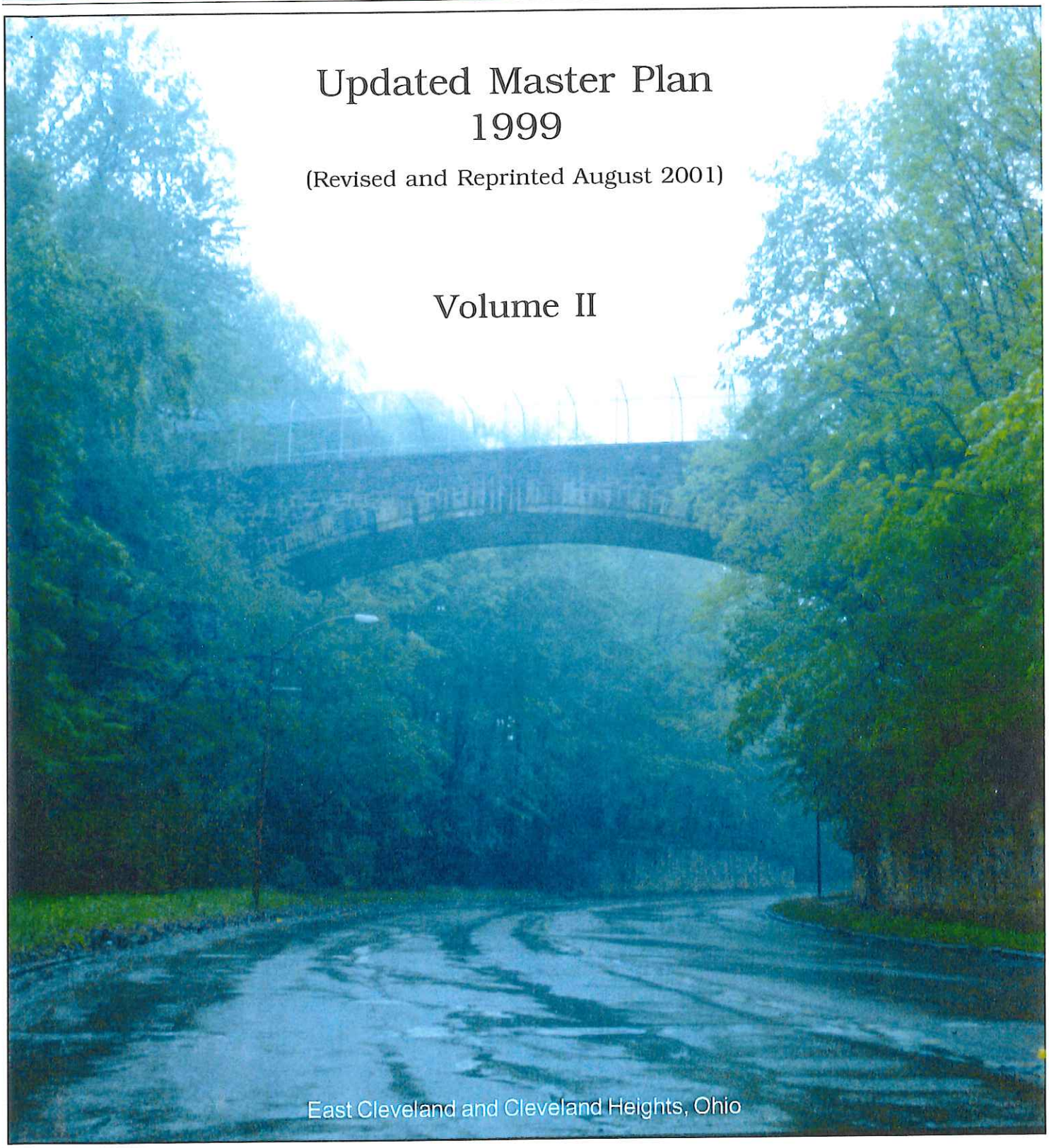
FOREST HILL PARK

Updated Master Plan
1999

(Revised and Reprinted August 2001)

Volume II



East Cleveland and Cleveland Heights, Ohio

Pressley Associates, Inc., *Landscape Architects* ▪ Cambridge, Massachusetts

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Agreement between John D. Rockefeller Jr. and The Cities of Cleveland Heights and East Cleveland, For the Establishment of "Forest Hill Park," January, 1938.
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FOREST HILL PARK

Updated Master Plan 1999

Volume II

Preliminary Historical Analysis, December 1997

Prepared by: Cynthia Zaitzevsky Associates
Brookline, MA

FOREST HILL PARK

East Cleveland, & Cleveland Heights, Ohio

Preliminary Historical Analysis

8 December 1997

Pressley Associates, Inc.
Landscape Architects
Cambridge, Massachusetts

Cynthia Zaitzevsky Associates
Landscape History & Preservation
Brookline, Massachusetts

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DRAFT NARRATIVE SUMMARY:

FOREST HILL PARK, EAST CLEVELAND AND CLEVELAND HEIGHTS, OHIO.

1873-1937: THE ROCKEFELLER ERA.

The Rockefeller period of ownership is actually two periods separated by a six-year hiatus. The site was owned and actively operated by John D. Rockefeller (hereafter JDR) between 1873 and 1917, the year that the house burned. Between 1917 and 1923, JDR no longer stayed at the property, but John D. Rockefeller, Jr. (hereafter Junior) frequently visited, staying in the guest lodge. In the 15 years beginning in 1923, when Junior purchased Forest Hill from his father, and 1938, when the A. D. Taylor Master Plan was prepared, Junior considered several options for the ultimate disposition of the entire property. He began by developing the section to the east of Lee Boulevard as a high quality residential subdivision, designed by architect Andrew J. Thomas.

For the other, landscaped, half of the property, Junior determined that it should be a public park, although certain parcels were given to neighboring institutions. The park would be a gift to the cities of East Cleveland and Cleveland Heights, although Junior decided to give the money he would otherwise have spent on taxes back to the cities to be used for developing and maintaining the park. He also paid A. D. Taylor for the Master Plan. His involvement did not stop there, however. Once the implementation of the Master Plan was underway, Junior was consulted on every point and was sent photographs at regular intervals, although his actual visits were infrequent. Nelson A. Rockefeller, later Governor of New York State and Vice-President of the United States, also had a strong interest in landscaping and made sketches and suggestions in the early 1930s. Although the period of Rockefeller ownership ended in 1938, the period of Rockefeller involvement and influence extended from 1873 until at least 1946.

Even as a small child, JDR was fascinated by landscape matters, views in particular. As an adult, his special interests continued to be views and the planning and construction of roads and paths to obtain views, as well as trees and tree management. He appears to have had no interest at all in horticulture per se, and none of his properties featured flowers, except possibly for cutting and use in the house. There seems never to have been any major farm component at Forest Hill, although the 1938 aerials in the Master Plan may show either vegetable gardens or perhaps plant nurseries in the Cleveland Heights section of the site.

Forest Hill was the first opportunity JDR had to carry out his special landscape interests on a large scale. By his own account, he designed the landscape himself, beginning almost immediately with the roads and paths. After 1890, Junior joined him, when his father put him, at the age of 16, in charge of the payroll and supervision of work on the estate. Junior planned some of the later roads and paths and planted a number of trees. Both men continued their road building activities on other properties, JDR siting the house and planning the approach road at Kykuit, his residence in Pocantico Hills, New York, and Junior planning the roads at the Aerie, his summer place in Seal Harbor, Maine. Ultimately, Junior constructed an extensive system of carriage roads there, 50 miles of which he gave to the National Park Service for Acadia National Park.

In the 1890s, JDR asked first the Olmsted firm and then Warren H. Manning, a former Olmsted firm associate, for advice but did not allow either of them to implement any designs. He also involved them at Kykuit, again without outcome. JDR appeared to feel that the role of a landscape architect was to critique his own efforts and to keep him from making serious mistakes.

JDR's circulation system can be seen particularly well on the Pease 1925 Topographical Survey, and also on the 1898, 1912 and 1914 Plat Plans. It is immediately obvious that JDR's love of roads and paths caused him to put in far more than were actually necessary. Particularly in the area of Dugway Brook, his road crisscrossed the waterway with little bridges so frequently that, on maps, it looks like a braid. Unfortunately, the Pease Survey indicates groups of trees only in the vicinity of the house and in the woods near the quarry, and individual trees are not identified.

