories. Half- or full-width front porches with either columns or boxed supports are ubiquitous. The interiors of these homes typically feature a formal entry with stairs to the second floor, a living room, dining room, and kitchen on the first floor, and three bedrooms and a bath on the second. In the 1900s-1910s, many Foursquares incorporated Craftsman-influenced open brackets, deep eave overhangs, exposed rafter tails, and shingle siding, as well as open floor plans in which the staircase opened directly into the living room. Like Craftsman-themed Foursquares, the Prairie Box is a variant.⁴ Just 29 Mayfield Heights homes (9 percent) are Foursquares, 24 (83 percent) of which (or 7 percent of all primary buildings in the district) are Colonial Revival in style. Foursquares are rare in most other neighborhoods in Cleveland Heights, in part because this neighborhood predates almost all other neighborhoods within the city boundaries.

2983 Euclid Heights Boulevard. Built in 1910 for Franz E. Phillips, this shingle-sided Foursquare has a hipped roof with central dormers on the front and left elevations and a centered side gable on the right elevation. What may have originated as a third central dormer on the rear extends beyond the main roofline to rest atop what is probably a two-story flat-roofed addition on the house’s right rear corner. The house is clad in cedar shingles and rests on a sandstone foundation. It has a centered front door beneath a hipped porch supported by boxed pillars faced with cedar shingles. Its façade has four single six-over-one double-hung windows on the first floor and a small, centered pair of casements flanked by one six-over-one window on each side. (See Photo 1.)

2903 Hampshire Road. This 1918 clapboard Foursquare has a pyramidal roof with boxed eaves and a center dormer. Its full front porch is built of brick with sandstone slabs with decorative brick railings. The house originally had its entrance at the top of the steps on the right side of the front façade, but it was later moved to the center of the porch, creating an unusual arrangement of windows on the first level. (See Photo 2.)

3003 Somerton Road. This shingle-over-clapboard Foursquare, constructed in 1914, has a simple pyramidal roof with a single center dormer on front, and a hipped, full-width front porch supported by two plain Doric columns. It has two paired windows on its second story, a right front entry, and an exterior brick chimney on the left side. Like most of the roughly 42 percent of the district’s houses with predominantly replacement windows, this house is otherwise largely intact in its original form. (See Photo 3.)

Colonial Revival

The Colonial Revival emerged in the 1880s following an awakening of interest in original colonial architecture among leading American architects like McKim, Mead, White, and

⁴ “Foursquare Style – 1895 to 1930,” *Antique Home Style*, <http://www.antiquehomestyle.com/styles/foursquare.htm>, accessed June 23, 2014.

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Bigelow. The Colonial Revival style is commonly symmetrical with either a side-gabled or a hipped roof and often a decorative cornice with tooth-like dentils. The front door is usually the central focus, with decorative crowns or pediments supported by columns or pilasters either immediately above the door or over an extended entry porch. A full front porch was common in the 1890s-1910s. Unlike the original styles they mimicked, Colonial Revival homes also commonly had paired, triple, or bay windows in Colonial Revival designs. The Dutch Colonial versions of the style usually have side gambrel roofs and sometimes a cross gambrel as well.⁵ One hundred forty houses (43 percent of all major buildings) in the district are in the Colonial Revival style. Over one in five include Arts and Crafts details such as oversized fascia boards, exposed rafter tails, brackets, and deep eaves. If American Foursquare houses in the Colonial Revival style are included, 162 houses (50 percent) are in the style.

1800 Wilton Road. This shingle-over-clapboard Colonial Revival home was erected in 1909 by the City & Suburban Realty Company on a sandstone foundation. It has a hipped roof that flares at its base and whose ridge runs perpendicular to the front. Central dormers are on the front and left sides, while a hipped side gable protrudes from the house's right side. The front dormer features an arched window with a Palladian light over two rectangular windows. A large front wraparound porch supported by Doric columns leads to the home's main entrance on the left side of the dwelling.⁶ (See Photo 4.)

1791 Cadwell Avenue. Clad in shingle siding and clapboard atop a sandstone foundation and built by Marcus M. Brown for Kate Ozmun Phillips in 1908,⁷ this 2½-story side-gabled house has two hipped dormers on the front, and a centered, front-gabled entry porch supported by Ionic columns. Paired six-over-one sash windows on the left and right sides of the second-story façade flank a three-window rounded bay. Second-story and dormer windows are replacements, while the first floor has original windows. A first-story bay window capped by a shingled flare drip mold is found on the right front façade. (See Photo 5.)

1828 Cadwell Avenue. This large hipped-roof house was built by E. J. Hahn in 1899 for Union Paper & Twine Company manager Myron E. Battles and his wife Sadie.⁸ Pairs of twin Doric columns support a centered, flat-roofed entry porch, topped by a rounded bay window with a Neoclassical-influenced festoon. Above the bay window is a gambrel gable with a Palladian window. Simple dormers lie to either side. A first-story bay window is on the left front side. A two-level bay window is a prominent feature on the right elevation, while a side porch is found on the left elevation. (See Photo 6.) A remarkably similar design, possibly designed by the same architect, is found at 3049 Somerton Road, built in 1900. (See Photo 7.)

⁵ Virginia and Lee McAlester, *A Field Guide to American Houses* (New York: Alfred A. Knopf, 2006), 321-26.

⁶ An almost identical design, with the exception of the porch arrangement, is found at 2951 Euclid Heights Boulevard.

⁷ Cuyahoga County Treasurer's Duplicate, Vol. 35, Cleveland Hts. Vil., 1909.

⁸ Cuyahoga County Treasurer's Duplicate, Vol. 33, East Cleveland Tp. and East Cleveland Vil., 1900. Cleveland City Directory, 1904, p. 91.

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2952 Hampshire Road. Constructed by City & Suburban Realty Company, this 1911 two-story, side-gabled, center-hall Colonial Revival home has a simple pediment supported by two Doric columns over its front door, which has a fanlight.⁹ Its two main upstairs and two main downstairs front windows have an eight-over-eight light arrangement, and a smaller centered window is directly above the entry. A side porch with Doric columns stands on the house’s right side along Middlehurst Road. A large gable faces the rear of the property. (See Photo 8.)

Craftsman

The Craftsman style, inspired in part by the English Arts and Crafts movement, owes to famed architects Charles Sumner Greene and Henry Mather Greene of Pasadena, California, who designed Craftsman bungalows beginning in the early 1900s. The rest of the nation learned of the new style in a range of popular magazines and journals, and the style reached its height of popularity in the 1920s. In its pure form, the Craftsman style is characterized by a low-pitched, gabled roof with wide eaves. Roof rafters are typically exposed, as are decorative beams or braces beneath gables. Many Craftsman houses have large front porches supported by square columns or tapered piers. Trellised porches or porte-cocheres, transom windows, and window boxes are other signatures of the style.¹⁰

As elsewhere in Cleveland Heights, in the district the style is found in a wide range of houses—from pure Craftsman bungalows to mixtures of Arts and Crafts features with other styles. While this narrative sets apart Craftsman-dominated buildings for consideration, its associated building inventory uses “Bungalow” as the dominant type, noting the style or styles, including Craftsman, that predominate in its design characteristics. Forty-two houses (13 percent) fit this description, although some also incorporate Colonial, Tudor, or even Swiss influences. Another 19 homes (6 percent) are dominantly Craftsman, and the district includes 29 Colonial Revival houses (9 percent) and 5 Foursquares (1.5 percent) with strong Craftsman influence. Homes other than bungalows that are decidedly Craftsman in design but not Colonial Revival in form carry the designation “Craftsman.” Thus, 95 major buildings (29 percent) of the district exhibit dominant or significant Craftsman influence.

1786 Cadwell Avenue. Built in 1911 on a corner lot acquired from the City & Suburban Realty Company by Benjamin F. and Maud M. Silliman, this symmetrical, side-gabled Craftsman bungalow has exaggerated eaves under its peaks supported by large, open brackets, as well as a decorative balcony on its Cadwell side, all of which lend a Swiss chalet effect. It has centered front and rear gables. Its front gable rises through a projecting extension of its main roof, which shelters its front entrance. In each of its side gables, the house has four grouped windows with four smaller, single windows on both sides and above the grouped windows.

⁹ Cuyahoga County Treasurer’s Duplicate, Vol. 47, Cleveland Hts. Vil. and Shaker Vil., 1912.

¹⁰ McAlester and McAlester, *Field Guide to American Houses*, 452-54.

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Clad in stucco on its second story, the house is faced with stone on the first story. The stone facing extends to a single-bay garage beneath its right side elevation. The house appeared in a City & Suburban Realty Company ad in December 1911.¹¹ (See Photos 9-10 and Figure 7.)

1801 Cadwell Avenue. Designed by noted Cleveland architect Harlen E. Shimmin, built by the City & Suburban Realty Company in 1908, and sold to Ernest B. and Mary Gertrude Merrell in 1908,¹² this Craftsman-influenced home has a hipped roof, twin front gables atop second-story bays, a front-gabled entry porch to the left of center, and an arched triple window to the right. The entirety of the house is covered with cedar shingles. The house appeared in City & Suburban Realty Company ads in May and June 1909.¹³ (See Photo 11 and Figures 8 and 11.)

3051 Euclid Heights Boulevard. This side-gabled Craftsman bungalow, built as a speculative property in 1913 by the City & Suburban Realty Company, features Tudor Revival half timbering on its large centered dormer and both side gables and is clad with cedar shingles on the first floor. Its chimney, porch, and foundation are built of sandstone. It has a red clay tile roof, a rare feature in the district. (See Photo 12.)

2910 Hampshire Road. Built in 1909, this front-gabled Craftsman bungalow has an extended, partial-width, front-gabled porch on its left side and an unusual pairing of twin shed dormers near the roof peak and low, gabled dormer over a bay window on the right elevation. Its large fascia boards and brackets and battered exterior stone chimney add to its Arts and Crafts appeal. The house appeared in a City & Suburban Realty Company ad in May 1909.¹⁴ (See Photo 13 and refer to Figure 8.)

1779 Middlehurst Road. This cross-gabled bungalow was built in 1912. It has two overlapping front gables on its left half and a broad side gable on the right half. Oversized fascia boards, exposed rafter tails, patterned cedar shingle siding, and battered stone porch pillars and chimney lend strong Craftsman influences. The home appeared in a City & Suburban Realty Company ad in February 1913.¹⁵ (See Photo 14 and Figure 9.)

1809 Wilton Road. Built by C. B. Walkey for attorney Edward J. Cherney in 1915, this symmetrical, side-gabled, 2½-story Craftsman house has an elaborate Tudor half-timbered hypocycloid-and-square pattern above a shingled first story, which was common in early

¹¹ City & Suburban Realty Co. advertisement, *Plain Dealer*, December 10, 1911. Silliman was an officer in the Tregoning Electric Manufacturing Company. *Cleveland City Directory*, 1912, p. 1469.

¹² Cuyahoga County Treasurer's Duplicate, Vol. 35, Cleveland Hts. Vil., 1909. Ernest B. Merrell was a Cleveland Trust Company teller. *Cleveland City Directory*, 1909, p. 984.

¹³ *Ibid.*; City & Suburban Realty Co. advertisement, *Plain Dealer*, May 16 and June 6, 1909.

¹⁴ City & Suburban Realty Co. advertisement, *Plain Dealer*, May 16, 1909.

¹⁵ City & Suburban Realty Co. advertisement, *Plain Dealer*, February 16, 1913.

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homes in this style up to 1915.¹⁶ Twin front gables with Craftsman-style fascia boards top two bump-outs on the second story. The Craftsman influence can also be seen in the brackets beneath the second-story bump-outs and under the side gables. Two front porches project forward on the left and right corners. The smaller right porch is an entry porch. (See Photos 15-16.)

1841 Wilton Road. Built on a corner lot by the City & Suburban Realty Company in 1909 and later purchased by James G. Sterling, an F. B. Stearns and Company automotive engineer, this cross-gabled Craftsman bungalow is unusual in its stucco cladding atop a shale-brick foundation. Minimal half-timbering on the front gable and stone insets in its exterior brick chimney offer evidence of the Tudor Revival. The house has an extended, partial-width, front-gabled porch on its left side and first-floor bays with triple windows on the front and right elevations. Its large fascia boards and brackets further mark it as Craftsman. The house has a single-bay attached garage at the rear facing Somerton Road. A 1909 advertisement described the home as having "6 rooms—4 on first, 2 and sleeping porch up. Hardwood floors throughout. Finish, dark oak, white enamel and mahoganzed birch. Hot water heat and all modern plumbing appliances. Price \$8,500."¹⁷ (See Photo 17 and Figure 10.)

Neoclassical

Closely related to the Colonial Revival style, the Neoclassical style was quite common in the late nineteenth and early twentieth centuries. The style was popularized as a result of the use of classical themes at the World's Columbian Exposition in Chicago in 1893. The style is characterized by a full-height entry porch that often extends the full width of the façade.¹⁸ M. M. Brown's Mayfield Heights allotment contains only three Neoclassical houses (1 percent), two of which are described below.

