

News of your
neighborhood

Forest Hill

SPRING 2007

Forest Hill Home Owners, Inc. is a non-profit organization established more than fifty years ago to benefit the more than 950 homes in the Forest Hill neighborhood and to enforce the protective covenant applicable to each property in Forest Hill.

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Jeffrey R. Dross

A Message from the FHHO President:

We are fortunate to live in a community of lovely homes. Forest Hill homes are all architect designed and were built with high quality materials to meet the stringent covenants John D. Rockefeller, Jr. instituted to insure that Forest Hill would be a desirable neighborhood for generations to come. As warmer weather again approaches, Forest Hill residents will begin to plan exterior home renovations and projects. Perhaps a fresh coat of paint is needed or new more energy efficient windows. As you plan your projects please remember that you must obtain the standards committee's approval if you are making exterior alterations or additions that will alter the original architectural design of your home or lot plan or when the use of materials and installations will depart from those originally used for the home. Specifically, approval is required for:

- Fence replacement or installation
- Window replacement
- Roof replacement
- Siding replacement or installation
- Deck additions and patio enclosures
- Room additions and shed installation
- Other exterior alterations and embellishments

Standards committee review and approval is in addition to and independent of a city permit and must be obtained *before* you begin work. Not all contractors are aware of this requirement, so be sure to remind any contractor you hire if you are relying on them to obtain necessary permits and approvals. And not all contractors are familiar with the quality materials, such as slate and tile roofs or cedar siding, that our Forest Hill homes feature. A tile roof, for example, will last almost indefinitely if properly cared for and will hardly ever have to be replaced. I am confident you will find Ted Howard, our vice-president of standards, and the rest of the standards committee members to be responsive and helpful. The standards committee will collaborate with you to make certain that your needs are met and the features that make Forest Hill homes special are retained.

If you have any questions, you can access our renovation standards on the web at www.fhho.org/standards.htm. Or email Ted at Standards@FHHO.org or call and leave us a message at 216-932-8952. Someone will be sure to get right back to you.

Good luck with all your home projects this year!

Christopher J. Hubbert



Notification to Home Owners in Forest Hill

Written approval from the Forest Hill Home Owners, Inc. is required for new construction, exterior alterations and/or additions to comply with Deed Restrictions.

Written Approval is Needed For:

**Windows / Roofing / Siding / Fences / Patio Enclosures /
Room Additions / Deck**

Call **216-932-8952** for an application. FHHO approval is in addition to and independent of City approval.

Drive By History: Dean Dairy

Parts of what we think of as Forest Hill were in fact never owned by the Rockefeller family and were designated on Forest Hill maps as "foreign property." One of these foreign properties was the Dean Dairy on Mayfield Road where the U-Haul is now located. The following article is reprinted from the Fall 2005 edition of View from The Overlook, the journal of the Cleveland Heights Historical Society. The CHHS is a not-for-profit organization dedicated to preserving and promoting the diverse character and traditions of Cleveland Heights. To learn more about the society you can visit them on the web at www.CHHistory.org or contact president Christopher Roy at 216-321-9141. Our thanks to the society and author Mazie Adams for generously allowing us to reprint this article.

Next time you're stuck in the construction traffic on Mayfield between Lee and South Taylor Roads, take a good look at the U-Haul building. Did you know that this building was once a thriving dairy, right here in Cleveland Heights? Orville A. Dean founded Dean Dairy on this spot in 1884.

At 35 years old, Orville first started selling milk to friends and acquaintances. In 1886, he built a large farmhouse, which served as his family home, the dairy and the office for the company for 71 years. In the early years, milk was delivered by horse-drawn wagons. The delivery men dipped large ladles into the 10 gallon cans, and then poured the milk into each housewife's pitcher.

In 1920, Harry N. Dean took over the company from his father. By then, Dean's had grown to eight retail outlets and one wholesale store, with new machinery and equipment. During these years, the Dean Dairy's many fine horses were displayed at shows and fairs throughout the area.