In his 1938 report, A. D. Taylor described a grove of large specimen trees east of the site of the former residence, which consisted primarily of four kinds of native oaks and an occasional sourgum and hard maple. Some of these had apparently been part of the original hardwood forest. In the Dugway Brook area, there were trees with characteristics of the typical Lowland Forest, merging into the Mixed Mesophytic Forest at upper levels. There was also a small grove of pines, spruces and hemlocks with broadleaf evergreens, planted by JDR on the south side of the golf course. In 1943, Junior also recollected that there had been a large variety of native trees on the property, including many American chestnuts. It appears that, with the exception of the golf course, JDR simply thinned existing trees.

The lake and the Speedway for racing thoroughbred horses were probably early additions to the property. JDR took up golf only at the age of 50, so that the 9-hole golf course located in part of the Great Meadow probably dates from about 1889-1890, or shortly thereafter. As can be seen in old photographs, the lake was originally larger than it appears on the 1925 Pease Survey and the

Existing Conditions aerial in the 1938 Master Plan. At some point after 1923, the construction of the Forest Hill Subdivision storm sewers made it necessary to reduce the size of the lake.

1938-1950: THE A. D. TAYLOR PERIOD.

In 1938, the prominent Cleveland landscape architect, Alfred D. Taylor (A. D.), was retained to make a Master Plan for the development of the Rockefeller property as a public park. At the time of the Master Plan, Taylor was President of the American Society of Landscape Architects. Taylor was best known for his development of private grounds, and Forest Hill Park survives as his best example of a public park. In January and February 1939, Taylor published two articles in Parks and Recreation, which contain some information not in the Master Plan.

A. D. Taylor's Master Plan, widely recognized at the time as the best of its type, had as its fundamental hypothesis the concept that the park should preserve the best features of the original Rockefeller estate while making it easily available to the public and providing for additional recreational uses. He saw the site as having the potential to be a "country park" of the Prospect (Brooklyn), Fairmount (Philadelphia) and Franklin (Boston) Park type. Taylor's first objective was to achieve unity of design throughout the entire park, without any consideration of the boundary line between East Cleveland and Cleveland Heights. He banned automobile traffic from the park except for access to his carefully designed parking lots.

Of the existing landscape features remaining in 1938 from the Rockefeller ownership, A. D. Taylor proposed initially to convert the roads threading in and around Dugway Brook to paths, while eliminating the straight roads that defined the golf course and formed the Speedway in order to create the new Great Meadow. Some of the Rockefeller bridges over Dugway Brook were to be retained, but others had to be redesigned for safety. The masonry walls constructed by JDR on either side of the brook also needed to be rebuilt. All of the existing walks and trails, with the exception of those in Taylor's proposed Great Meadow, were to be kept, but most had to be brought to a standard width. Also to be retained was the lake, which Taylor planned to enlarge and make deeper. The golf course, on the other hand, had to go, because Taylor felt that the Great Meadow was much more desirable and would serve many more people. The existing tennis courts, which had been built only a few years earlier for the residents of the Forest Hill subdivision, were awkwardly placed for park purposes and were to be taken out and new ones put in elsewhere. Taylor recommended that a picnic area be developed in the Quarry.

Taylor also recommended that several new features be added: automobile and pedestrian entrances; facilities for several sports, including practice putting greens and two bowling greens; picnic groves; and several shelters, including a Main Pavilion to be built on the site of the former Rockefeller residence. A high-level foot bridge would also be constructed over Forest Hill Boulevard. Considerable new planting would be done, but with emphasis on restoring the woodlands.

As a condition of the gift of land for the park, the Master Plan was formally adopted by the cities of East Cleveland and Cleveland Heights, and, instead of being run by a city park commission, Forest Hill Park has always been governed by a three-person commission, consisting of a representative of each city and one appointed by the ASLA. The ASLA appointed Taylor himself as its first representative on the commission.

In the implementation of the Master Plan, Taylor had a sympathetic ally in Jay Downer, then Junior's personal representative, who had earlier been the chief engineer for the Westchester County (New York) Park Commission. All of the construction work was carried out by the Works Progress Administration, one of FDR's alphabet agencies, as WPA Project No. 1402. A major setback occurred early on when Charles A. Carran, City Manager of East Cleveland, recommended culverting the entire length of Dugway Brook in that city because of sanitary and safety concerns and also because there was an unexpectedly large amount of free concrete and labor available from the WPA. Downer was appalled at this suggestion. Unfortunately, on the day that A. D. Taylor and Junior made a field inspection with Downer, the water was very low and the pollution was especially objectionable.

Not all of Taylor's recommended structures and recreational facilities were executed at once, and some were never built. The agreement that the two cities signed did not demand that all recommended features be constructed immediately but only that, once started, they should be carried out according to plan. Obviously, a high priority was the foot bridge over Forest Hill Boulevard, which was constructed in 1939-1940 from designs by Wilbur J. Watson, Engineer, with F. R. Walker as Consulting Architect. Although A. D. Taylor had to keep an eagle eye on the construction workers to ensure that they consistently matched the stone sample, the bridge, when complete, was a triumph. Not only was the WPA proud of it, but Junior -- not a man given to hyperbole -- when shown a photograph, exclaimed: "This bridge is truly beautiful."

A. D. Taylor was a member of the Cleveland Heights Planning Commission from 1944 and so remained in touch with the project almost until his death in January 1951.

1951-PRESENT: THE MODERN PERIOD.

Although we have received considerable information from Cleveland Heights about activities during the modern period, we have relatively little about similar activities in East Cleveland. Everything we now know about this period, in both cities, is listed in the Chronology. We do not yet have enough information to present a balanced narrative.

Forest Hill Park, East Cleveland and Cleveland Heights, Ohio

Historical Mapping for the John D. Rockefeller Period - 1873 - 1937

Legend:

- Park Circulation
- Vegetation & Tree Line
- Water Course & Lagoon
- Structures
- Bridges
- Recreational Fields
- Playing Courts
- Parking

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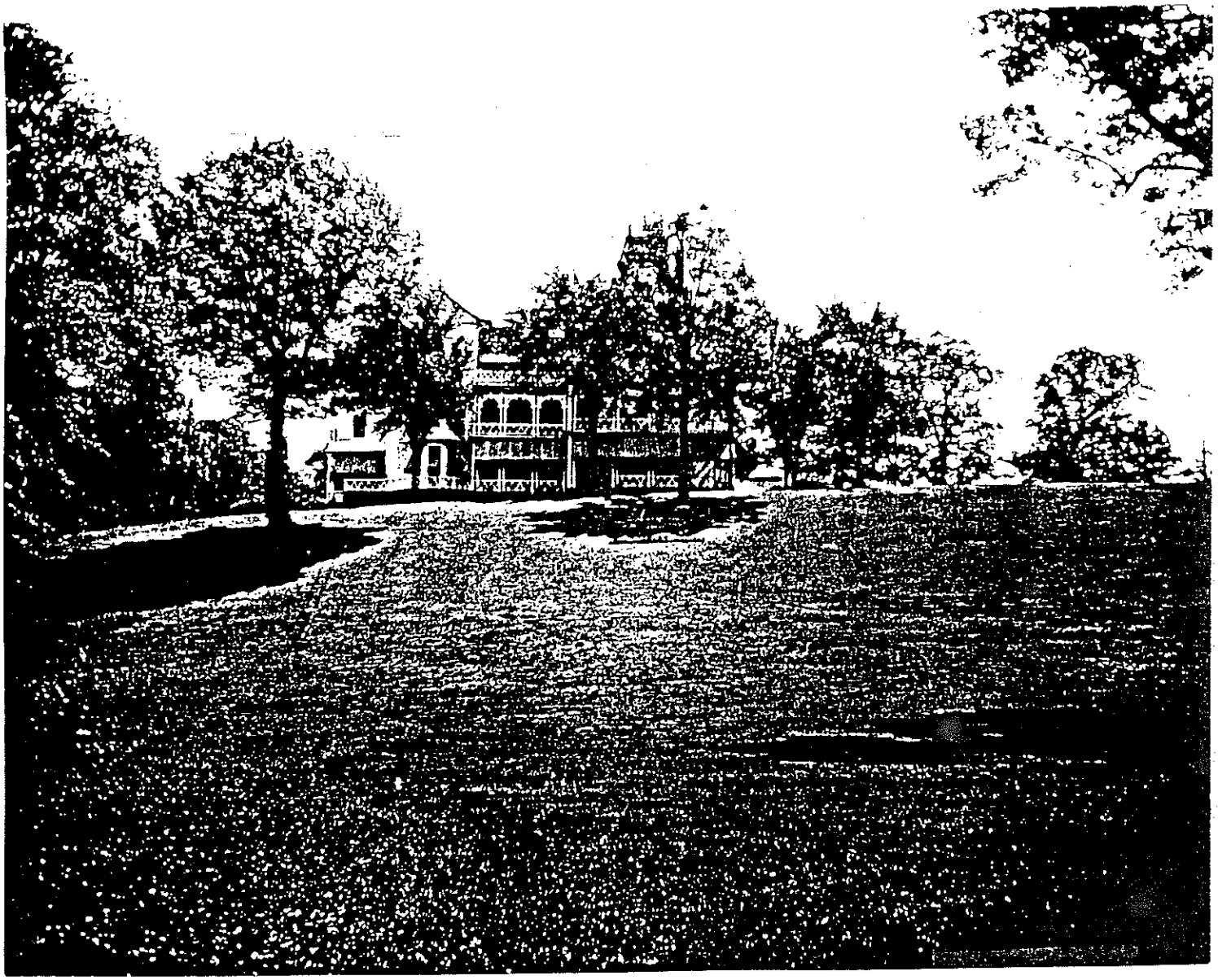
Scale 1" = 500'
8 December 1997