1827 Cadwell Avenue. Built in 1910 for Arthur A. and Sarah E. Lines,¹⁹ this two-story clapboard home has a side-gabled roof, full-height entry porch supported by two fluted Ionic columns and topped by a classical pediment with dentils and a centered Palladian window. Beneath the porch, a second-story front door with half sidelights opens onto a balcony above a vestibule behind the first-story entrance, which also features half sidelights. The façade has four single-pane double-hung windows. This home was among those pictured in a 1909 real estate ad.²⁰ (See Photo 18 and Figure 11.)

2945 Euclid Heights Boulevard. This two-story Neoclassical clapboard house has an unusual hipped roof (originally clay tile) that covers both the house proper and a full-width, full-height

¹⁶ Cleveland City Directory, 1916, p. 274.

¹⁷ City & Suburban Realty Co. advertisement, *Plain Dealer*, November 21, 1909.

¹⁸ McAlester and McAlester, *Field Guide to American Houses*, 343-46.

¹⁹ Cuyahoga County Treasurer's Duplicate, Vol. 47, Cleveland Hts. Vil. and Shaker Vil., 1911; Cleveland City Directory, 1912, p. 959.

²⁰ City & Suburban Realty Co. advertisement, *Plain Dealer*, June 6, 1909.

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portico supported by four fluted Ionic columns. Built in 1909 by the City & Suburban Realty Company and sold two years later to Maud W. Doty,²¹ this home has a centered circular window with points 45 degrees off each cardinal direction above a front door with broken pediment and sidelights. A 1910 ad described the house, listed at \$11,500, as having “10 rooms and large halls; hardwood floors thruout [sic]; living room finished in mahogany; dining room white enamel; sleeping rooms, white enamel and mahoganzed birch doors; all modern plumbing appliances; hot water heat; 3d floor has bath, two sleeping rooms and large billiard or ball room; red tile roof.” Still unsold in late 1911, the house was featured in its own ad, which even showed detailed floor plans.²² (See Photo 19 and Figure 12.)

Prairie

The Prairie style was a creation of the renowned Chicago architect Frank Lloyd Wright in the 1890s. Wright and a number of other Chicago architects who emulated his designs became known as the Prairie School. Their designs also inspired other architects' work, mostly in other Midwest cities, in the 1900s and 1910s. The Prairie style is noted for its horizontal emphasis and broad eave overhangs.²³ As elsewhere in Cleveland Heights, the Prairie style is found only sparingly in the district, with only three clear examples (1 percent).

2923 Euclid Heights Boulevard. This 2½-story shingle-above-brick Prairie home was built in 1908 for James W. and Mary A. Fenner.²⁴ The house has a hipped roof with a built-in left side gable. The base of the roof has a pronounced flare typical of the Prairie style. Two hipped front dormers have similar flares that come within inches of meeting. The right side has such a dormer as well. A broad porch built of brick has blocky decorative cast-stone elements at the tops of its two widely spaced brick pillars. A second-story bay window is oriented directly above the front entry. A more elaborate right side bay has decorative leaded windows. The home appeared in a City & Suburban Realty Company ad in March 1910.²⁵ (See Photo 20 and Figure 13.)

2984 Hampshire Road. Built in 1913, this elaboration of a standard 2½-story Prairie Box adds to its hipped roof and central shed dormer stacked first- and second-story sun porches (one of which may have originated as a sleeping porch) on the left side. The enclosed rooms have grouped windows with a rectangular stucco space framed by faux timbers between the levels, suggestive of the Tudor Revival. This feature complements the cast-stone quoins over a first-story arched window, individual window and front-porch sills, and porch pillar crowns. The

²¹ Cuyahoga County Treasurer's Duplicate, Vol. 39, Cleveland Hts. Vil., 1910, and Vol. 47, Cleveland Hts. Vil. and Shaker Vil., 1912.

²² City & Suburban Realty Co. advertisements, *Plain Dealer*, April 17, 1910, November 5, 1911. The clay-tile roof was removed at some point, for the house has a conventional asphalt roof today.

²³ McAlester and McAlester, *Field Guide to American Houses*, 439-40.

²⁴ Cuyahoga County Treasurer's Duplicate, Vol. 35, Cleveland Hts. Vil., 1909. James W. Fenner was secretary of the W. Bingham Company. Cleveland City Directory, 1909, p. 442.

²⁵ City & Suburban Realty Co. advertisement, *Plain Dealer*, March 6, 1910.

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home’s elevated situation atop a broad grass-covered pad accentuates its horizontality, as does its wraparound porch on its right half. (See Photo 21.)

14308 Superior Road. Designed in 1915 for Mrs. N. L. Dweye by Jeffery and Smith, a firm whose principal, Harry T. Jeffery, also designed the Frederick Werk House on Washington Boulevard (Grant Deming’s Forest Hill Historic District) and the Alcazar Hotel (Euclid Heights Historic District), this imposing brick structure with clay-tile and flat roof has four suites. Prairie features include a broad entry porch overhang beneath a rank of three grouped casement windows, a broad shed dormer, and two wide brick chimneys with sea-green geometrically patterned mosaic tiles frames by a horizontal brick band that runs the full width of the house. The front elevation suggests a single-family home, but its tile roof is little more than a façade, giving way to a flat roof on two-story wings that stretch back on left and right, wrapping around a small interior court that opens to the rear. An original two-bay garage with an addition of three auto bays and a storage bay sits directly behind the building across a rear parking lot. Thus, it is clear that the house was purpose-built as a multifamily dwelling. (See Photos 22-23.)

Queen Anne

The Queen Anne style is a genre within the Victorian movement, which corresponds to roughly the last half of the reign of Britain’s Queen Victoria. A product of the Second Industrial Revolution, Victorian houses draw upon the innovation of balloon-frame skeletons that enabled elaborate layouts and extensive ornamentation, sometimes mass-produced and shipped via railroad. Victorian houses, including Queen Anne, usually have steeply pitched roofs. Sometimes they evoke earlier styles, including elements of colonial designs. Queen Anne houses tend to have a dominant front gable and cutaway bay windows or other features that interrupt what might otherwise be simple wall faces. Many Queen Anne houses have turned porch supports and elaborate spindlework (sometimes referred to as “gingerbread”), decorative brackets, and patterned masonry chimneys, gable ornamentation, including half-timbering and more elaborate designs. Perhaps the most iconic feature associated with the style is the tower, which usually rises to a point above a two- or three-story round or polygonal appendage on the side or front corner of a house. Unlike most period styles, Queen Anne homes often feature three or more colors of paint.²⁶ Prior to 1900, all houses built by M. M. Brown’s Mayfield Heights Realty Company were in the Queen Anne style. Fifty-four houses (17 percent) in the district are in the style, 41 percent of which are significantly altered through the removal or covering of architectural details, making this style the most notably compromised of all styles represented in the district. Very few examples of Queen Anne style are present outside of the Mayfield Heights neighborhood in Cleveland Heights, owed primarily to this district’s development prior to most City neighborhoods.

²⁶ McAlester and McAlester, *Field Guide to American Houses*, 263-66.
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1804 Cadwell Avenue. Built by Marcus M. Brown for Nettie Royce Hyde on a sandstone foundation in 1906,²⁷ this cross-gabled Queen Anne house features a three-story round tower that rises to a point on the house's front right corner. Exterior cedar shingles clad the second and third stories, while the first level is clapboard. A recessed arch frames a third-story porch faced by fish-scale cedar shakes under its front gable and is surrounded by a fan pattern of timbers. Fish-scale cedar shakes cover a front balustrade atop a full-width front porch. At the time of this writing, the homeowner is replacing a conventional asphalt roof with multicolored stained wood shingles. The house's front door is flanked by sidelights. (See Photo 24.) A similar recessed arch is found at 2993 Somerton Road. (See Photo 36.)

1842 Cadwell Avenue. This 1900 side-gabled Queen Anne, built for Charles M. Lines,²⁸ has a full-width wraparound front porch supported by fluted Doric columns atop a stone foundation. (See Photo 25.) Diamond-patterned leaded windows are another Victorian feature. It also has a dominant flat-roofed tower on the left of its façade and a steeply pitched false gable to the right, in which is a third-floor Gothic window, a feature repeated twelve years later at 2959 Somerton Road. (See Photo 40) The home on Cadwell appeared in an advertisement, which depicts a balustrade that originally topped its flat-roofed tower.²⁹ (See Figure 14.)

1860 Cadwell Avenue. Designed in 1903 by architect Harlan E. Shimmin and built in 1903 for Frank S. Coke of the Grasselli Chemical Company and his wife Augustine, this Queen Anne adopts what a period ad called the "English half timber style."³⁰ Around the same time, Shimmin designed an identical home for Dr. James L. Dusek, which still stands at 3318 East 55th Street in Cleveland.³¹ Below the half timbering, shingles cover the first level, which sits upon a stone foundation. The front-gabled house has a dominant side gable that shelters a wraparound porch on the front left corner. Oversize fascia boards and a flared roof (originally slate) typify the turn-of-the-century Queen Anne style. (See Photo 26 and Figure 15.)

2893 Euclid Heights Boulevard. The Marcus M. Brown House, built in 1899 by the developer of the Mayfield Heights allotment, is the largest single-family home in the district. The imposing 2½-story mansion sits on a 200 x 150' parcel (originally platted as three distinct lots) and faces Wilton Road at the western corner of Euclid Heights Boulevard. With 12 large rooms finished in mahogany, cherry, and quarter-sawn oak on its first and second floors and an additional three rooms on the third floor, the Brown house has a hipped roof interrupted by a protruding polygonal tower over three-story stacked bay windows. A three-story octagonal tower rises to a point on its left side (facing Euclid Heights). Expansive front and left-side

²⁷ Cuyahoga County Treasurer's Duplicate, Vol. 35, Cleveland Hts. Village, 1907.

²⁸ Cuyahoga County Treasurer's Duplicate, Vol. 33, Clev'd. Heights Hamlet and East Clev'd. Vil., 1901.

²⁹ A. Wiener advertisement, *Cleveland Leader*, May 2, 1909.

³⁰ "A Pretty Mayfield Heights Home," *Cleveland Leader*, August 2, 1903; Cuyahoga County Treasurer's Duplicate, Vol. 33, Cleveland Heights Vil. and East Cleveland Vil., 1904; Cleveland City Directory, 1904, p. 274.

³¹ *Cleveland Architects Database*, http://planning.city.cleveland.oh.us/landmark/arch/pdf/CLC_architects.pdf, accessed October 28, 2014.

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porches feature second-level balustrades with spindlework, which extend to a porte-cochere facing Euclid Heights. The house’s first level is clad in patterned buff brick, while its second level is clapboard and third-floor elements are faced with cedar shake. (See Figure 16 and Photos 27-28.) Inside, the house retains many novel features, including an original electrical panel, push-button switches, an intercom system, and several ca. 1929 Shur-Stop “Automatic Fireman on the Wall” water-filled red-glass fire grenades. (See Photos 29-31.) In addition to the main house, the property includes an original carriage house. (See Photo 32.) Behind it, a small horse barn and a pool house (converted to a single-family residence) are intact.

2819 Hampshire Road. Built by Mayfield Heights Realty Company in 1900 for James P. Johnston,³² this modest-sized, front-gabled Queen Anne house has a full front porch with spindlework, a three-story pointed hexagonal tower on the front left corner, and another front gable over a cutaway bay with stained-glass window on the front right side. This clapboard-sided house is an example of a “painted lady,” a term coined in the late 1970s to describe Victorian houses painted in multiple colors to accentuate their architectural details. (See Photo 33.)

2968 Hampshire Road. Located at the southwest corner of Hampshire and Radnor roads, this 1905 cross-gabled Queen Anne has a three-story octagonal tower on its front corner. A large wraparound porch is supported by Doric columns. Although the house has aluminum siding, it seems not to obscure period details. An early advertisement of the home appeared repeatedly in 1909-10.³³ (See Photo 34 and Figure 17.)

2947 Somerton Road. Built for Eliza J. Hunter in 1898,³⁴ this Queen Anne at the corner of Somerton and Middlehurst roads is a clapboard structure with a dominant front gable over a cutaway bay window that extends from the second floor down beneath the front porch. The front right corner features a round tower. Single-pane over single-pane double-hung windows are the rule, with a series of smaller 16-pane windows in the gables and tower. (See Photo 35.)

2993 Somerton Road. Built by Mayfield Heights Realty Company on speculation in 1899 and acquired two years later by George S. Waite,³⁵ this 10-room, cross-gabled, clapboard Queen Anne has a dominant front gable on its right side, in which is a recessed arch framing a third-story porch. The gable is faced with asbestos siding that probably covers a decorative cedar shingle pattern, possibly fish-scale shingles. Four grouped transom windows with diamond-patterned muntins over a single-light bottom sash are just below the front gable and match two additional windows on the left side of the façade. A full front porch matches the house well but

³² Cuyahoga County Treasurer’s Duplicate, Vol. 33, Clev’d. Heights Hamlet and East Clev’d. Vil., 1901.