The war years were difficult, with food rationing and drivers leaving for the front, but luckily for Dean's, dairy products remained in demand. Grove P. Dean, grandson of Orville, originally moved east to try his hand in other businesses, but was drawn back to home. Under his guidance, Dean's converted most of the wagons from horse drawn to automotive, although some horses were still used. Rubber tires were added to these "very modern units" to cut down on noise during early morning deliveries.

Wilbur McCarthy, who retired in 1975 after 40 years as a Dean's milkman, remembered delivering "to the home every day then, seven days a week. We'd go out and load up the wagons at two or three o'clock in the morning and we'd put in our 10 to 12-hour work day. The pay wasn't much for a milkman."

In 1958, the old house was demolished and a new plant was built on the same site, 3211 Mayfield. This has now become the U-Haul store. The "modern two-story office building, designed in true colonial style" included all the amenities required for a successful business that then served more than 50 communities in northeast Ohio. Dean's delivered "regular milk, homogenized vitamin D milk, Golden Guernsey Milks, chocolate milk, Gurn-Z-Gold low-fat milk, coffee and whipping cream, skim milk, butter, whipped cream, cottage cheese, trim low-calorie cottage cheese, buttermilk, Pace margarine, orange juice, goat's milk, Reddi Whip, sour cream, yogurt, orange drink and ice cream."



Many of these items were also available in local stores.

"Dean's had the best chocolate milk, barring anyplace," remembered milkman McCarthy. "It was really out of this world. In the summertime, we sold to a lot of house painters. And we'd sell off the truck to those fellows all the time, buttermilk and chocolate milk."

In their 75th anniversary brochure, the company explained the improvements in quality control. "The laboratory in the modern dairy plant is an integral part of its operations. Among its various functions is the testing of milk for butterfat percentage. Testing both chemically and bacteriologically is done on the farmer's raw supply and on the finished product. In addition, analyses are made of new and present products for continued improvement... Raw milk specimens are subjected to microscopic examination for conformation to Dean's rigid quality control standards."

Dean's milk was "one of nature's most important foods" and most "every person can benefit in well being and energy with a daily intake of one quart of milk." Even Dean's buttermilk was "slimming and satisfying."

Cleveland Heights mayor Ed Kelley worked for Dean's Dairy in the early 1970s, following in the footsteps of his grandfather, milkman William Rapp, his uncle, father and brother. Mr. Kelley filled 500 sacks of ice for the milk trucks each day. Since the trucks were not refrigerated, the milkmen used the sacks to keep the dairy products cool during deliveries. Mr. Kelley worked during the summers and after school in the early fall, until the temperature dropped. He also worked as a weekend night watchman, listening to Casey Kasem's Top 40 on the radio. His favorite memories of working at Dean's were the wonderful stories the drivers shared with him. "The drivers were very kind to me," Kelley remembered, "and they encouraged me to stay in school and go on to college." Dean's was "a great place to work," although going from the hot summer weather outside to the cold air of the cooler could be a shock.

Two other dairy companies operated in Cleveland Heights as well. Hillside was started in 1932 and located on Center Road (now Warrensville), near Noble and Mayfield. Many people remember the wonderful tours of Hillside Dairy and their delicious lunch counter. Hillside is also remembered for having one of the first female milk drivers. In one month, they had 18 drivers called up for service in World War II, so they hired the "first feminine milk-carrier, six feet, 170 pounds." Bruder's dairy opened in the early 1900s. One of Bruder's busiest retail stores was located in

what is now Seitz-Agin Hardware.

Innovations in refrigeration and the proliferation of convenience stores and supermarkets in the 1970s signaled the end of small dairies that specialized in home delivery. People no longer wanted the more expensive, home-delivered milk products. However, many Cleveland Heights residents have fond memories of the milk truck making regular deliveries throughout our community.

Editor's note: Additional reference material and photos on Dean Dairy are available for viewing at the Superior Schoolhouse.

- By Mazie Adams



FHHO Acquires Historic Street Light

In 1931 John D. Rockefeller, Jr.'s Abeyton Realty Company installed the first street lights in the Forest Hill subdivision along Forest Hill, Lee, Monticello and Northvale Boulevards and paid for the electricity to light them as well. The highly ornamented cast iron lamps were each crowned with the dove that would come to symbolize the Forest Hill neighborhood. The lanterns were designed by Rockefeller's architect Andrew J. Thomas and were manufactured in New York City, while the lampposts were manufactured by the King Standard Company of Canton, Ohio.