Illustrations for the John D. Rockefeller Period 1873-1937

Forest Hill, Cleveland, Ohio, home where John D. Rockefeller, Jr. spent summers in his childhood. The house burned down on 17 December 1917.

RAC/no date.

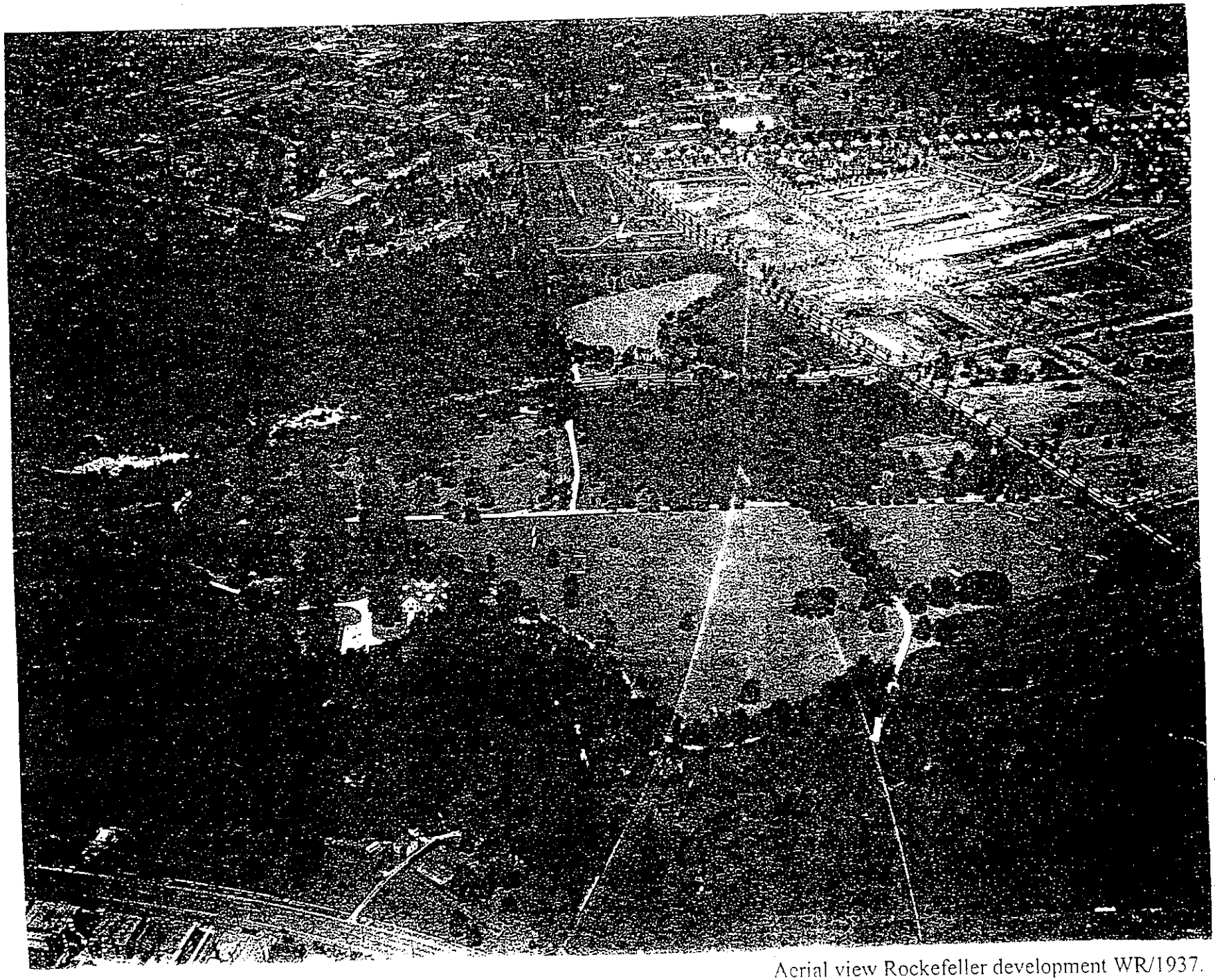


House and lawn RAC/c. 1905.

Bridge under main drive RAC/no date.

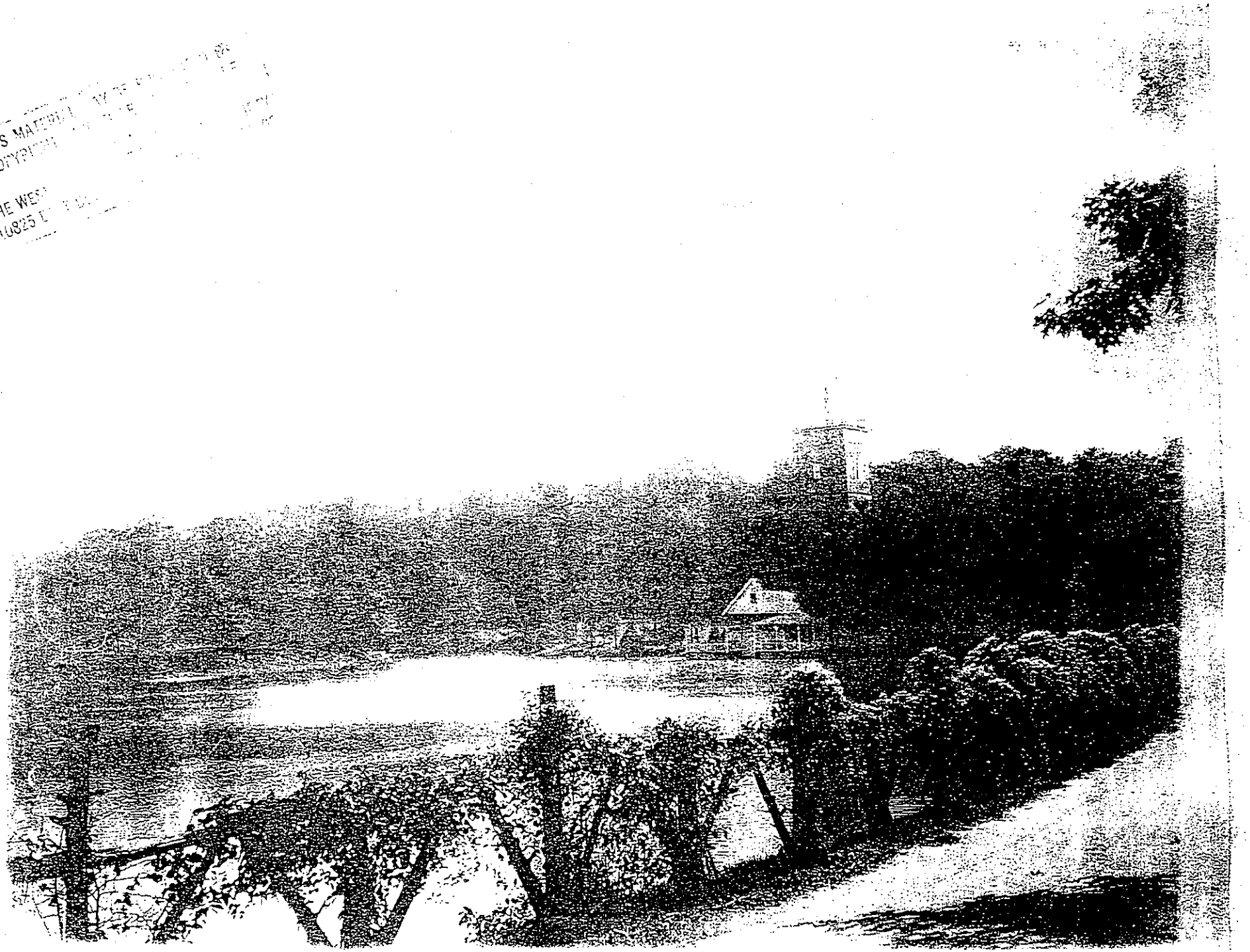
Main Drive, John D. Rockefeller house RAC/no date.