³³ See, for example, advertisement, *Plain Dealer*, May 8, 1910.

³⁴ Cuyahoga County Treasurer’s Duplicate, Vol. 33, East Cleveland Tp. and East Cleveland Vil., 1899.

³⁵ Cuyahoga County Treasurer’s Duplicate, Vol. 33, East Cleveland Tp. and East Cleveland Vil., 1900; Cleveland City Directory, 1904, p. 1445.

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is not original. According to an early advertisement, the house originally had a more elaborate wraparound porch with an arched entryway. It also had a dormer to the left of the dominant gable. The home's design draws closely upon Design No. 332 in the October 1899 issue of *Keith's Home-Builder*, with the exception of replacing the pictured hipped roof with a side gable on the left side. The estimated cost to complete in the catalogue was \$2,950, but by 1908 an ad noted that the owner had bought a farm and "must sell" for \$7,000, a bargain price that the ad claimed "would scarcely build the house."³⁶ (See Photo 36 and Figures 18-19.)

1789 Wilton Road. Built as a speculative house by Mayfield Heights Realty Company in 1898 and apparently unsold until Globe Oil Company secretary Charles D. Chamberlain and his wife Estella T. Chamberlain purchased it ten years later,³⁷ this Queen Anne house has an octagonal three-story tower on its front left corner and a polygonal dormer behind it. The front façade has a second-story cutaway bay window over an open porch and a third-story dormer with an arched window. The front left side has a first-floor cutaway bay window and a second-floor diamond-shaped window. Single-pane over single-pane windows are found throughout on the first two levels, with eight-over-one windows in its tower. (See Photo 37.)

1816 Wilton Road. This 1898 Queen Anne cross-gabled house, built speculatively by Mayfield Heights Realty Company and sold to Edwin H. Smith in 1900,³⁸ has a flared roof and a dominant front gable with oversized fascia on its right side over a two-story cutaway bay. Clad in shingle above clapboard, its façade is interrupted by a large exposed chimney constructed of buff pressed brick of the same kind that is found on the first floor of the M. M. Brown House. (See Photo 38.) Similar cross-gabled houses with a dominant front gable are found at 2851 Hampshire Road (1900) and 2959 Somerton Road (1899). (See Photos 39-40.)

Spanish Colonial Revival

Spanish Colonial Revival, also known as Spanish Eclectic, is an early 20th-century architectural style that rose to prominence after the Panama-Pacific California Exposition of 1915 in San Diego. It became especially popular in California and Florida and remained strong through the 1920s. The style references not only Spanish architecture but also earlier period revivals of Spanish architecture, including the Mediterranean Revival, which itself referenced elements of earlier Spanish and Italian designs, and Mission Revival, which lifted motifs from 18th- and 19th-century California missions. The Spanish Colonial Revival style utilizes stucco walls and typically has either a low-pitched clay tile or flat roof. Porches, balconies, arcades, and iron trim figure prominently in the style. Decorative tile work is also common. Two houses in the district embody this style.³⁹

³⁶ *Keith's Home-Builder*, October 1899, p. 133; Cleveland Trust Co. ad, *Plain Dealer*, October 4, 1908.

³⁷ Cuyahoga County Treasurer's Duplicate, Vol. 33, East Cleveland Tp. and East Cleveland Vil., 1899; Cuyahoga County Treasurer's Duplicate, Vol. 35, Cleveland Hts. Vil., 1909; Cleveland City Directory, 1904, p. 246.

³⁸ Cuyahoga County Treasurer's Duplicate, Vol. 33, East Cleveland Tp. and East Cleveland Vil., 1899; Cuyahoga County Treasurer's Duplicate, Vol. 33, Cleveland Hts. Hamlet and East Clev'd. Vil., 1901.

³⁹ McAlester and McAlester, *Field Guide to American Houses*, 417-21.

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2851 Euclid Heights Boulevard. This tile-roofed stucco house, built in 1915, has a simplistic façade. It has leaded casement windows throughout. Situated on a slope, the house makes good use of its topography with a lower left side wing at the basement level and a right side wing at the first level. Another unusual feature is that, instead of boxed eaves with brackets, the house has open eaves with exposed, rounded rafter tails. Its entry porch is also a simple pediment supported by Doric columns. (See Photo 41.)

Tudor Revival

The Tudor Revival style borrows from aspects of late Medieval English country houses, including thatch-roofed cottages and grand manor houses. In the United States the Tudor Revival style often melds with other influences, but most representative houses have steeply pitched side-gabled roofs with one or more cross gables on the façade, as well as decorative half-timbering, a characteristic similar to some earlier Stick and Queen Anne houses. They tend to have stucco or masonry exterior walls, as well as tall, massive chimneys, often with patterned brickwork, multiple shafts, and chimney pots. On some houses the chimney is deliberately placed on the front elevation as a signature of the style. Tudor Revival homes also rely heavily on grouped casement windows, oriel windows, and one- and two-story bays. Others have false-thatched roofs, stone chimneys, and a general English cottage appearance.⁴⁰ The 10 decidedly Tudor houses (3 percent) are spread evenly throughout the allotment, which was largely completed before the style became highly popular in the 1920s. Another 16 predominantly Craftsman-style homes (5 percent) have clear Tudor influences.

3021 Euclid Heights Boulevard. This 2½-story side-gabled home was built for J. C. Williams in 1912. It has two front shed dormers, half-timbering on the second story and in the third-floor side gables above a brick first story. A covered entry porch on the right front has a Craftsman-style oversized fascia and brackets. (See Photo 42.)

2969 Somerton Road. Built in 1913, this two-story, cross-gabled, Tudor-style brick home has unusual details, including a bay window with dividers that lend a nod to Queen Anne spindlework and an arched leaded window with a shield at center, framed by two square leaded windows that together make a cross-like shape. (See Photo 43.)

Apartments

Apartments gained popularity in the early 20th century in American cities. The court apartment typically arrayed “E”- or “U”-shaped three or four story buildings with center halls around open courtyards or light wells. Multiple entrances diminished the number of tenants who had to share a common entrance, an important consideration at a time when privacy was an engrained marker of middle-class status. As amenities like private balconies, central heating, and, often, “well-crafted amenities such as leaded glass cabinets, linen closets, fireplaces,

⁴⁰ Ibid., 354-59.

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ceramic tile and hardwood floors,” made them desirable alternatives to single homes, such apartment buildings were common by the 1920s, including in Midwestern cities such as Cleveland and its first-tier suburbs, including East Cleveland, Lakewood, and Cleveland Heights. In Cleveland Heights, the Euclid Heights allotment to the west of Mayfield Heights offered the largest concentration of these so-called “grand apartments.”⁴¹ Those few to the east of the Coventry Road business district, like the larger number across Coventry, provided dense housing near the streetcar line that ran in the middle of Euclid Heights Boulevard, jogged north on Coventry, and proceeded eastward on Mayfield Road. Today these apartments serve the many people seeking short-term housing near the institutions of nearby University Circle. Ten of the 325 primary buildings in the district (3 percent) are apartment buildings. Like other housing tracts on Ohio’s downtown fringes, these apartments were confined to locations nearest streetcar networks and busy thoroughfares. This efficient system of transportation first came up Mayfield Road around 1891 and up western Euclid Heights Boulevard in 1897, expanding east and north to Coventry Road and connecting to Mayfield Road eastward in 1906. This streetcar route established Cleveland Heights as a “streetcar suburb” and opened up the “Heights” to the middle class and those in the service sector who now had easy access to their downtown employment.⁴² The location of these apartment buildings is, not surprisingly, nearest the streetcar lines that bordered the district. Streetcar tracks entered Cleveland Heights from the west along Euclid Heights Boulevard, turning north along Coventry, then continuing east along Mayfield Road, tracing the western and northern boundaries of Mayfield Heights. Not surprisingly, the district’s apartments are on Mayfield Road, Hampshire Road near Coventry Road, Middlehurst Road near Mayfield and on Euclid Heights Boulevard.

These court apartment buildings were often three stories with courtyards and porches and designed in “U”, “H” or “E” plans to take advantage of natural light, ventilation and provide maximum comfort.

2814 Hampshire Road. Designed by architect John F. Steffens and built in 1924 at a cost of about \$100,000, this four-story, 15-suite brick apartment building has a “U” shape around an inner court that opens toward the street. Steffens was a Columbia-educated Cleveland native who was quite prolific in his design of houses, apartments and commercial buildings in Cleveland Heights and Greater Cleveland. The court apartment type became popular in the early 1900s and its plan eliminated long corridors, offered good cross ventilation and allowed natural light into the units. This “U” shaped building, with its courtyard open to the street and a generous setback, echoed those popular in the Midwest, and were quite common where the

⁴¹ Cleveland Heights Landmark Commission, “On and Off the Boulevard: The Grand Apartments of Cleveland Heights” (walking tour brochure), text available at <http://www.clevelandheights.com/index.aspx?page=497>, accessed July 7, 2014.

⁴² Gordon, Stephen C. “Apartment Buildings in Ohio Urban Centers, 1870 – 1970.” National Register of Historic Places Multiple Property Documentation Form, 2011, pp. E11 – E24.

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apartment sat near a corner abutting a commercial district, as this apartment does.⁴³ Stone veneer on the first floor gives way to brick on upper floors. A hipped clay-tile “false” roof with broad eaves sets off the large front box bays on either side. The remainder of the building has a flat roof. The building also has double-hung divided- over single-light windows with stone sills and stone window accents.⁴⁴ (See Figure 20 and Photo 44.)

2808-2816-2820 Mayfield Road. Completed in 1924-25, this apartment court block is actually three connected four-story, flat-roofed buildings that together form a large “E” that opens toward Mayfield Road. The westernmost building, Stafford Apartments, was completed in 1924, while the Balfour Apartments at center and on the eastern side, were added in 1925. Faced with stone on the first floor with blonde brick on upper floors, all of the buildings are topped by urn-like decorative finials. Each building has a broad central bay running from ground to roof with slight setbacks to either side that feature front balconies. All front-facing windows are double-hung windows with divided over single lights. Two flights of steps lead through a retaining wall at sidewalk level up through a sloped front lawn to each building’s entry porch. This retained elevated front lawn feature, like the balconies, was common in Court Apartments of the era. The setback from busy Mayfield Road and low masonry wall further defined the “private” garden and courtyard space from the public right-of-way, a design feature prominent in Midwestern court apartments.⁴⁵ The buildings at 2808 and 2820 Mayfield (the right and left flanks, respectively) have simple horizontal pediments supported by Doric columns. The middle building at 2816 Mayfield, in contrast, has a broken pediment with a decorative pattern of scrolls, acanthus leaves, corncobs, and flower blossoms in the center. The entry is flanked by single arched windows. “BALFOUR APTs” is carved in block letters above both buildings’ entrances. A porte-cochere passes under the left side of the 2820 Mayfield building to a rear parking area. An early advertisement described the Balfour Apartments as having “4 and 5-room apts., in-a-door bed, iceless refrigeration, vapor heat, beautiful lobby, elevator and janitor service.”⁴⁶ (See Photos 46-47.)

Educational Buildings

The district contains one educational building that is previously listed on the National Register. Originally called East Cleveland Township District 9 School, the Historical Center at Superior Schoolhouse (14391 Superior Road) dates to 1859. Although some have surmised that the district replaced the original schoolhouse with a new one in 1882, it is commonly believed that in 1882 the district remodeled the earlier structure with new sandstone and later, in 1893, added a second story with clapboard cladding. Regardless of its build date, the schoolhouse

⁴³ Ibid, pp. E11-E24

⁴⁴ “Apartment House is Started on Cleveland Heights Street,” *Plain Dealer*, January 13, 1924.

⁴⁵ Gordon, Stephen C. “Apartment Buildings in Ohio Urban Centers, 1870 – 1970.” National Register of Historic Places Multiple Property Documentation Form, 2011, p E17.

⁴⁶ “Apartments for Rent” (classified ad), *Plain Dealer*, January 9, 1927. “In-A-Dor” was a trademark of Murphy Door Bed Company.

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is by far the oldest standing educational building in Cleveland Heights and among the oldest in Cuyahoga County. The last classes were held there in 1924, and in the 1940s-60s the Cleveland Heights school district utilized its space for special-needs students. The building achieved historical status in 1974 when it was named a Cleveland Heights Landmark and is currently owned by the City of Cleveland Heights. Five years later it was added to the National Register of Historic Places.⁴⁷ (See Photo 47.)

Religious Facilities

The district contains one contributing religious facility, Christ Our Redeemer A.M.E. Church (14284 Superior Road), an eclectic Gothic Revival building faced with cedar shingles above clapboard. Built in 1904 for the Fairmount Methodist Episcopal Church (later Cleveland Heights Methodist Episcopal Church and Cleveland Heights Episcopal Church), the building is distinguished by its battlemented corner tower overlooking Superior and Hampshire roads. The church is notable for its frame construction, octagonal plan and pews that curve toward the altar, original 1909 pipe organ, and original stained-glass windows. It feels like a country church, is the oldest standing house of worship in Cleveland Heights and was designated as a Cleveland Heights Landmark in 1995.⁴⁸ (See Photo 48.)