As early as 1958 there was discussion of replacing the streetlights, which by then had begun to deteriorate. Although FHHO supported efforts to retain the historic lamps and Cleveland Heights did repair work in 1961, by the mid '70s they had been replaced and sold to the public. Fourteen of the lamps were moved to the Beachcliff Market Square shopping complex in Rocky River, Ohio. In 2005 these lights were taken down in connection with the redevelopment of the mall. Forest Hill resident Leonora Roth brought this fact to our attention and we immediately petitioned the city to repatriate one of the lamps to its original home. In 2006, the mayor of Rocky River generously agreed to donate one of the lamps to Forest Hill Home Owners.

Unfortunately the years have not been kind to the lamps (as you can see from the photo below) and they have suffered significant damage from both weather and neglect. Currently our lamp is in storage but we intend to have it repaired and refurbished. The Forest Hill Historic Preservation Society is lending its expertise to the project as well and we hope to have the light erected at the Blue Cottage next year. Then once again Forest Hill will be lit as Rockefeller and Thomas intended!

FHHO Launches New Website

Last November we launched a new version of our website at FHHO.org. The completely redeveloped site includes additional content and can be updated by FHHO volunteers without special knowledge of HTML, the "language" of the web. Meeting dates and other items of local interest will be added regularly, as well as an electronic version of this newsletter. This is the third iteration of your association's presence on the web and we would like to thank area resident Valda Lewis for developing and maintaining the previous version of our site. The current website was designed by Cleveland Heights resident David Hubbert.

The cost of paper mailings and the increasing internet savvy of our residents combine to make the website more important than ever before. In the first full month after it was launched, the new website was visited by over a thousand people. Of course many users are local, but people from all over the country have viewed our site, particularly the "History" page, and many people find us by searching with Google. The site connects us not only to our residents but also to the wider world as well. We are currently working on a joint research project with the Rockefeller Brothers Fund sparked by material posted on our site.

If you haven't already, we hope you will explore our new site soon. And we plan to continue to make improvements, so please give us your suggestions as to how our site can serve you better. You can email our president at President@FHHO.org. We look forward to hearing from you.



Walter C. Leedy 1942 - 2006

Walter Leedy knew more about the history, development and architecture of Forest Hill (and Cleveland, for that matter) than almost anyone.

Leedy was born and grew up in Dearborn Heights, near Detroit. He earned his degree of architecture at the Courtauld Institute of Art at the University of London (where the famous spy, Anthony Blunt was director) and he completed his Ph.D. at the University of Michigan, Ann Arbor. He joined the faculty of Cleveland State University's Art Department in 1972.

Over his lifetime, he amassed a vast collection of original Forest Hill advertising brochures and magazine articles as well as hundreds of Cleveland postcards, which can be seen online at the "Cleveland Memories" tab of the CSU Library website. This collection includes a postcard of John D. Rockefeller and his wife stepping off the train in East Cleveland, near their home in what is now Forest Hill Park.

Prof. Leedy did not live in Forest Hill, but on nearby Terrace Road, at the top of the ridge in East Cleveland. The home has an exceptional interior, the result of his continual efforts, some with no more planning than his tearing out a wall in his pajamas, upon waking!

Dr. Leedy attended East Cleveland School Board meetings regularly and took a strong interest in the welfare of East Cleveland. His knowledge of the system and schools led to the much publicized re-discovered of a WPA mural in a Shaw High School storage bin, moments before the building was scheduled for demolition.

Dr. Leedy was scheduled to speak at the Home Owners Association annual meeting on November 7, the evening he passed away. We waited until too late to hear his insight into our neighborhood.

Recognizing Great Neighbors

The following new homeowners were recognized at the annual meeting for having made significant improvements to their property:

Henry J. Parker	1420 Forest Hills Blvd.
Gregory Gagliano	3175 Chelsea Drive
Jaime Deluke & Kyle Koennecke	2400 Newbury
Ricky Tatum	1231 Hereford
Jimmy & Patricia Seeder	3374 Rumson
Nick Trent & Trisha Namy	3226 Rumson

The city of Cleveland Heights, in recognition of the care given to their property has presented a Community Improvement Award to:

The Meneese Residence on Forest Hills Boulevard
The Porter Residence on Mt. Vernon Boulevard

Thanks everyone! You make our neighborhood better!