A view of the Rockefeller estate from the verandah of the house. CPL/1910.

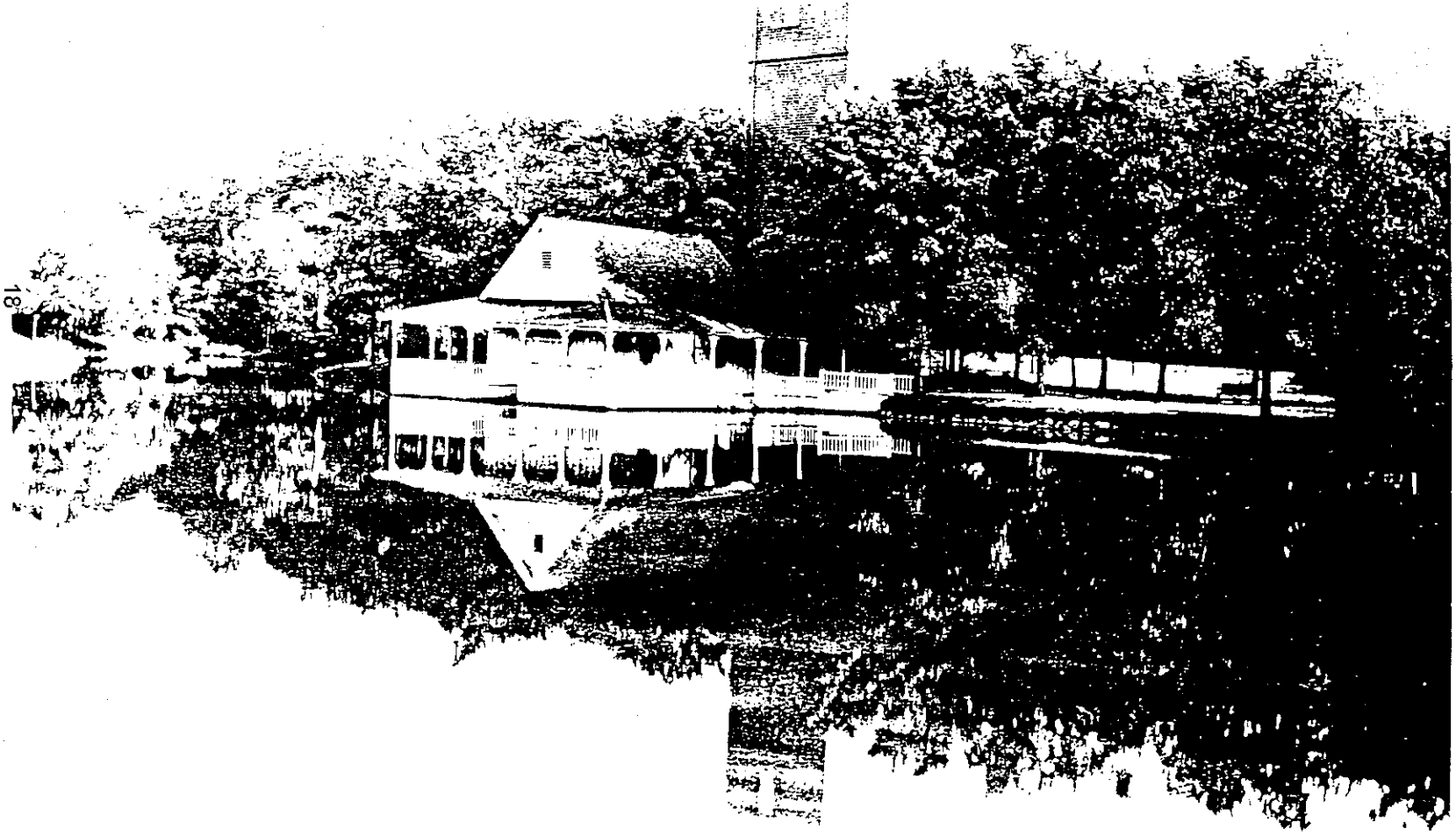


Aerial view Rockefeller development WR/1937.

Rockefeller Estate Lake, Windmill, Boathouse, and Bridge RAC/ no date.



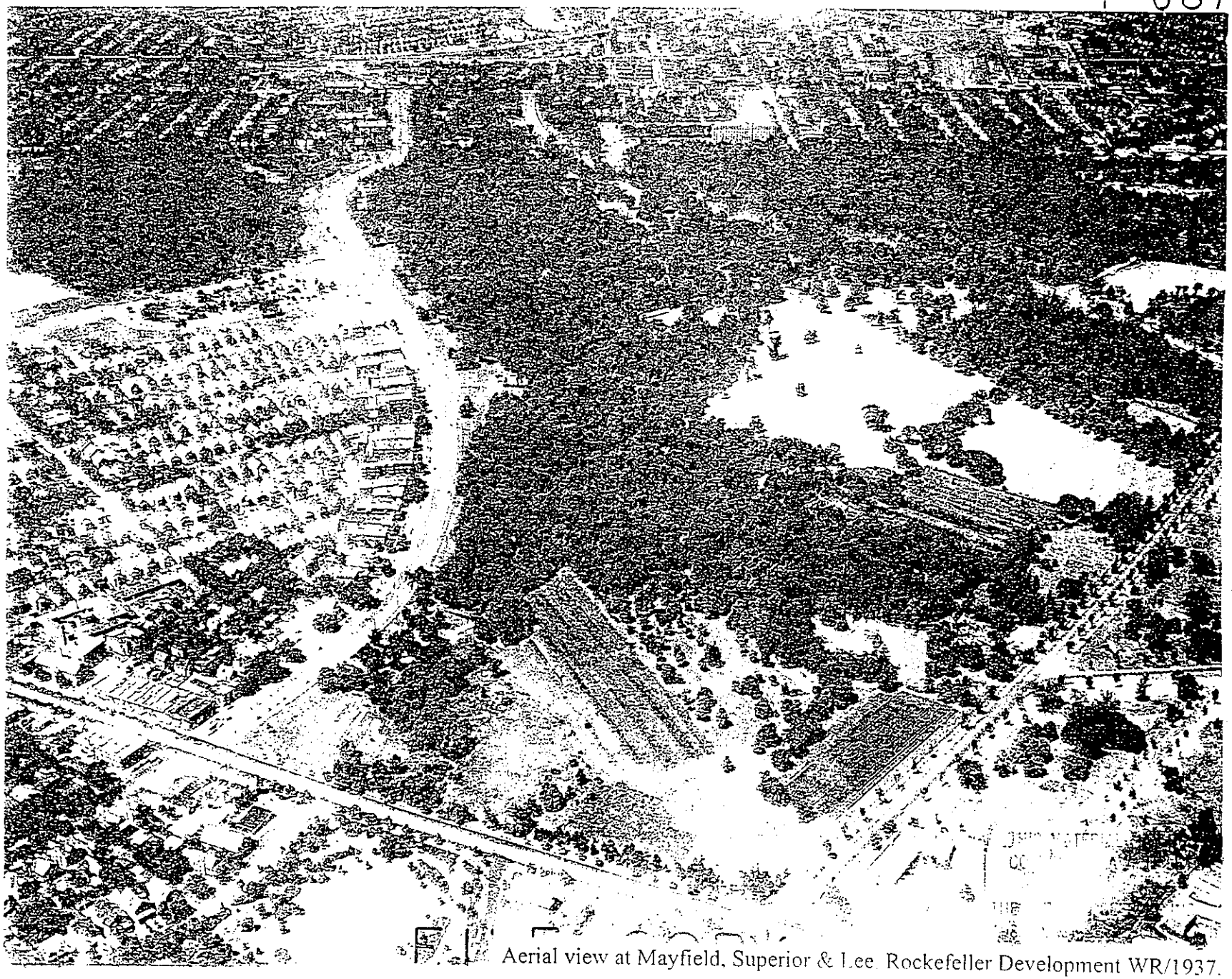
Rockefeller Estate lake, boathouse, windmill, and clematis walk WR/c. 1907.