Architects and Contractors

Although incomplete records prevent any precise accounting, it seems clear that the vast majority of houses in M. M. Brown’s Mayfield Heights allotment were builder-designed buildings rather than designed by architects. Nonetheless, some notable Cleveland architects were represented in the allotment. A sampling follows.⁴⁹

Willard Hirsh

A native of Syracuse, Willard Hirsh (1872-1920) moved to Cleveland in the 1890s to work for Charles Schweinfurth. He worked in partnership with George Steffens, Paul Searles, and Donald Gavin before going into practice on his own in 1910. His designs range from the Swetland Building at 1010 Euclid Avenue and commercial buildings on East 4th Street in downtown Cleveland to Huron Road Hospital to several residences in Cleveland Heights and other suburbs. His single design in the district is at 2973 Somerton Road.

⁴⁷ Michael Rotman, “Superior Schoolhouse,” *Cleveland Historical*, <http://clevelandhistorical.org/items/show/204>, accessed July 29, 2014.

⁴⁸ Mark Souther, “Christ Our Redeemer A.M.E. Church,” *Cleveland Historical*, <http://clevelandhistorical.org/items/show/620>, accessed July 7, 2014.

⁴⁹ The information in this section comes from Robert D. Keiser, Secretary, Cleveland Landmarks Commission, *Cleveland Architects Database*, http://planning.city.cleveland.oh.us/landmark/arch/pdf/CLC_architects.pdf, accessed July 5, 2014.

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George Kauffman

George Kauffman (1865-1940) moved to Cleveland in 1897. He designed many Victorian and period revival homes in Lakewood, Hough, and Glenville, including several on East Boulevard. His lone design in Mayfield Heights allotment is an altered Queen Anne home at 1790 Cadwell Avenue.

Harlen E. Shimmin

Before starting his own practice, Harlen E. Shimmin (1873-1941) worked for Charles W. Hopkinson between 1892 and 1904. He was engaged principally in residential design in the Wade Park Allotment, Edgewater, East Cleveland, Cleveland Heights, and Shaker Heights, and was well-known and respected in Greater Cleveland. His two designs in the Mayfield Heights allotment may be seen at 1801 and 1860 Cadwell Avenue.

Frederick William Striebinger

Striebinger (1870-1941) was a prominent Cleveland architect from 1898 to 1940. He may have been the first Clevelander to study at the prestigious Ecole des Beaux-Arts in Paris. Among his notable designs were the House of Wills Funeral Home, Heights Masonic Temple, and Tremaine-Gallagher House.⁵⁰ His three designs in the Mayfield Heights allotment are at 2927 Hampshire Road and 2997 and 3044 Somerton Road.

⁵⁰ "Striebinger, Frederick William," *Encyclopedia of Cleveland History*, <http://ech.case.edu/cgi/article.pl?id=SFW>.
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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.)

- 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

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Areas of Significance

(Enter categories from instructions.)

Architecture
Community Planning & Development

Period of Significance

1825-1937

Significant Dates

1825
1864
1896
1908

Significant Person

(Complete only if Criterion B is marked above.)

Cultural Affiliation

Architect/Builder

Williard Hirsh
George Kauffman
Harlen E. Shimmin
Frederick William Striebinger

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Statement of Significance Summary Paragraph (Provide a summary paragraph that includes level of significance, applicable criteria, justification for the period of significance, and any applicable criteria considerations.)

The Mayfield Heights Historic District in Cleveland Heights, Ohio, is eligible for the National Register of Historic Places under Criterion A because the district’s development embodies an intermediate approach between master-planned garden suburbs and vernacular streetcar suburbs. Apart from the much smaller, two parallel streets that comprise the Cedar Heights allotment (located adjacent to the Ambler Heights Historic District in western Cleveland Heights), it is the oldest Cleveland Heights suburban residential allotment that was fully carried out more or less according to its original developer’s plan. M.M. Brown’s plan focused on a residential neighborhood of predominately single-family residences, with limited two-family homes and apartments only at the periphery, all laid out along a loose grid of streets. While no restrictions were recorded on original deeds, Brown must have put controls in place to ensure a cohesive development. Cedar Heights, in contrast, includes only two parallel streets and development unrestricted, a combination of variously scaled single- and two-family homes intermingled with four-flat apartments. The Euclid Heights allotment barely predates Mayfield Heights and it targeted the well-to-do and failed; the developer’s vision and deed restrictions altered and scaled-down after a 1913 bankruptcy, opening the way for development not unlike Brown’s initial vision for Mayfield Heights. In the late 1800s and earliest decade of the 20th century, Mayfield Heights and, later, City & Suburban Realty Company, cohesively developed a neighborhood of single-family homes like no one had in what would come to be known as Cleveland Heights. Brown’s early vision for a middle class suburban housing development set the stage for much of Cleveland Heights’ residential development that took off in the 1910s and 1920s, where street systems, lot sizes and overall scale mimicked what Brown had pioneered here in the Heights.

It is also eligible under Criterion C because the vast majority of the district’s primary buildings represent popular period styles of domestic architecture in the late nineteenth and early twentieth centuries. The property, more-or-less surrounded on four sides by major thoroughfares, feels separate and shielded, a district unique in Cleveland Heights for its seclusion and its impressive number of homes dating from the 19th century into the earliest decades of the 20th century. The district is home to the city’s oldest school, church and home, and bordered by two of the community’s oldest streets, Mayfield and Superior roads. The remarkable intact neighborhood embodies distinct characteristics of a cohesive late-19th to early-20th century residential development, with designs in the Queen Anne, Tudor Revival, Spanish Colonial Revival, Prairie, Neoclassical, Craftsman, Colonial and American Four Square styles. Bungalow architecture is common and Arts & Crafts detailing are evident in many of the homes. Mayfield Heights represents a textbook example of a neighborhood that exists due to its location adjacent to streetcar lines and the small number of non-contributing primary buildings ensures it represents a significant and distinguishable neighborhood of the “streetcar suburb” era.

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The district also retains a high degree of integrity, having lost very few primary buildings that stood at the end of its period of significance. The period of significance (1825-1937) is justified because the district includes the circa 1825 Preyer House, owned by the family whose farm was subdivided to form a significant portion of M. M. Brown’s Mayfield Heights allotment. Nearly all of the district’s primary buildings were constructed between 1896, the year that Mayfield Heights Allotment developer M. M. Brown platted the first part of his subdivision, and 1937, the build date of the last primary house in the district to utilize a period style evocative of the early twentieth century. While most of the major buildings date from the period 1896-1919, the buildings completed between 1920 and 1937 generally reflect similar styles and building materials and thus share much in common with their earlier counterparts. Additionally, as previously noted, the other early outlier besides the Preyer House—the Superior Schoolhouse (built 1859)—is already listed on the National Register.

Narrative Statement of Significance (Provide at least **one** paragraph for each area of significance.)

Cleveland Heights is among several early suburbs of Cleveland, Ohio, that formed in the late nineteenth century on former farms, vineyards, and quarries as a result of growing demand for homes away from the burgeoning industrial city. Its development continued a trend of eastward population expansion into surrounding townships that began in the mid-nineteenth century. By the late nineteenth century, the sylvan borderland villages of Glenville, Collinwood, and Collamer were filling in with denser residential development, encouraging entrepreneurs and prominent families to look farther east, up the slopes of the so-called “heights” that rise from the plain along Lake Erie to a high glacial terrace. This trend of suburban expansion into the borderland paralleled that of many American cities at the time.⁵¹

Following the development in the 1890s of several early suburban residential allotments, including Euclid Heights (Euclid Heights Historic District, NR 2013), Cedar Heights, Ambler Heights (Ambler Heights Historic District, NR 2002), and Mayfield Heights, the hamlet of Cleveland Heights formed in 1901, probably an effort to stave off the anticipated annexation by the City of Cleveland. Incorporated as a village in 1903, Cleveland Heights counted 1,564 residents.

Streetcars encouraged further population growth in the early twentieth century. In addition to

⁵¹ Kara Cathleen Hamley, “Cleveland’s Park Allotment: Euclid Heights, Cleveland Heights, Ohio, and Its Designer, Ernest W. Bowditch” (M.A. thesis, Cornell University, 1996), 147; Marian J. Morton, *Cleveland Heights: The Making of an Urban Suburb*, The Making of America Series (Charleston, S.C.: Arcadia Publishing, 2002), 8, 22-23. On the allure of the borderland outside American cities, see especially John R. Stilgoe, *Borderland: A History of the American Suburb, 1820- 1939* (New Haven: Yale University Press, 1988). Note: This and the next paragraph were drawn verbatim from J. Mark Souther, “Grant Deming’s Forest Hill Allotment Historic District” (National Register of Historic Places Nomination, 2010).

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the first line that served the Euclid Heights allotment, a second line opened to connect Cleveland with Oris P. and Mantis J. Van Sweringen’s Shaker Village (purchased in 1905 from earlier investors) (Shaker Farm Historic District, NR 2012). The Shaker Village, located in Cleveland Heights, provided a model for the Van Sweringens’ adjacent suburb of Shaker Heights, which incorporated in 1912. Cleveland Heights’ population reached 2,576 by 1910 and surged to 15,264 ten years later. After incorporating as a city in 1921, Cleveland Heights grew tremendously in the 1920s, reaching 50,945 people by 1930.⁵² Since the city experienced its most impressive growth in the 1910s and 1920s, it has thousands of residential and commercial buildings executed in the eclectic styles of that era.

Before suburbanization arrived in the late nineteenth century, however, the area where Mayfield Heights later emerged was a patchwork of farms. Access to Dugway Brook not only supported agriculture but also powered early mills, and the sandstone along its bank was quarried to build foundations. The importance of the brook and the natural springs that fed it prompted the coalescence of a small commercial center known as Fairmount at the nearby intersection of Shaker Road (later called Superior Road) and the State Plank Road (now Mayfield Road). The earliest known owner of the property that later became Mayfield Heights was Roger Newberry of Windsor, Connecticut, who acquired it sometime before 1812.⁵³ According to the 1852 atlas, the land where Mayfield Heights would later emerge included portions of farms owned by H. L. Cahoun and R. Cahoun in the southeastern quadrant of Lot 7 in East Cleveland Township, and by Park B. Clark and T. Curtiss in the southwestern part of Lot 48. By 1874 the future Mayfield Heights included 34.94 acres owned by William Hewitt on the former Cahoun lands and approximately 42 acres of John Peter and Charlotte Preyer’s 61-acre Lake View Wine Farm, purchased from Clark and Curtiss in 1864 and 1868.⁵⁴

The property included a circa 1825 farmhouse—the oldest house in the district and the entire city—built of locally quarried sandstone and overlooking Dugway Brook across from what later became Cumberland Park. (See Photo 49.) The sandstone walls of the Preyer House, which still stands at 14299 Superior Road, are over one and a half feet thick. According to a description of the house as it was when the Preyers lived there,

In the center of the house is a huge chimney with a fine wide-mouthed fireplace in each of the front rooms. In between these flues on the same chimney was a great oven opening into the back hall near the kitchen and pantries. The low window sills were over a foot deep and were filled with hanging baskets of German ivy and caged songbirds. Across the front of the house

⁵² Morton, *Cleveland Heights*, 34-37, 45, 48.

⁵³ Roger Newberry, Elijah White, Jonathan Brace, Enoch Perkins, Justin Ely [of the Connecticut Land Company] to Elias Lee, [1812], Deed AFN#181406180001, Cuyahoga County Fiscal Office, Recorder Division (Tract 9, 70 acres), cited in Korbi Roberts, email to J. Mark Souther, July 4, 2014.

⁵⁴ Benjamin and Mercy Phillips to J. P. Preyer, Deed AFN#186407140009, Cuyahoga County Fiscal Office, Recorder Division (Lot 48 farm of 54.19 acres and Lot 8 natural spring); John and Jane Pinch to J. P. Preyer, Deed AFN#186804150014, Cuyahoga County Fiscal Office, Recorder Division (6.43 acres), cited in Korbi Roberts, email to J. Mark Souther, July 3, 2014.

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was a lattice porch, the roof of which was made of living willows. Along the south side was a stone terrace. Upstairs there were four rooms, each with a fireplace. Off the parlor to the left, as you entered the house, was the master's bedroom and study combined. Here we find another open fireplace connecting with the same chimney in the center of the house. All told there were seven greedy fireplaces and one large oven on that one chimney! Off the master's room was the mistress' bed chamber. John Peter must have had great powers of concentration to have his study adjoining that parlor where so many happy scenes were enacted! The rosewood piano inlaid with mother-of-pearl stood between the two large west windows of the parlor. The other fine furniture from Schloss Schöneck and from the Schüll Tantes made a miniature castle of this place; the lovely old china and Bohemian glass, the fine pictures and rare heirlooms were constant reminders of the rich and abundant lives of their ancestors.