Notes from the Forest Hill Historic Preservation Society

Where are tomorrow's preservationists?

I have begun to worry about the care and preservation of America's architectural history based on a few loosely tied recent events.

- The façade removal of 2 Columbus Circle ("The Lollipop Building") in New York City
- The likely destruction of the Ameritrust Tower at E 9th & Euclid in Cleveland
- The successful handover of Philip Johnson's "Glass House" in New Canaan, Connecticut
- The slow sales of a number of the original Rockefeller homes
- The restoration of a sorely abused home at the corner of Glynn Road and Mt. Vernon Boulevard

Like most of us in the neighborhood, I am very excited that someone has seen the core beauty of the house at Glynn & Mt. Vernon. At a party this summer, I was told that the house was "the showplace of the street" by a longtime resident. The new owners appear to be doing as much as possible to return it to that state. Personally, I am not a fan of the new security door on the front (see last issue's commentary) and it is a shame that the previous owner's actions ruined the slate roof, but we should all greet and thank these new neighbors. They will make our home a stronger place.

The lack of public outcry for the now inevitable destruction of Marcel Breuer's Ameritrust Tower has surprised me as much as the weak 11th hour objection to the defacing of Edward Stone's NYC tower. These buildings are (were) both difficult to love, but they remain a vital part of our architectural history. In contrast, Philip Johnson's Glass House will soon be open to the public as a protected site under the auspices of the National Trust for Historic Preservation.

Why the contrast? I believe the community of people with a passion for preserving architecture (and many other elements of Americana) is an aging lot, with minimal replenishment from subsequent generations. This group sees the value of Mr. Johnson's efforts, but has not received the benefit of alternate opinions that younger people would bring to the debate. Despite poking from Steve Litt, Architecture critic at the Plain Dealer and an assortment of commentary from various pundits in New York, sufficient support could not be mustered to change the decisions.

With young people growing up in homes with central air conditioning and garage door openers, the Rockefeller homes in Forest Hill, appear quaint and nice to visit, but ultimately uninhabitable. Let's hope that more people like the new owners on Glynn find us, or we may find ourselves in a neighborhood where even the "modern" homes built in the 40's & 50's remain unsold.

-Jeffrey R. Dross (*Jeff is President of FHHPS. An article appears in each issue of the Forest Hill newsletter. If you are interested in more details about the organization, call him at 321-0206.*)

We could open a roadside stand...



Unfortunately, 25¢ adds up real slowly! Instead, we need to rely on a more stable form of support to serve our community. If you like your neighborhood as much as a sweet cup of freshly squeezed lemonade, then please consider helping.

Fill-in the form below and mail it to FHHO, 2419 Lee Blvd., Cleveland Hts., OH 44118. \$52 is the suggested membership fee, if you'd like to further help your community, we will gladly accept more!

Name: _____

Address: _____

Phone No.: _____ **E-mail address:** _____

Contribution: \$ _____

Forest Hill History Living in the Park

When Jane Chabrand-Lowe tells people she lived in Forest Hill Park during her childhood, listeners don't know whether she really meant the Forest Hill community or if her parents were beatniks who set-up a tent in the park.

The unusual truth is exactly as stated. From the late 1940's to 1959, Jane, her parents and three sisters lived in the caretaker's house of the former Rockefeller estate. It was located in the park behind Kirk Middle School. In 1959, the city built the still standing "red" ranch style home (reasonably close to Lee Boulevard) and the family moved, living there until 1970. During this time, the buildings were designated for use by East Cleveland Park employees. Because there was nothing to indicate the house as private residence, the family was often the host to park visitors assuming the building was an information center. The family always tried to accommodate the park guests.