Rockefeller Estate lake, windmill, boathouse RAC/no date.

Rockefeller Estate clematis walk, boathouse, and windmill RAC/no date.

F-687

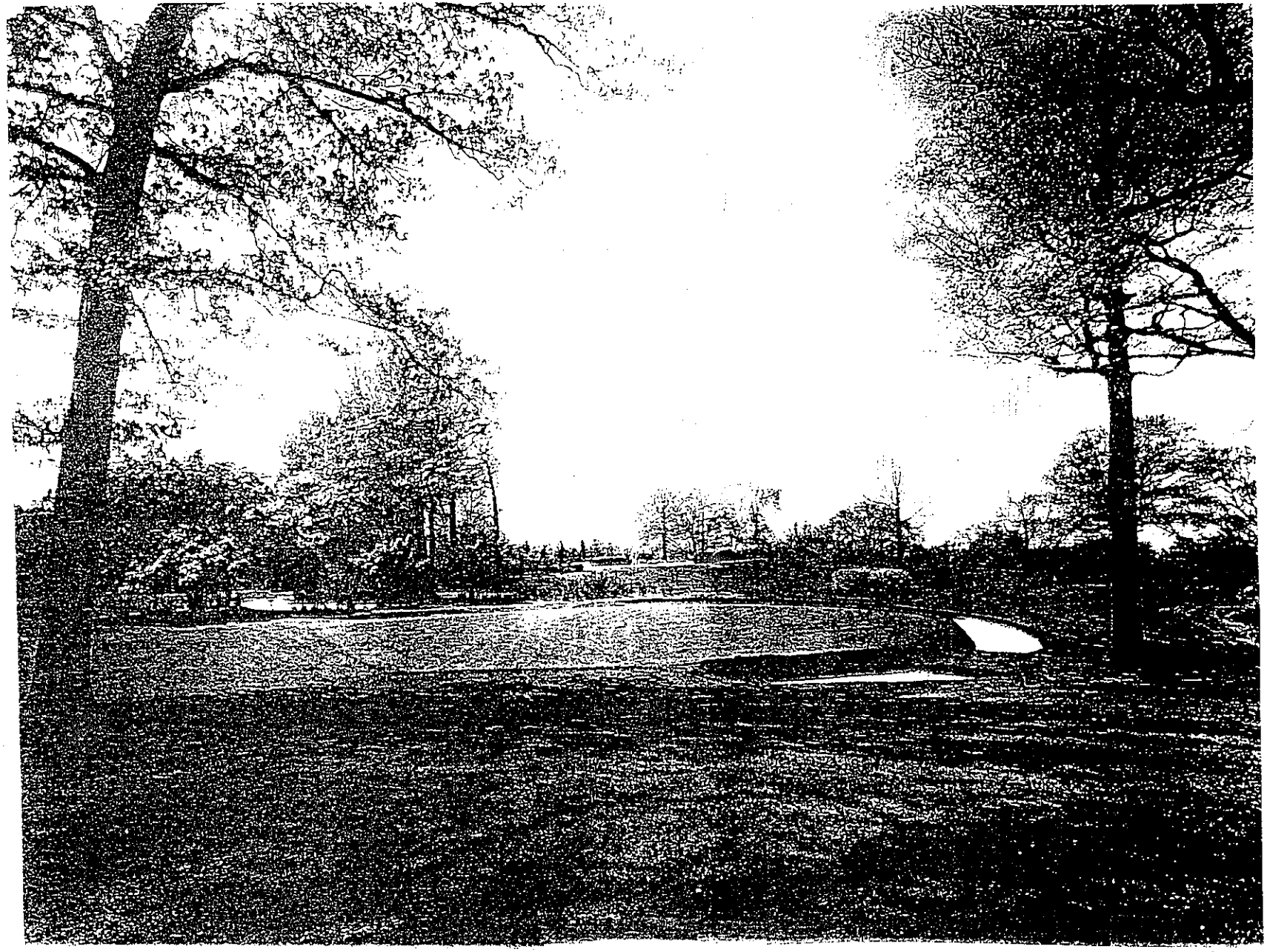


Aerial view at Mayfield, Superior & Lee. Rockefeller Development WR/1937.

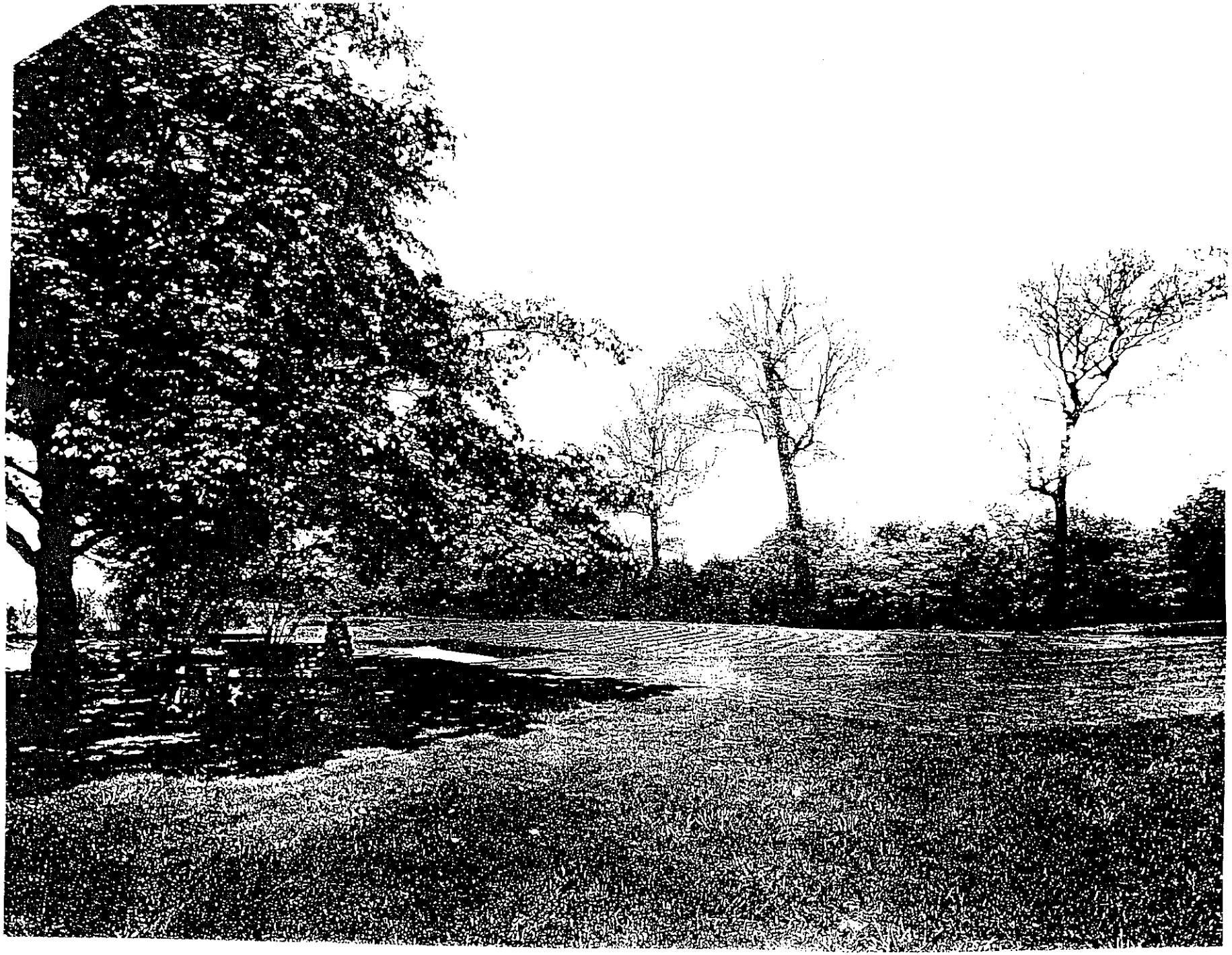
One of the new greens on the Forest Hill golf course RAC/no date.