The book account goes on to describe the Preyers' improvements to the residence, including kitchen enhancements, a great pantry, and a sewing room. Outside, "walls of lilacs and snow-balls" lined a pebble path leading to the road beneath large trees, and "carefully trimmed beds of low evergreens and old fashioned hundred-leaf roses bordered with fragrant pinks and stars-of-Bethlehem" added to the home's picturesque setting. The property also featured a large barn and a well-stocked pond lined by willows.⁵⁵ These landscape features do not remain.

Immigrants from Little Italy worked the Preyer farm's vineyards, which later became the site of the Mayfield Heights district. In 1870, the *Plain Dealer* reported that John Peter Preyer had planted "different varieties of grapes, blackberries, raspberries, strawberries, currents, gooseberries, etc." Preyer both grew grapes and produced wine on site, advertising himself as a manufacturer and wholesale and retail dealer of "all native wines."⁵⁶ At the time, Preyer's large homestead and Lake View Wine Farm was known as "one of the most celebrated wine producing places in the county," and we know much more about it than the many other farmers who operated at the same time and most of their homes are long gone in favor of residential development.⁵⁷ John Peter Preyer died in 1885 and his family inherited his land and, it appears, did not continue the wine business. Over the next two decades some of these properties changed hands. Hewitt sold his parcel to Lucy H. Everett. Charlotte Preyer, Emil C. Preyer, Ella J. Y. Preyer, and Mary Preyer Hellwig held small parcels of the former Lake View Wine Farm into the 1890s, while Valentine Christ owned 14.3 acres west of Superior Road.⁵⁸ (See Figure 21.)

⁵⁵ Caroline Behlen Piercy, *The Preyer-Andreae Family History* (Cleveland: Caroline Behlen Piercy, 1937), 151-53.

⁵⁶ Native Wines. J.P. Preyer," advertisement, *Plain Dealer*, January 14, 1871.

⁵⁷ William R. Coates, *A History of Cuyahoga County and the City of Cleveland* (Chicago & New York: The American Historical Society, 1924)

⁵⁸ D. J. Lake, *Atlas of Cuyahoga County, Ohio* (Philadelphia: Titus, Simmons & Titus, 1874), plates 106-7; G. M. Hopkins, *City Atlas of Cleveland* (Philadelphia: G. M. Hopkins, 1881), plate 37; Thomas Flynn et al., *Atlas of the Suburbs of Cleveland, Ohio* (Philadelphia: A. H. Mueller & Co., 1898), plate 10. Quote is from "Preyer's Wine,"

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Marcus M. Brown, a Chicago real estate attorney and noted public speaker who appeared on the Chautauqua circuit and donated his lecturing proceeds to education and charity, moved with his wife Jeanette and their children to East Cleveland Township in 1896 in search of a more relaxed lifestyle. However, even before their move, Brown began to buy Cleveland real estate. Doing business as the Mayfield Heights Realty Company, he purchased Lucy Everett's 35-acre property in 1895.⁵⁹ Over the next five years, he also acquired Hellwig's and Christ's lands and a portion of Ella J. Y. Preyer's land, by that time owned by Henry C. Hurst, bringing his allotment to approximately 77 acres.⁶⁰ Hurst later sold the remainder of his land along Superior Road for houses, setting aside approximately one half acre for the Cleveland Heights Tennis Club, which built a small clubhouse, three clay courts, and a grass court in 1913.⁶¹

On the woodlands and farmlands, Brown platted the suburban allotment of Mayfield Heights in five successive phases between 1896 and 1900, which predated the incorporation of Cleveland Heights (Cleveland Heights became a Hamlet in 1901, a Village in 1903). An early postcard image titled "Harvesting Oats, Mayfield Heights, Cleveland, O.," which probably colorized a pre-1900 photograph, offers the only known glimpse of these farmlands on the eve of their transformation.⁶²

The first subdivision in 1896, platted on the former land of Lucy H. Everett, included Cadwell and Monroe Avenues (Cadwell Avenue and Wilton Road today), Center Avenue (Hampshire Road today) to a point just east of Monroe, and a lesser number of lots along Rock Road (Rock Court today) and Mayfield Road just east of Coventry Road. The next subdivision in 1897 opened an eastward extension of Euclid Heights Boulevard on the former Valentine Christ farm and two new streets, Preyer Avenue (Somerton Road today) and the first part of Hurst Avenue (Middlehurst Road today) off Preyer on most of the former Mary Preyer Hellwig and Charlotte Preyer farms and the western half of Henry C. Hurst's former land. A minor change occurred in an 1898 re-allotment of portions of the southwestern edges of the area, mainly along Euclid Heights Boulevard. Then, in 1899, a fourth subdivision opened lots along a short stretch of Florence Avenue (Radnor Road today) on former Henry C. Hurst land.

Plain Dealer, December 8, 1870. The article's mention of 131 acres reflects the fact that Preyer operated a second 70-acre farm near Mayfield and Warrensville Center roads, where he also planted grapes and other fruits.

⁵⁹ Charles Owen, "Mr. Brown's Neighborhood," *Cleveland Heights Historical Society*, <http://www.chhistory.org/Places.php?PlacesContent=MrBrownsNeighborhood>, accessed June 23, 2014; "Death Summons Public Speaker," *Plain Dealer*, May 13, 1909; Cuyahoga County Recorder Map Book 23, p. 12.

⁶⁰ Derived from Cuyahoga County Auditor Map Book, East Cleveland Township, 1890; Flynn et al., *Atlas of the Suburbs of Cleveland, Ohio*, plate 10; G. M. Hopkins, *Plat-book of the City of Cleveland, Ohio, Volume 1: North-east and South-east Divisions of the City and Eastern Suburbs* (Philadelphia: G. M. Hopkins Co., 1912), plate 45.

⁶¹ Hopkins, *Plat-book*. The club was founded in 1901, according to the following article: "Cleveland Heights Tennis Club to Seek Tournament," *Plain Dealer*, September 15, 1913.

⁶² "Harvesting Oats; 'Mayfield Heights' (Cleveland Heights, Ohio)," [chuh200400103x600w.jpg](http://images.ulib.csuohio.edu/cdm/singleitem/collection/clevehts/id/1015/rec/1), City of Cleveland Heights, Cleveland Heights Historical Center at Superior Schoolhouse, available via *Cleveland Memory Project*, <http://images.ulib.csuohio.edu/cdm/singleitem/collection/clevehts/id/1015/rec/1>.

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Finally, in 1900, Brown subdivided the portion of Emil C. Preyer’s farm west of Superior Road to create the eastern stretch of Center Avenue, and he extended Hurst and Florence avenues northward to meet it, thereby completing the platting of Mayfield Heights. (See Figures 21-22.)

With the exception of the macadamized Euclid Heights Boulevard and unpaved Rock Road, the complete development consisted of brick streets on a more or less rectilinear plan. (See Photo 50.) Brown used his own middle name (Monroe) and his wife’s maiden name (Cadwell) as inspirations for two of these.⁶³ The Preyer family and Henry C. Hurst inspired two more. Along with the Cedar Heights allotment between Cedar Road and what is now called North Park Boulevard and Patrick Calhoun’s Euclid Heights allotment between Cedar and Mayfield roads to the west of Coventry Road, Brown’s Mayfield Heights was an unusual departure from the dominant landscape of small farms at the end of the nineteenth century. Additionally, on the eve of the twentieth century, Mayfield Heights and Cedar Heights stood in marked contrast to the ambitiously upscale Euclid Heights. Lacking Calhoun’s deep capital investment, which enabled a vast assemblage of curvilinear streets designed by Ernest Bowditch in the Garden City idiom, M. M. Brown and the Walton brothers, developers of Cedar Heights, cut straight streets and built for generally less elite home seekers, relying nonetheless on their proximity to Euclid Heights as an enticement.⁶⁴

The Mayfield Heights Realty Company wasted no time in advertising its land in ways that typified those in turn-of-the-century suburban America. Touting the potential for lucrative suburban development, the Mayfield Heights Realty Company advertised in 1897 that its allotment lay midway between Euclid Heights, with its \$18,000-\$35,000 homes, and “the magnificent park of John D. Rockefeller” (the Forest Hill estate).⁶⁵

In contrast to Patrick Calhoun’s Euclid Heights allotment to the west, which dated to 1890 and aimed to attract the elite from Euclid Avenue, Brown targeted the professional and managerial classes with more moderately sized lots, a market that Grant Deming would employ a decade later in Forest Hill to the south. The company offered stock in \$50 increments, which it said equated to \$16 per front foot, timing the offering to precede the anticipated opening of the Euclid Heights streetcar line, which was certain to raise property values. In February 1898, Lucy Everett, who had sold her farm to Brown, purchased an \$8,000 block of stock (which probably equated to ten 50-foot-wide lots).⁶⁶ By spring 1898 Brown had erected a “free

⁶³ Owen, “Mr. Brown’s Neighborhood”; Cuyahoga County Treasurer’s Duplicate, Vol. 33, East Cleveland Tp. and East Cleveland Vil., 1897.

⁶⁴ For more on Euclid Heights, see Kara Cathleen Hamley [O’Donnell], “Cleveland’s Park Allotment: Euclid Heights, Cleveland Heights, Ohio, and its Designer, Ernest W. Bowditch,” M.A. thesis, Cornell University, 1996; and William C. Barrow, “The Euclid Heights Allotment: A Palimpsest of the Nineteenth Century Search for Real Estate Value in Cleveland’s East End,” M.A. thesis, Cleveland State University, 1997.

⁶⁵ Mayfield Heights Realty Co. advertisements, *Plain Dealer*, November 28, December 5, 1897.

⁶⁶ Mayfield Heights Realty Co. advertisement, *Plain Dealer*, November 28, 1897; “A Large Sale of Stock of Mayfield Heights Realty Co.,” *Plain Dealer*, February 14, 1898.

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observatory” from which potential investors and homeowners might survey “one of the most magnificent landscape panoramas that ever entranced the human vision.” The following statement in the company’s announcement suggested who should ascend the observatory: “Beautiful homes built for responsible salaried people, on monthly payments, with no cash down.”⁶⁷

When Brown arrived in East Cleveland Township in 1896, he built a home for his family of six on a bluff overlooking Mayfield Road just east of Coventry Road. This contributing property is extant at 2856 Mayfield Road. It is the earliest Queen Anne house in the district and among the oldest in the city of Cleveland Heights.⁶⁸ In 1899 he erected a larger Queen Anne homestead on a spacious, amply shaded corner of Euclid Heights Boulevard and Monroe Avenue (now Wilton Road), which still stands at 2893 Euclid Heights Boulevard. The 15-room mansion, faced with patterned yellowish bricks on the first level and clapboard and cedar shingles on the upper stories, boasted large rooms finished in mahogany, cherry, and quartered oak. It had seven mantels and grates, and electric lights. The 30,000-square-foot (0.69-acre) estate also included a barn, a carriage house with additional living quarters, and a pool house (later converted into a home at 1842 Wilton Road). All contribute to the significance of the district.⁶⁹ (Refer to Figure 16.)

Although today Mayfield Heights is often cited for its impressive collection of Craftsman bungalows, nearly all of the earliest houses in the allotment were Queen Anne. It seems that M. M. Brown brought from Chicago the use of yellow brick, which appeared not only on the entire first floor of his own home but also in walls and chimneys of several other early Queen Anne houses his company built in Mayfield Heights, for yellow brick was a common building material in Chicago in the late nineteenth century, and not often found here in Cleveland Heights. (See Photos 25, 27, 37, 38, 40, and 51.)

In the middle of 1899 the Mayfield Heights Realty Company reported that “more than ten fine residences” were under construction in the \$15,000-\$20,000 range. Lots were selling at \$30 per front foot, nearly 100 percent higher than a year before.⁷⁰ Less than two years later, M. M. Brown announced plans for a Mayfield Heights Family Club colonial-style clubhouse on Monroe Avenue, which was to cost about \$25,000 and provide a bowling alley, shooting gallery, and tennis courts, but the plan, modeled on the stately Colonial Club on Euclid Avenue, never came to fruition.⁷¹ In fact, Brown was aiming at a much broader clientele than the club set. The price range of the 42 homes the company claimed to have completed by February 1901—\$4,000-\$25,000—demonstrates that Brown was reaching downward to

⁶⁷ “Free Observatory,” *Plain Dealer*, April 16, 1898.

⁶⁸ Owen, “Mr. Brown’s Neighborhood.”

⁶⁹ Advertisement, *Plain Dealer*, April 4, 1909.

⁷⁰ “New Park Roads,” *Plain Dealer*, June 20, 1899.

⁷¹ “For Fine Club; New East End Family Organization to Erect a Structure Costing \$25,000,” *Plain Dealer*, February 15, 1901.