Ms. Chabrand-Lowe's father worked for the City of East Cleveland. Along with one other person, he was responsible for park maintenance. He kept the acres of lawn mowed, repaired the boat house and buildings as needed, attended to the care of trees and plants and supervised a crew of college men who served as summer help. In the winter, he removed snow from the streets in East Cleveland. Long before unions, Jane remembers her father working long winter hours, once going 36 hours straight.

Perhaps Ms. Chabrand-Lowe's fondest memories revolve around skating on the pond. One of her father's winter tasks was to board-up the boat house for the season. He then laid wood planks over the steps that go from the building to the pond's edge. This allowed the skaters to change from boots to skates and safely walk to the ice. If the ice was not thick enough to use, her father flew a red flag on the flagpole at the pond. In the winter, her home phone often rang with the callers questioning whether the pond was safe to use. She remembers the area around the two bridges being especially susceptible to thin ice. Warning signs were often posted. Because there was no island at the time, the pond provided a huge area on which to skate. Moving only in a circle was not mandatory. "The ice was not flawlessly," Jane remembers. "There were many rouge spots" and while her father did remove some of the snow, users would typically bring shovels and help in keeping the surface clear. A wood stove kept the boat house warm and provided us with a place to put our wet mittens to dry, while we drank hot chocolate. A guard was also employed by the city to insure the safety of the many children who enjoyed the park and its amenities.

"Living in East Cleveland was wonderful!" Ms. Chabrand-Lowe remembers the suburb as a fabulous, walkable city. Each day, she walked from the park to school at Saint Philomena's; she walked to the community pool on Shaw Avenue in the summer and remembers the many merchants along Euclid Avenue, Especially Lawler's, who sold "penny candy" to the kids. "At a time when there was only one car and one driver per family, you needed to have

a city that accommodated walking." The stately homes that lined Terrace Road were especially memorable. She recalls looking at them in envy during her many travels; each one was very unique and completely different style from the one next door.

As with so many things, times changed. In the late 60's, "white flight" occurred almost overnight in East Cleveland. She and her family reluctantly moved to Euclid in 1970. Prior to the mass exodus, Ms. Chabrand-Lowe remembers a racially balanced school population. She believes this was just another benefit of growing up in East Cleveland. An integrated school, long before it was typical has provided her with a lifetime of understanding the diversity of our unique American culture.

Ten years ago, her father stopped by the park to visit his family's former residence. The red ranch had since been transformed into an office; remnants of a home were gone. The park has suffered as well, with overgrown grass, abused amenities and under-maintained foliage. It was a bittersweet visit that brought a tear to the eyes of a man who was responsible for keeping this suburban jewel in prime condition for over thirty years. He never again returned.

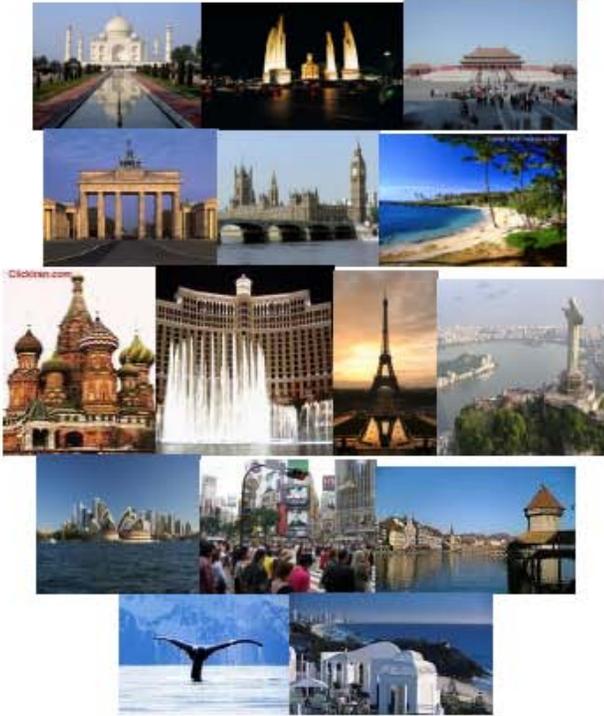
Ms. Chabrand-Lowe knows she has had a unique childhood experience, but reminds us that it was uneventful at the time. It was just a life. She is now, however happy to share her story and enjoys the astonished reactions the story sometimes receives. "It was a unique experience to live in Forest Hill Park and I treasure the memories I have and am so grateful that I had this opportunity to live in such a beautiful place!"