Rockefeller Archive Center

Hole #2 on Forest Hill golf course RAC/no date.



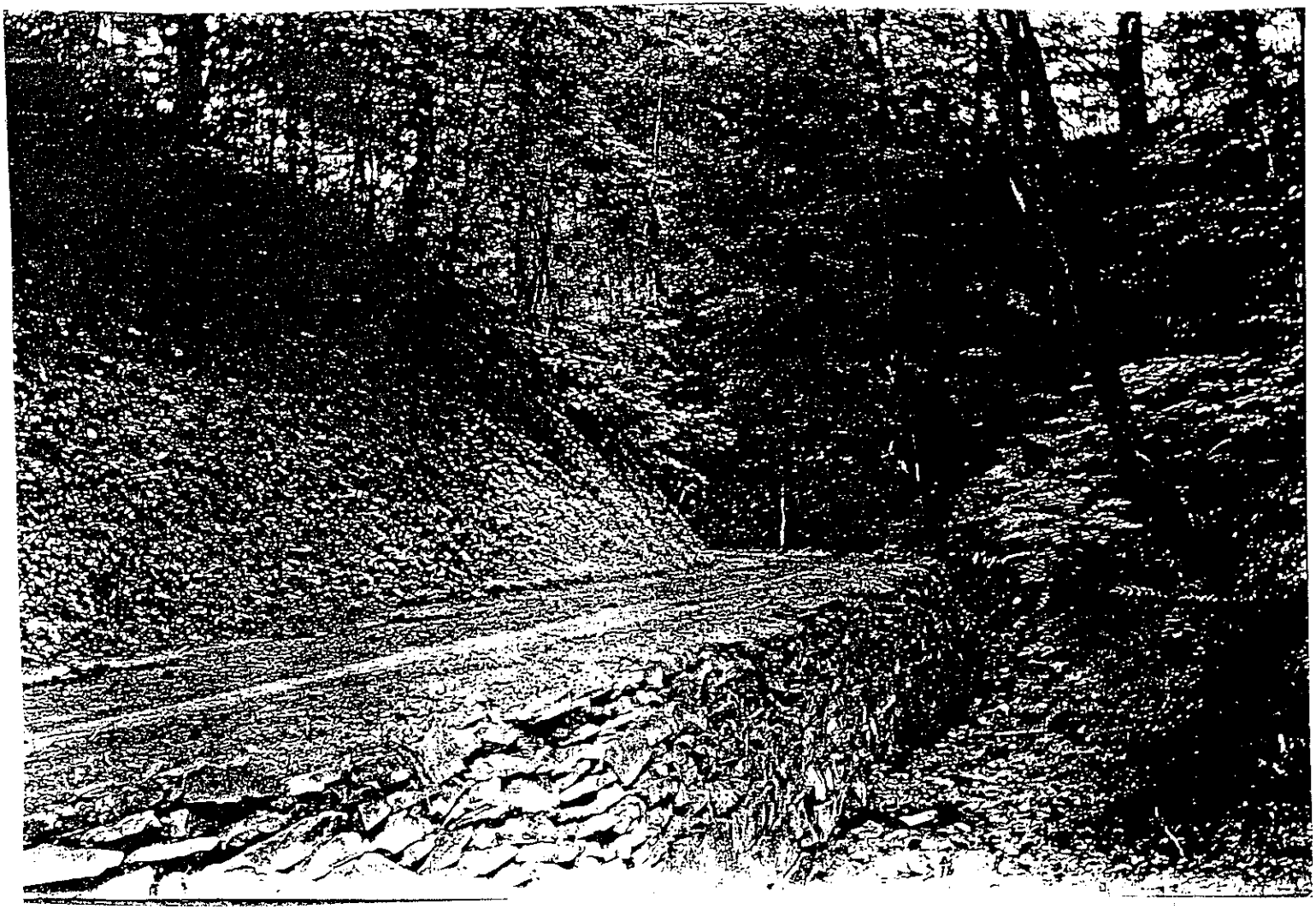
One of the greens on the enlarged Forest Hill golf course RAC /no date.



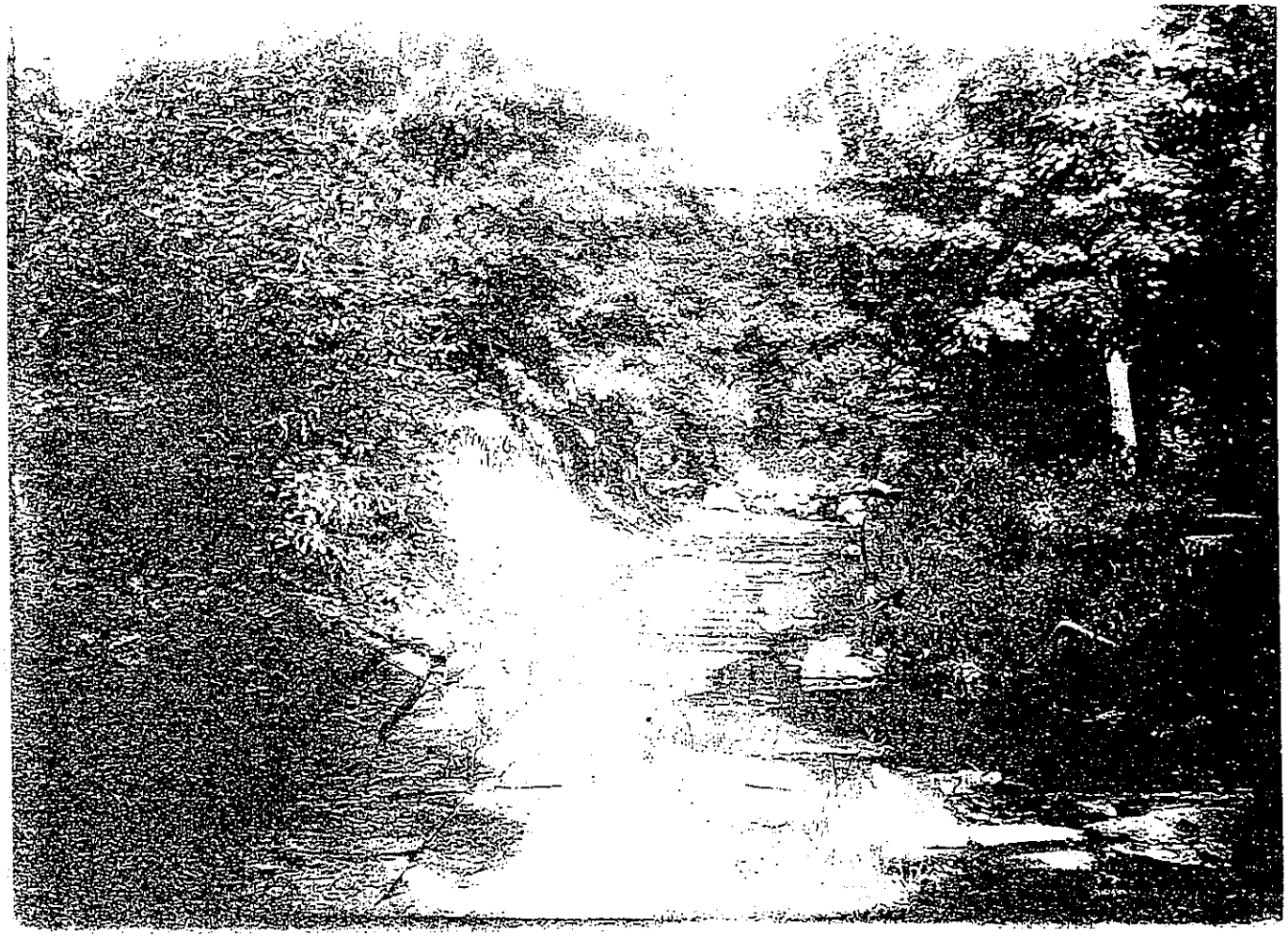
A new green on the famous Rockefeller golf course RAC /no date.