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capture a wider market for new homes. In addition to officers and managers at industrial firms and railroad companies, the listing of homebuyers included a contractor, two opticians, a city inspector, a bookkeeper at Turner Worsted Mills, salesmen at Cowell & Hubbard (a downtown jewelry store), William Bingham Company, and Union Paper & Twine Company, and one traveling dry goods salesman.⁷² In late 1902, another company ad trumpeted two modest bungalows (possibly on Rock Road) for \$2,600 and \$3,600.⁷³

For much of the nineteenth century, homeowners who built outside cities so valued the public services that only municipalities could provide that they allowed themselves to be annexed in order to enjoy such benefits. As historian Sam Bass Warner, Jr., demonstrated in metropolitan Boston, the incorporation of suburban Brookline in 1873 marked a turning point after which suburbanites increasingly preferred to incorporate as separate communities.⁷⁴ The experience of Mayfield Heights both before and after the incorporation of the village of Cleveland Heights suggests that fire protection was such much-needed benefit that suburbanites could not always provide for themselves even under incorporation.

In summer 1899, a new house at the southeast corner of Monroe and Preyer avenues (Wilton and Somerton roads) caught fire. A neighbor on Euclid Heights Boulevard noticed the plume of smoke and rushed to fight the blaze with a garden hose. Three fire engines arrived in succession, but none could obtain sufficient water to contain the worsening fire, which destroyed the \$12,000 home.⁷⁵ Even after the village of Cleveland Heights incorporated in 1903, it continued to depend on volunteer fire companies.

On Halloween in 1904, a forest fire broke out on John D. Rockefeller’s land immediately south of Cadwell Avenue. The fire consumed the attention of curious Mayfield Heights residents. “Youths and maidens, instead of walking down to the [Lake View] cemetery,” reportedly “took strolls down Cadwell avenue and along the Euclid Heights boulevard, watching the course of the flames with grave interest. . . . And all along the frontier the anxious ones kept watch,” some finding solace in the presence of “a babbling [Dugway] brook which trickles down a few rocks and flows drop by drop down between the fire and the boulevard.”⁷⁶ No further account of the fire appeared, so it was certainly contained. Although the fire probably never seriously threatened Mayfield Heights, it pointed again to the ineffectiveness of fire protection in the Heights. Indeed, the article made reference to residents calling the Cleveland Fire Department

⁷² Mayfield Heights Realty Company advertisement, *Plain Dealer*, February 3, 1901. This claim appears quite accurate. Our research found 43 homes built between 1896 and 1900, excluding Brown’s two residences.

⁷³ Mayfield Heights Realty Company advertisement, *Plain Dealer*, November 7, 1902.

⁷⁴ Sam B. Warner, Jr., *Streetcar Suburbs: The Process of Growth in Boston, 1870-1900* (Cambridge: Harvard University Press and MIT Press, 1962), 163-64.

⁷⁵ “New Residence Destroyed,” *Plain Dealer*, August 12, 1899.

⁷⁶ “Forest Blaze Caused Alarm,” *Plain Dealer*, October 31, 1904.

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and the manager of John D. Rockefeller's property, suggesting that they did not trust whatever public protection might be furnished locally.⁷⁷

Only 23 days later, another Mayfield Heights residence, the home of Homer Mireau, president of the Cleveland Turf Goods Manufacturing Company, burned to the ground for lack of firefighting capacity. Although Mayfield Heights volunteer firefighters arrived in timely fashion, the result echoed the experience of five years earlier. When the fire engine proved unable to stanch the flames, firefighters called the Cleveland Fire Department for backup. By the time it arrived, the village's water supply was exhausted, leaving no recourse against the raging inferno, which reduced the \$10,000 shingle-sided house to ashes.⁷⁸ The property's carriage house survives today in altered form as a single-family residence at 2922 Somerton Road. Its Queen Anne style, with polygonal tower, hints that the burned main house may have been similar to the M. M. Brown House across the street. (See Figure 23.)

Fire was not the only danger on the suburban frontier. The Panic of 1907, one in a series of economic collapses that rocked the U.S. financial sector periodically in the century before the Great Depression, dealt a harsh blow to real estate interests, and M. M. Brown was no exception. The downturn exacerbated an already precarious position for Brown, who had built many houses that he was unable to sell. As early as 1900, Brown began to rent unsold homes. In 1902, he took out a classified ad in the *Plain Dealer* that offered, "FOR RENT—On Mayfield Heights, beautiful homes from \$25 to \$40 per month, 8 to 11 rooms; excellent opportunity for summer boarders."⁷⁹ In another telling ad in 1906, Brown offered for \$7,000 "a light pressed brick residence" (almost surely the now-demolished house at 1779 Cadwell Avenue, the same house he had advertised for rent periodically since 1901) with "11 rooms, finished in quarter sawed oak; large porches and corner lot; now vacant, will rent; also other houses."⁸⁰ Meanwhile, the tax valuations of unsold lots grew manifold in the first decade of the allotment's existence, and the addition of a number of speculative houses produced an even greater tax burden for the beleaguered developer.⁸¹ Brown succeeded in building enough houses to help raise area property taxes but did not sell enough houses to turn a profit.

Thus, more than a national economic downturn lay behind Brown's failure. His predicament prefigured a better-known failure by Patrick Calhoun, whose Euclid Heights allotment would falter six years later after building houses on only a fraction of his lots. Like Calhoun's later bankruptcy, Brown's insolvency pointed to the precariousness of those who tested the waters of suburban residential demand before a large market for such housing developed. While Calhoun's development aimed at an elite market that never arrived in sufficient numbers in Euclid Heights before serious competition from Euclid Golf and Shaker Heights siphoned off

⁷⁷ Ibid.

⁷⁸ "Beautiful Home Burned," *Plain Dealer*, November 23, 1904.

⁷⁹ Advertisements, *Plain Dealer*, July 22, 1900, May 16, 1902.

⁸⁰ Advertisement, *Plain Dealer*, June 8, 1906. See also *Plain Dealer*, October 17, 1901, July 11, 1905.

⁸¹ Insights gleaned from a careful reading of the Cuyahoga County Treasurer's Duplicate.

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potential homebuyers, however, Brown probably suffered from the failure of the anticipated Cleveland Electric streetcar line to reach close enough to his development. Indeed, although the line opened as far as the intersection of Euclid Heights Boulevard and Edgehill Road in 1897, this was approximately ten minutes' walk from the western edge of Mayfield Heights. The car line was extended eastward on Euclid Heights, north on Coventry, and east on Mayfield along the perimeter of the allotment, but this happened only in 1906 after a decade of mounting financial difficulties for Brown and only months before the Panic of 1907.⁸²

Cleveland Trust foreclosed on Mayfield Heights Realty Company in 1908 and disposed of unsold lots at sheriff's auction.⁸³ Then, in January 1909, M. M. Brown's home became a site of considerable intrigue when the *Plain Dealer* reported that his 23-year-old private secretary Elenore Irish flushed out two intruders from the residence. The break-in, the second in a week's time, occurred while the real estate dealer was away on a business trip. The incidents were reportedly accompanied by a series of threatening anonymous telephone calls and letters demanding money and information about Brown's business dealings. In both cases, the prowlers rifled through desks and drawers but ignored jewelry, money, or other valuables.⁸⁴

Brown's financial difficulties may have cost him his home and even his life. Just two weeks after the second break-in, Brown's 15-room mansion, said to be worth \$35,000, was listed on the market for \$28,000. By April, Brown marked down his home to \$20,000 to "sacrifice for immediate sale," and the ad remained unchanged days after he died in what were said to be complications from a severe cold.⁸⁵ Perhaps Brown feared for his family's safety. It is also possible that it was unbearable for a once-successful real estate magnate such as Brown to continue to live amid what on one level represented a personal failure. In any case, Brown did not live to see the completion of his Mayfield Heights venture, now in the hands of creditors.

Under the leadership of A. B. Smythe, the City and Suburban Realty Company, an arm of Cleveland Trust, took possession of the unsold lots in Mayfield Heights and set up a small real estate office on the northeast corner of Euclid Heights Boulevard and Cadwell Avenue for prospective buyers.⁸⁶ (See Figure 24.) Like M. M. Brown, City and Suburban built many homes speculatively. Soon after the sheriff's auction, a company ad announced that it was "in a position to accept on lots in this fine residence section such prices as have never been accepted before, and that in all probability will never again be equaled." The ad also emphasized the maturation of the allotment, with "thoroughly improved" streets and "[n]ecessary stores [and] public schools" nearby.⁸⁷ Within a few months, the company refined

⁸² "Spend Fortune on Their Town," *Plain Dealer*, July 13, 1906.

⁸³ Legal Notices, *Plain Dealer*, May 12, 1908.

⁸⁴ "Girl Twice Routs Men of Mystery," *Plain Dealer*, January 11, 1909.

⁸⁵ Real estate listings, *Plain Dealer*, January 24, April 4, May 16, 1909; "Death Summons Public Speaker," *Plain Dealer*, May 13, 1909.

⁸⁶ City & Suburban Realty Co. advertisement, *Cleveland Leader*, September 12, 1909.

⁸⁷ Cleveland Trust Co. advertisement, *Plain Dealer*, June 21, 1908.

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its marketing, describing Mayfield Heights as affording “Country Life in Cleveland” and “Real Homes for Real People.”⁸⁸ Judging from the earlier Mayfield Heights Realty Company’s advertising, “real” meant “responsible salaried people”—the middle class. Importantly, the company began to tout not only the allotment’s location thirty minutes from downtown but also the fact that it was “ten minutes by [street]cars to 105th-st., Case School and Western Reserve University, a selling point that Cleveland Heights still uses today to promote itself as a choice community.”⁸⁹

Drawing upon well-known penchant among garden suburb developers for adopting British names for streets, the City and Suburban Realty Company rechristened most Mayfield Heights streets. The company did not have to look far for a model. Indeed, most of the streets in Patrick Calhoun’s Euclid Heights allotment to the west carried such names. One of Brown’s streets, Center Avenue, was an eastward extension of Calhoun’s Hampshire Road, so renaming Center to Hampshire provided a visible thread to the high-status Euclid Heights. In addition, Preyer Avenue became Somerton Road; Florence Avenue became Radnor Road; and Hurst Avenue became Middlehurst Road. Only Cadwell Avenue, whose name must have satisfied Anglophile standards, remained unchanged. However, as would later be true of many parts of Cleveland Heights, English street names primarily lent a veneer of prosperous respectability that was important in luring the growing middle class to the suburbs. More practically, the City and Suburban Realty Company advertised that it was retaining builders who would supervise day laborers to erect new homes. By this time the allotment contained at least 80 houses, leading the company to proclaim, “its character is already determined. NO PIONEERING ABOUT THIS PROPOSITION.”⁹⁰ Although it did not do so, the company might also have pointed to the fact that 14 of those 80 dwellings (17.5 percent) were home to residents listed in *The Cleveland Blue Book*, a directory of the socially prominent.⁹¹ Unlike Mayfield Heights Realty, which seldom advertised, City and Suburban aggressively promoted new houses, often picturing not only speculative houses in newspaper ads but also showing purchased homes captioned with the names of their owners. An ad in 1909 underscored the allotment’s desirability, noting how Mayfield Heights was protected from pollution by its location 400 feet above lake level and from annoyances such as “terraces, apartments or factories” by “whole building restrictions.”⁹² We have found no evidence of restrictions in historic deeds, though Brown may have included some controls to assure his vision was implemented.

⁸⁸ Owen, “Mr. Brown’s Neighborhood.” For examples of these taglines, see City & Suburban Realty Co. advertisements, *Plain Dealer*, June 6, July 4, August 15, September 12, 1909.

⁸⁹ City & Suburban Realty Co. advertisement, *Plain Dealer*, October 25, 1908.

⁹⁰ City & Suburban Realty Co. advertisement, *Plain Dealer*, October 25, 1908. Almost exactly three years later, another ad noted that 130 homes had been completed, an increase of about 50. See City & Suburban Realty Co. advertisement, *Plain Dealer*, October 22, 1911.

⁹¹ *The Cleveland Blue Book Social Register and Elite Directory* (Cleveland: Helen deKay Townsend, 1907), https://archive.org/details/bluebookofclevel00unse_1, accessed June 28, 2014.

⁹² City & Suburban Realty Co. advertisement, *Plain Dealer*, November 21, 1909.

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By 1912 the City and Suburban Realty Company proclaimed that only 80 of its 297 building lots were unsold.⁹³ (See Figure 25.) By the end of the 1910s, well over 90 percent of Mayfield Heights’s major buildings were in place. The nearing completion of the allotment coincided with the emergence of the Coventry Road business district nearby. An interesting side note is that when Coventry Road converted to commercial use, a foursquare home near the northeast corner of Coventry and Hampshire roads (present-day 1779 Coventry) was moved in 1919 to its current location at 2828 Mayfield Road, just east of Coventry Road.⁹⁴ It seems likely that commercial development also claimed the onetime “Coventry Cattery” at present-day 1793 Coventry, including the home of proprietor Mrs. D. B. (Jeannette) Smith and the two outbuildings where she bred “some of the best cats in the country.”⁹⁵

The 1920s saw the construction of only 25 primary buildings. Among these were eight large brick “grand apartment” buildings that rose near the intersections of Mayfield Road and Coventry and Middlehurst Roads, which constituted the easternmost portion of a large concentration of such buildings that extended westward between Mayfield Road and Euclid Heights Boulevard to the Cleveland city limits overlooking University Circle. The Great Depression years saw the addition of only three houses (at 3027 and 3078 Euclid Heights Boulevard and 14334 Superior, the latter just outside Brown’s allotment). The only noncontributing primary buildings were built in 1947, 1955, 1956 (two houses), 1960, and 1998: Cape Cods at 1720 Preyer Avenue, 1761 Radnor Road, and 14307 and 14315 Superior Road, an apartment building at 1866 Mayfield Road, and a modern ranch at 2850 Mayfield Road.