Photos courtesy of Cleveland Heights Historical Society and the Rockefeller Archive Center

Spring Break, Summer Break Fall Break, Winter Break!!

Isn't it time for *YOUR* break?



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Name Our Turkey Contest



Just as the contest names started to come in for the "Name Our Turkey" contest, word arrived that our fowl friend met with an untimely demise. As many predicted, his continual game of "chicken" with the drivers on Forest Hills Boulevard was his undoing. While he may have been a bit of a nuisance, I'm sure everyone will admit to missing our quirky summer guest.

Despite his being gone, we did receive many clever names, but the committee of "Wild Turkey Lovers" has agreed that our friend's obituary should read, "Mr. J. Walker." Thank you to neighbor, Jill Richlovsky who recognized our buddy's penchant for jaywalking!



Have you said, "Hello!" to our new neighbors?

BURLINGTON – Jeffrey Johnson & Andrea Olson
CARVER – Darylene Doxey & Ronald Williams
CARVER – Cody McKinnie
GLYNN – William & Valerie Fambrough
GLYNN – Latonya Griggs & Ovela Coe
HENLEY – Patricia Howell
HENLEY – Sandy Morgan
HEREFORD – Arletha Gunn
LEE – Rhonda Johnson
MONTICELLO – Dionne Patterson
MONTICELLO – Daniel Willet & Lori Heasley
MT VERNON – Heather Baird
MT VERNON – Harold Williams
OAKHILL – Travis Haycook
RUMSON – Erin Namy
RUMSON – Joseph & Taunya Young
SEATON – Stephen Smith & Edith Serkownek
WALDEN – Chantelle Lewis

Three Gates Massage Therapy

Caroline Muse, Kit Sawyer, and Karan Shelley, licensed massage therapists at Three Gates Massage Therapy offering massage for relaxation, stress reduction, emotional support, and as an adjunct to medical treatment. Their offices are off the courtyard of the historic Heights Rockefeller Building. Specialties include manual lymph drainage for treatment of lymphedema, Swedish massage, neuromuscular massage, and cranio sacral therapy.

If you would like more information please contact:

Caroline Muse, LMT
Three Gates Massage
2952 Bolton Rd.
Cleveland Heights, OH 44118
216-932-8222
amuse@infinet.com

Business Support

This newsletter was made possible in part by the generous donation of The Marchetti Company located in the historic Heights Rockefeller Building.

Coit Road Farmer's Market

Don't forget the Coit Road Farmers Market. It is opened all year on Wednesdays from 10 to 3 and Saturdays from 8 to 1. For more information, visit their website at www.coitmarket.org where you can find a full history, pictures and driving instructions.

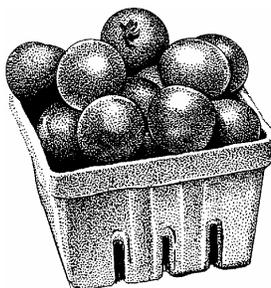
Forest Hill Home & Garden Tour

The Forest Hill Historic Preservation Society will hold their 8th biennial Home & Garden Tour on Saturday June 30th from 12:00 noon to 5:00PM. This tour will feature added educational elements and they are currently working with the Lee-Mayfield merchants to co-sponsor additional events for the visiting guests.

They are currently seeking home owners who would like to open their home for the tour. If you would like to volunteer, or if you want additional information, please contact FHHPS President, Jeff Dross at 321-0206.

Forest Hill Lawn Bowling

Remember last year's articles about lawn bowling. The season is coming soon! If you are interested in learning more about lawn bowling, the Forest Hill Lawn Bowling Club or joining in the fun taking place, right here in your neighborhood, contact Wayne Crookshanks at 440-352-1978 or foresthillbowl@aol.com.



Is Something Missing?

Tell us what you'd like to see in this newsletter. We'll do what we can to oblige.

Drop us a line at newsletter@fhho.org and give us your suggestions.

Forest Hill Home Owners, Inc.
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