Workmen applying asphalt over slag at tennis courts RAC/no date.

Carriage drive on Forest Hill Estate WR/no date.

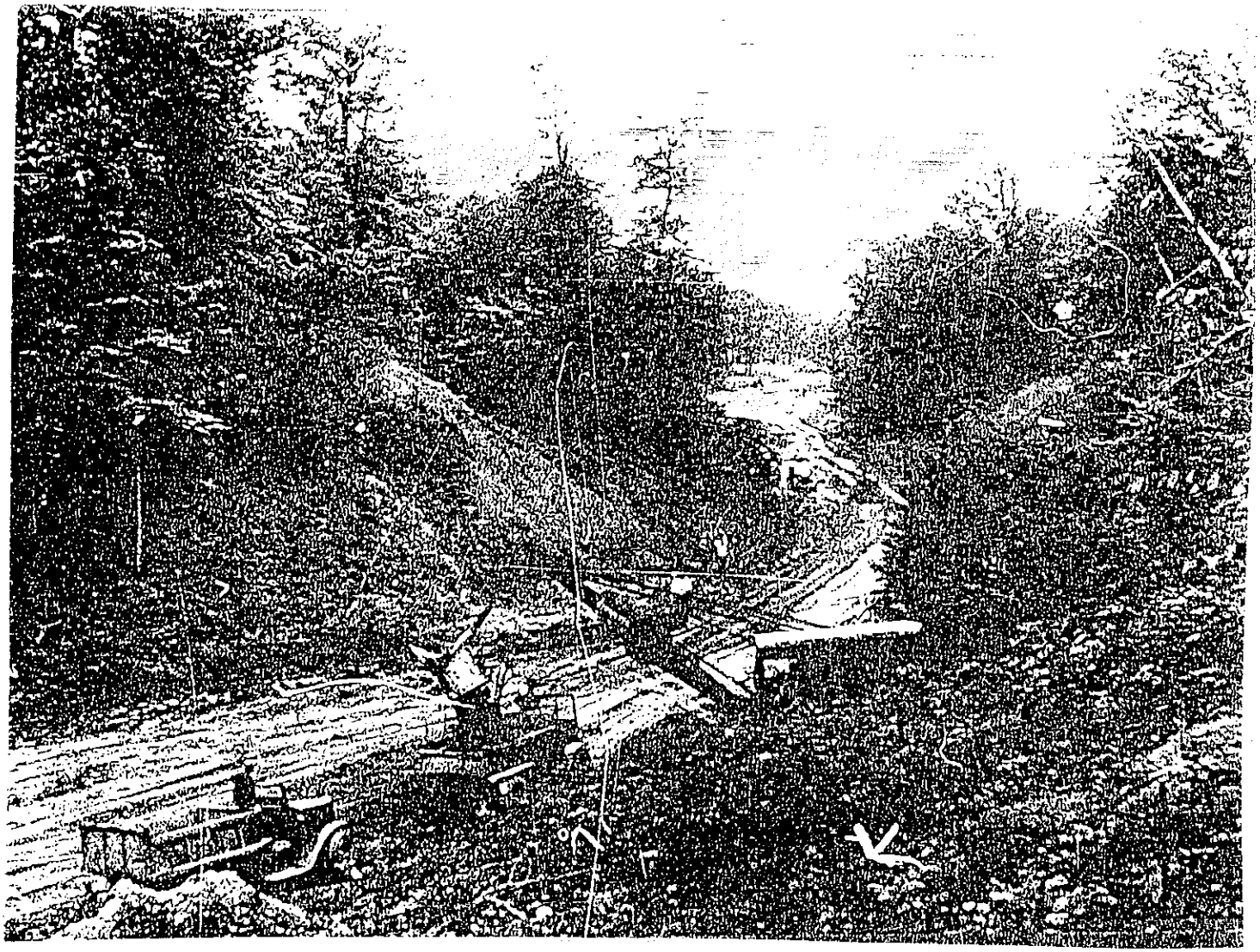


Path through woodland on Rockefeller Estate RAC/no date.



Dugway Brook on Rockefeller Estate. WR/no date.

Stream and bridge (Dugway Brook) RAC/1918.



Cutting a road through the estate where John D. Rockefeller once had his home. CPL/1936.

Forest Hill Park, East Cleveland and Cleveland Heights, Ohio

Historical Mapping for the A. D. Taylor Period - 1938 - 1950

Legend:

- Park Circulation
- Vegetation & Tree Line
- Water Course & Lagoon
- Structures
- Bridges
- Recreational Fields
- Playing Courts
- Parking

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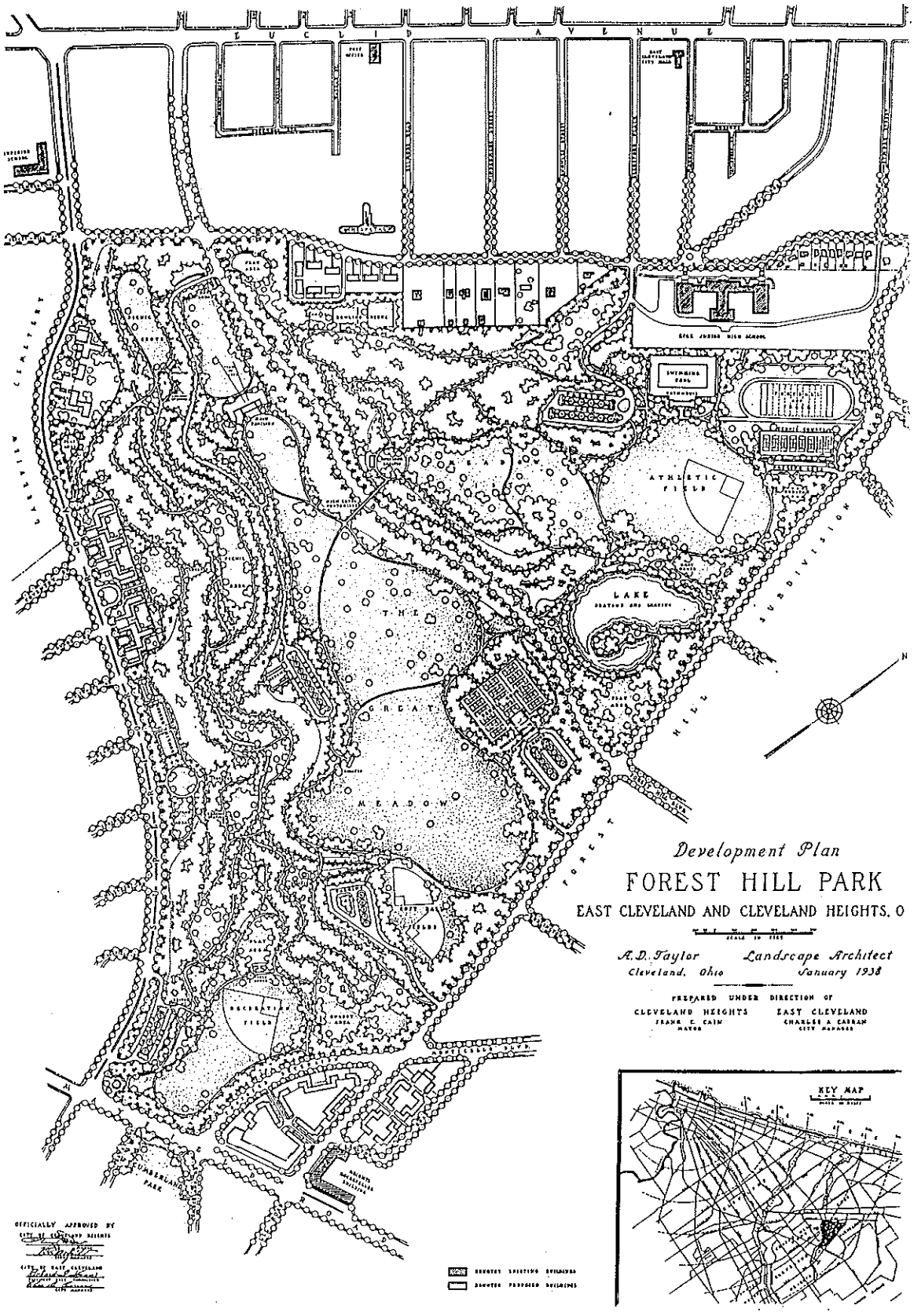
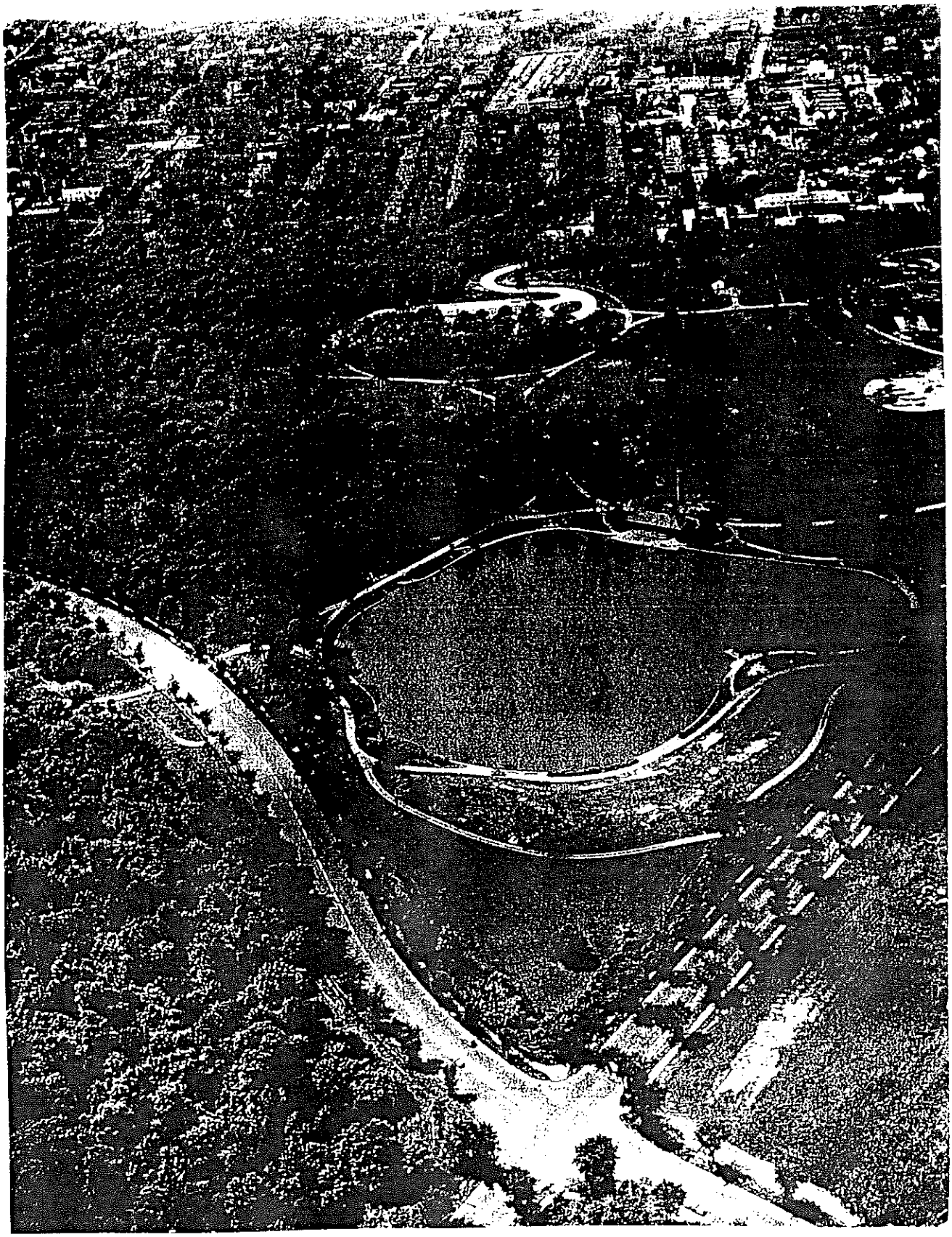