Even as the City and Suburban Realty Company was broadening the housing stock of Mayfield Heights, one more exceptional house was in the offing—a large 12-room house on manicured grounds at the southwest corner of Superior and Hampshire roads (now 14298 Superior Road). Built in 1908, the fine home’s first floor, finished and floored in quartered oak, boasted a “large reception hall with grate; parlor or music room, living room with beam ceiling, and large open fireplace, built-in bookcases, etc.; dining room, large kitchen, [and] maid’s toilet and lavatory.” The second floor offered a “spacious chamber, dressing room en suite, closets and lavatory, [and] two other chambers, tile bath, linen closet, all in ivory enamel; large library in French gray with casement windows.” The third floor included a “bedroom, large billiard room and store room.” The surrounding grounds, “enclosed by [a] 6-foot stone wall, 14 inches thick, English style,” were laid out as a “Japanese garden with tea house, pond, arched bridge, ... firs, pines, deciduous trees, shrubs and perennial plants.” The grounds also had a pond stocked with black bass and catfish, a deep well and gas pump, and a garage that “will accommodate 2 machines and has quarters above for man.” The house still stands today, as

⁹³ City & Suburban Realty Co. advertisement, *Plain Dealer*, September 8, 1912.

⁹⁴ Advertisement, *Cleveland Leader*, May 2, 1909, with research annotations by Charles Owen.

⁹⁵ George R. Davis, “Know Anything About Cats?” *Plain Dealer*, October 17, 1909.

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does its carriage house, which is clearly of earlier construction, suggesting that it likely served as a horse barn on the Preyer farm and may date to the 1860s-80s.⁹⁶ (See Figure 26.)

To a degree, the name Mayfield Heights was not entirely synonymous with M. M. Brown's Mayfield Heights Allotment. Brown's pioneering work of suburbanizing former vineyards and orchards in the Dugway Brook watershed led many observers to refer to the general vicinity of Mayfield and Superior roads as Mayfield Heights. By 1910, two years after the City and Suburban Realty Company took charge of Brown's allotment, Emil C. Preyer, son of John Peter Preyer, subdivided the northernmost reaches of the onetime Preyer's Lake View Wine Farm to create E. C. Preyer's Allotment, which he advertised as the "Best situated allotment on Mayfield Heights." Emil Preyer, whose house still stands at 14287 Superior Road just north of the older John Peter Preyer House, named his allotment's one street, Alvin Avenue (now Preyer Road) after his son. Located 35 minutes from Public Square and very close to Rockefeller's land, the new subdivision's lots, according to ads, "can be bought cheaper than on any surrounding properties"—the same argument M. M. Brown (and his neighbor to the south) had made in reference to Patrick Calhoun's Euclid Heights Allotment in the preceding years.⁹⁷ However, by 1915, yet another developer was touting "Mayfield Heights Park," an entirely unrelated allotment on the Gates Mills Car Line "only" 55 minutes from Public Square. There, "Next to Nature" and "Near the City," boosters promised that one could acquire lots "with 7 to 10 fruit trees."⁹⁸ In 1925 the village of Mayfield and Mayfield Heights sprang up in that vicinity, by which time its predecessor of the same name in Cleveland Heights would become so integrated into the nearby Coventry business district that few called it by its original name.⁹⁹

In the years that followed, the Coventry district transformed repeatedly, first as a result of the influx of Jews from Cleveland's Glenville neighborhood in 1930s-50s, then in response to the arrival of the counterculture in the late 1960s after it was dislodged from Euclid Avenue by University Circle redevelopment. In the interim, plans for a Cleveland Transit Service (CTS) rapid rail line and a Heights Freeway—both of which threatened to slice through Mayfield Heights—fell through, as did plans to raze much of Coventry's storefronts and apartment buildings to build modern high-rises amid open plazas. The counterculture's presence, meanwhile, re-infused Coventry with life at a time when many Cleveland Heights municipal and business leaders feared its slippage into a slum. Cafes, record stores, and head shops popped up on Coventry, causing some to liken it to New York's Greenwich Village or San Francisco's Haight-Ashbury. The new vibe, accentuated by the annual Coventry Street Fair, lent destination status to what began to be called "Coventry Village," a trend heightened by the

⁹⁶ Advertisement, *Plain Dealer*, May 12, 1912.

⁹⁷ E. C. Preyer advertisement, *Plain Dealer*, April 17, 1910; Piercy, *Preyer-Andreae Family History*, 166.

⁹⁸ Ohio Realty Trust Co. advertisements, *Plain Dealer*, May 7, 1915, and May 21, 1915.

⁹⁹ "History," *City of Mayfield Heights*, <http://www.mayfieldheights.org/index.php/about-the-city/history>, accessed July 29, 2014.

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likes of Louis Zipkin and other businessmen and property owners who capitalized upon and effectively cultivated the hippie image into a brand by the 1990s.

Through it all, Mayfield Heights' housing stock remained remarkably intact. Perhaps those with newfangled tastes sated their modernist longings by decamping to newer suburbs, leaving behind a self-selected population of those who did not wish to leave. Over the years the neighborhood's proximity to University Circle also made it a favored address for the "creative class" well before anyone used such a term. Graphic novelist and self-styled curmudgeon Harvey Pekar felt at home on Hampshire Road, and the surrounding area attracted a number of artists, university faculty, and Cleveland Orchestra musicians. For the most part, those who settled in Mayfield Heights only gently altered its homes. Although a number of houses suffered radical renovations, they are the exception. Very few houses have been demolished. Eight small Rock Court houses were razed in 1979 to expand parking for Coventry Road businesses. Later, the onetime home of Mary Preyer Hellwig at 14359 Superior Road, built circa 1882, was torn down.¹⁰⁰ (See Figure 27.) Most recently, a large, 12-room, shingle and yellow-brick house at the southeast corner of Cadwell and Hampshire (1779 Cadwell Avenue), among the earliest in M. M. Brown's allotment, was demolished in 2013 after decades of abandonment. Constructed in 1898 by M. M. Brown and rented for eight years thereafter, the house's first buyer was famed vaudeville comedian Ezra F. Kendall, who lived there less than four years. After Kendall's death in 1910, Marcus Feder, often called the "father of the American cigarette" for his invention of Sweet Caporals in the 1870s, resided in the Queen Anne-style house until he died in 1942. Feder's son, Lloyd, was the home's last occupant.¹⁰¹ In its place, with assistance from the City of Cleveland Heights, neighbors have crafted a pocket park called "Spirit Corner," so named because the razed house was long reputed to be haunted. (See Photos 51-52.)

A 1909 advertisement promised, "If you build here your home will be desirable and pleasant 50 years from now."¹⁰² Long after this prediction, its superb location and later generations of residents have continued to make Mayfield Heights a sought-after location, albeit one whose name creates considerable confusion. Indeed, fifty years ago when it was already more than a half-century old, Somerton Road staged its first Fourth of July block party and parade in 1964 that continues today as a key event in the life of the neighborhood.¹⁰³ The designation of the allotment as a National Register district recovers its historic name and demonstrates the

¹⁰⁰ Richard Raponi, "Rock Court," *Cleveland Historical*, <http://clevelandhistorical.org/items/show/452>; Marian J. Morton, *Cleveland Heights* (Charleston, SC: Arcadia Publishing, 2005), 24.

¹⁰¹ Cuyahoga County Treasurers Duplicate, 1909; "Apoplexy Fatal to Ezra Kendall; Comedian Dies Suddenly in Indiana Sanitarium, Where He Went for Health," *Plain Dealer*, January 24, 1910 "Marcus Feder Dies; Cigarette Pioneer; Created Sweet Caporal Blend in Seventies by Addition of Turkish Tobacco," *New York Times*, July 26, 1942. Thanks to Robert N. Brown for pointing to the latter source.

¹⁰² City & Suburban Realty Co. advertisement, *Plain Dealer*, November 21, 1909.

¹⁰³ "Somerton Road Celebrates 50 Years," *Focus on Cleveland Heights*, Summer 2014, p. 9.

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locational advantages that both Mayfield Road as a principle east-west artery and "Heights" as a connotation of good living held and continue to hold more than a century later.

Conclusion

The Mayfield Heights Historic District is an important example of late nineteenth- and early twentieth-century suburban residential development in what is today an inner-ring suburb. Begun in the 1890s primarily as an allotment of single-family houses, by the 1920s the district included small but substantial numbers of two-family and multi-family dwellings, including large apartment buildings. Its development as Cleveland Heights' earliest residential development to target the middle class set the stage for the type of development that pervaded the city as developers took a foothold in the 1910s and 1920s, when most of Cleveland Heights was developed. The district's varied and eclectic assemblage of period houses, most of them architecturally intact, make it worth of National Register inclusion.

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Owen, Charles. "Mr. Brown's Neighborhood," *Cleveland Heights Historical Society*, <http://www.chhistory.org/Places.php?PlacesContent=MrBrownsNeighborhood>, accessed June 23, 2014

Piercy, Caroline Behlen. *The Preyer-Andreae Family History*. Cleveland: Caroline Behlen Piercy, 1937.

Prairie School Traveler, <http://www.prairieschooltraveler.com>, accessed March 26, 2009.

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

Stilgoe, John R. *Borderland: A History of the American Suburb, 1820- 1939*. New Haven: Yale University Press, 1988.

Warner, Sam B., Jr. *Streetcar Suburbs: The Process of Growth in Boston, 1870-1900*. Cambridge: Harvard University Press and MIT Press, 1962.

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

United States Department of the Interior
National Park Service

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

Historic Resources Survey Number (if assigned): _____

10. Geographical Data

Acreage of Property 92.3

Use either the UTM system or latitude/longitude coordinates

Latitude/Longitude Coordinates

Datum if other than WGS84: _____

(enter coordinates to 6 decimal places)

- | | |
|--------------|------------|
| 1. Latitude: | Longitude: |
| 2. Latitude: | Longitude: |
| 3. Latitude: | Longitude: |
| 4. Latitude: | Longitude: |

Or

UTM References

Datum (indicated on USGS map):

NAD 1927 or NAD 1983

- | | | |
|-------------|-----------------|-------------------|
| 1. Zone: 17 | Easting: 451561 | Northing: 4595557 |
| 2. Zone: 17 | Easting: 452342 | Northing: 4595764 |

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3. Zone: 17 Easting: 452654 Northing: 4595158

4. Zone: 17 Easting: 451628 Northing: 4595095

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

See Map 1, 1" = 200', in lieu of verbal boundary description.

Boundary Justification (Explain why the boundaries were selected.)

The boundaries generally conform closely to those established when the Mayfield Heights Realty Company platted the allotment between 1896 and 1900. The current boundaries also encompass all developed properties between the eastern border of the allotment and the western edge of Cumberland Park to the south of commercial properties along Mayfield Road. These include the oldest school and oldest house in Cleveland Heights (which predate the suburban allotment) and houses built on portions of the same farm that was also subdivided for Brown's allotment. The inclusion of these eastern additions reflects their common roots in the former Preyer's Lake View Wine Farm and the fact that a member of the Preyer family developed present-day Preyer Road and associated it with Mayfield Heights in advertising. In the early 1900s, this general vicinity appears to have been referred to generically as Mayfield Heights. The only other deviations are the addition of two period apartment buildings between Rock Court and Coventry Road on the southwestern edge of the district, as well as slight adjustments of the rear property lines of lots on the south side of Euclid Heights Boulevard near its intersections with Woodward Avenue and Superior Road, and along the rear property lines of lots on the north side of Hampshire Road near its intersection with Middlehurst Ro These adjacent properties represent a similar design aesthetic, construction period and their geographical proximity to Mayfield Heights makes them indistinguishable from and clearly influenced by M.M. Brown's overall vision of the district.

11. Form Prepared By

name/title: J. Mark Souther, Ph.D.
organization: _____
street & number: 3119 Lincoln Blvd.
city or town: Cleveland Heights state: OH zip code: 44118
e-mail m.souther@csuohio.edu
telephone: 216-321-4287

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date: October 28, 2014

name/title: Charles Owen

organization: _____

street & number: 2992 Somerton Rd.

city or town: Cleveland Heights state: OH zip code: 44118

e-mail mayfieldheights1896@gmail.com

telephone: 216-321-1268

date: October 28, 2014

Additional Documentation

Submit the following items with the completed form:

- **Maps:** A **USGS map** or equivalent (7.5 or 15 minute series) indicating the property's location.
- **Sketch map** for historic districts and properties having large acreage or numerous resources. Key all photographs to this map.
- **Additional items:** (Check with the SHPO, TPO, or FPO for any additional items.)

Figure 1. Cuyahoga County Recorder Map Book, volume 23, p. 12.

Figure 2. Cuyahoga County Recorder Map Book, volume 24, p. 24.

Figure 3. Cuyahoga County Recorder Map Book, volume 24, p. 25.

Figure 4. Cuyahoga County Recorder Map Book, volume 25, p. 10.

Figure 5. Cuyahoga County Recorder Map Book, volume 26, p. 8.

Figure 6. E. C. Preyer ad, *Plain Dealer*, April 17, 1910.

Figure 7. City & Suburban Realty Co. ad, *Plain Dealer*, December 10, 1911.

Figure 8. City & Suburban Realty Co. ad, *Plain Dealer*, May 16, 1909.

Figure 9. City & Suburban Realty Co. ad, *Plain Dealer*, February 16, 1913.

Figure 10. City & Suburban Realty Co. ad, *Plain Dealer*, November 21, 1909.

Figure 11. City & Suburban Realty Co. ad, *Plain Dealer*, June 6, 1909.

Figure 12. City & Suburban Realty Co. ad, *Plain Dealer*, November 5, 1911.

Figure 13. City & Suburban Realty Co. ad, *Plain Dealer*, September 12, 1909.

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- Figure 14. A. Wiener ad, *Cleveland Leader*, May 2, 1909.
- Figure 15. *Ohio Architect & Builder*, September 1903, p. 13.
- Figure 16. M. M. Brown House, ca. 1900. Courtesy of Cleveland Heights Historical Society.
- Figure 17. J. C. McLeland ad, *Plain Dealer*, May 8, 1910.
- Figure 18. *Keith's Home-Builder*, October 1899, p. 133.
- Figure 19. Cleveland Trust Co. ad, *Plain Dealer*, October 4, 1908.
- Figure 20. "Apartment House is Started on Cleveland Heights Street," *Plain Dealer*, January 13, 1924.
- Figure 21. Detail from *Atlas of Cuyahoga and Cleveland, Ohio* (Chicago: George F. Cram Co., 1892), plate 99.
- Figure 22. Thomas Flynn et al., *Detail from Atlas of the Suburbs of Cleveland, Ohio* (Philadelphia: A. H. Mueller & Co., 1898), plate 10.
- Figure 23. Photo: converted carriage house, ca. 1965. Courtesy of Bud and Shirley Ricketts.
- Figure 24. City & Suburban Realty Co. ad, *Cleveland Leader*, September 12, 1909.
- Figure 25. City & Suburban Realty Co. ad, *Plain Dealer*, September 8, 1912.
- Figure 26. Advertisement, *Plain Dealer*, May 12, 1912.
- Figure 27. Photo: Mary Hellwig House. Courtesy of Charles Owen.
- Map 1. Mayfield Heights Historic District boundary, contributing and non-contributing buildings & photo key map, 1" = 200'
- Map 2. Mayfield Heights property boundary and address map, not to scale
- Map 3. National Register Districts in southwest portion of Cleveland Heights, Ohio

Photographs

Submit clear and descriptive photographs. The size of each image must be 1600x1200 pixels (minimum), 3000x2000 preferred, at 300 ppi (pixels per inch) or larger. Key all photographs to the sketch map. Each photograph must be numbered and that number must correspond to the photograph number on the photo log. For simplicity, the name of the photographer, photo date, etc. may be listed once on the photograph log and doesn't need to be labeled on every photograph.

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Photo Log

Name of Property: Mayfield Heights Historic District

City or Vicinity: Cleveland Heights

County: Cuyahoga State: Ohio

Photographer: J. Mark Souther

Date Photographed: May 18, 2012 – October 28, 2014 (See below)

Description of Photograph(s) and number, include description of view indicating direction of camera:

- 1 of 52. OH_Cuyahoga County_Mayfield Heights Historic District_0001
2983 Euclid Heights Boulevard, south façade, camera facing northwest,
July 10, 2014
- 2 of 52. OH_Cuyahoga County_Mayfield Heights Historic District_0002
2903 Hampshire Road, south façade, camera facing north,
July 10, 2014
- 3 of 52. OH_Cuyahoga County_Mayfield Heights Historic District_0003
3003 Somerton Road, south façade, camera facing northwest,
July 10, 2014
- 4 of 52. OH_Cuyahoga County_Mayfield Heights Historic District_0004
1800 Wilton Road, east façade, camera facing west,
July 10, 2014
- 5 of 52. OH_Cuyahoga County_Mayfield Heights Historic District_0005
1791 Cadwell Avenue, west façade, camera facing east,
July 10, 2014
- 6 of 52. OH_Cuyahoga County_Mayfield Heights Historic District_0006
1828 Cadwell Avenue, east façade, camera facing west,
October 28, 2014
- 7 of 52. OH_Cuyahoga County_Mayfield Heights Historic District_0007
3049 Somerton Road, south and east façades, camera facing northwest,
July 10, 2014
- 8 of 52. OH_Cuyahoga County_Mayfield Heights Historic District_0008
2952 Hampshire Road, north façade, camera facing south,
October 28, 2014
- 9 of 52. OH_Cuyahoga County_Mayfield Heights Historic District_0009
1786 Cadwell Avenue, north façade, camera facing southwest,
July 10, 2014

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- 10 of 52. OH_Cuyahoga County_Mayfield Heights Historic District_0010
1786 Cadwell Avenue, west façade, camera facing southeast,
July 10, 2014
- 11 of 52. OH_Cuyahoga County_Mayfield Heights Historic District_0011
1801 Cadwell Avenue, west façade, camera facing east,
July 10, 2014
- 12 of 52. OH_Cuyahoga County_Mayfield Heights Historic District_0012
3051 Euclid Heights Boulevard, south façade, camera facing northwest,
July 10, 2014
- 13 of 52. OH_Cuyahoga County_Mayfield Heights Historic District_0013
2910 Hampshire Road, north façade, camera facing southeast,
October 28, 2014
- 14 of 52. OH_Cuyahoga County_Mayfield Heights Historic District_0014
1779 Middlehurst Road, west façade, camera facing east,
July 10, 2014
- 15 of 52. OH_Cuyahoga County_Mayfield Heights Historic District_0015
1809 Wilton Road, west façade, camera facing southeast,
July 10, 2014
- 16 of 52. OH_Cuyahoga County_Mayfield Heights Historic District_0016
1809 Wilton Road, west façade, camera facing east,
July 10, 2014
- 17 of 52. OH_Cuyahoga County_Mayfield Heights Historic District_0017
1841 Wilton Road, west façade, camera facing northeast,
July 10, 2014
- 18 of 52. OH_Cuyahoga County_Mayfield Heights Historic District_0018
1827 Cadwell Avenue, west façade, camera facing east,
October 28, 2014
- 19 of 52. OH_Cuyahoga County_Mayfield Heights Historic District_0019
2945 Euclid Heights Boulevard, south façade, camera facing north,
July 10, 2014
- 20 of 52. OH_Cuyahoga County_Mayfield Heights Historic District_0020
2923 Euclid Heights Boulevard, south façade, camera facing north,
June 26, 2014
- 21 of 52. OH_Cuyahoga County_Mayfield Heights Historic District_0021
2984 Hampshire Road, north façade, camera facing south,
June 3, 2014
- 22 of 52. OH_Cuyahoga County_Mayfield Heights Historic District_0022
14308 Superior Road, northeast façade, camera facing southwest,
June 26, 2014

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- 23 of 52. OH_Cuyahoga County_Mayfield Heights Historic District_0023
14308 Superior Road, southwest façade, camera facing northeast,
June 26, 2014
- 24 of 52. OH_Cuyahoga County_Mayfield Heights Historic District_0024
1804 Cadwell Avenue, east façade, camera facing west,
July 10, 2014
- 25 of 52. OH_Cuyahoga County_Mayfield Heights Historic District_0025
1842 Cadwell Avenue, east façade, camera facing west,
October 28, 2014
- 26 of 52. OH_Cuyahoga County_Mayfield Heights Historic District_0026
1860 Cadwell Avenue, east façade, camera facing west,
July 10, 2014
- 27 of 52. OH_Cuyahoga County_Mayfield Heights Historic District_0027
2893 Euclid Heights Boulevard, south façade, camera facing north,
June 28, 2014
- 28 of 52. OH_Cuyahoga County_Mayfield Heights Historic District_0028
2893 Euclid Heights Boulevard, south façade, camera facing north,
porte-cochere with carriage house in distance,
June 28, 2014
- 29 of 52. OH_Cuyahoga County_Mayfield Heights Historic District_0029
2893 Euclid Heights Boulevard, interior, original electrical panel,
June 28, 2014
- 30 of 52. OH_Cuyahoga County_Mayfield Heights Historic District_0030
2893 Euclid Heights Boulevard, interior, fire grenade system,
June 28, 2014
- 31 of 52. OH_Cuyahoga County_Mayfield Heights Historic District_0031
2893 Euclid Heights Boulevard, interior, original intercom system,
June 28, 2014
- 32 of 52. OH_Cuyahoga County_Mayfield Heights Historic District_0032
2893 Euclid Heights Boulevard, south façade, camera facing north,
original carriage house,
June 28, 2014
- 33 of 52. OH_Cuyahoga County_Mayfield Heights Historic District_0033
2819 Hampshire Road, south façade, camera facing northeast,
July 10, 2014
- 34 of 52. OH_Cuyahoga County_Mayfield Heights Historic District_0034
2968 Hampshire Road, north and east façades, camera facing
southwest,
July 10, 2014

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- 35 of 52. OH_Cuyahoga County_Mayfield Heights Historic District_0035
2947 Somerton Road, south façade, camera facing north,
July 10, 2014
- 36 of 52. OH_Cuyahoga County_Mayfield Heights Historic District_0036
2993 Somerton Road, south façade, camera facing north,
July 10, 2014
- 37 of 52. OH_Cuyahoga County_Mayfield Heights Historic District_0037
1789 Wilton Road, west façade, camera facing southeast,
October 28, 2014
- 38 of 52. OH_Cuyahoga County_Mayfield Heights Historic District_0038
1816 Wilton Road, east façade, camera facing west,
October 28, 2014
- 39 of 52. OH_Cuyahoga County_Mayfield Heights Historic District_0039
2851 Hampshire Road, south façade, camera facing northwest,
July 10, 2014
- 40 of 52. OH_Cuyahoga County_Mayfield Heights Historic District_0040
2959 Somerton Road, south façade, camera facing north,
October 28, 2014
- 41 of 52. OH_Cuyahoga County_Mayfield Heights Historic District_0041
2851 Euclid Heights Boulevard, south façade, camera facing north,
July 10, 2014
- 42 of 52. OH_Cuyahoga County_Mayfield Heights Historic District_0042
3021 Euclid Heights Boulevard, south façade, camera facing north,
July 10, 2014
- 43 of 52. OH_Cuyahoga County_Mayfield Heights Historic District_0043
2969 Somerton Road, south façade, camera facing north,
June 26, 2014
- 44 of 52. OH_Cuyahoga County_Mayfield Heights Historic District_0044
2814 Hampshire Road, north façade, camera facing south,
July 10, 2014
- 45 of 52. OH_Cuyahoga County_Mayfield Heights Historic District_0045
2808-2016-2020 Mayfield Road, north façades, camera facing
southwest,
July 10, 2014
- 46 of 52. OH_Cuyahoga County_Mayfield Heights Historic District_0046
2820 Mayfield Road, north façade, camera facing south, porte-cochere,
July 10, 2014
- 47 of 52. OH_Cuyahoga County_Mayfield Heights Historic District_0047
14391 Superior Road, south façade, camera facing northwest,

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- October 25, 2014
- 48 of 52. OH_Cuyahoga County_Mayfield Heights Historic District_0048
14284 Superior Road, east façade, camera facing west,
July 10, 2014
- 49 of 52. OH_Cuyahoga County_Mayfield Heights Historic District_0049
14299 Superior Road, west façade, camera facing east,
October 28, 2014
- 50 of 52. OH_Cuyahoga County_Mayfield Heights Historic District_0050
Radnor Road, camera facing south, one of two remaining brick streets,
July 10, 2014
- 51 of 52. OH_Cuyahoga County_Mayfield Heights Historic District_0051
1779 Cadwell Avenue (demolished), north façade, camera facing south,
May, 18, 2012
- 52 of 52. OH_Cuyahoga County_Mayfield Heights Historic District_0052
Spirit Corner (S.E. corner of Hampshire Rd. and Cadwell Ave.), camera
facing south,
July 10, 2014

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.460 et seq.).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 100 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Office of Planning and Performance Management, U.S. Dept. of the Interior, 1849 C. Street, NW, Washington, DC.