EUCLID AVENUE
CEMETERY
SUBDIVISION
HILL
FOREST
ATHLETIC FIELD
LAKE
THE
MEADOW
RECREATION FIELD
CUDELL PARK
N
Development Plan
FOREST HILL PARK
EAST CLEVELAND AND CLEVELAND HEIGHTS, O
A. D. Taylor Landscape Architect
Cleveland, Ohio January 1938
PREPARED UNDER DIRECTION OF
CLEVELAND HEIGHTS
FRANK E. CAIN
MAYOR
EAST CLEVELAND
CHARLES A. CARRAN
CITY MANAGER
KEY MAP
OFFICIALLY APPROVED BY

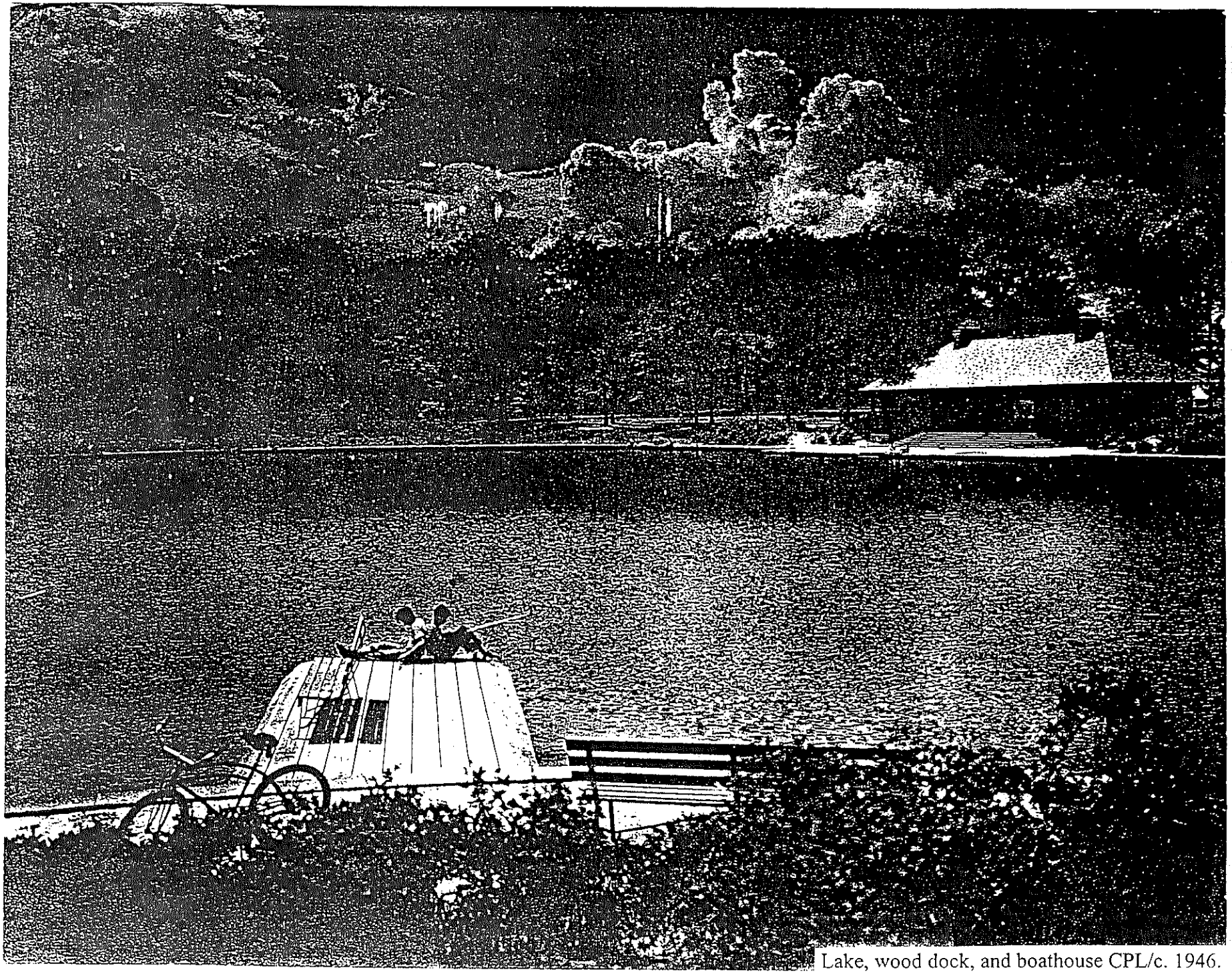
1"=500'

Illustrations for A.D. Taylor Period 1938-1950

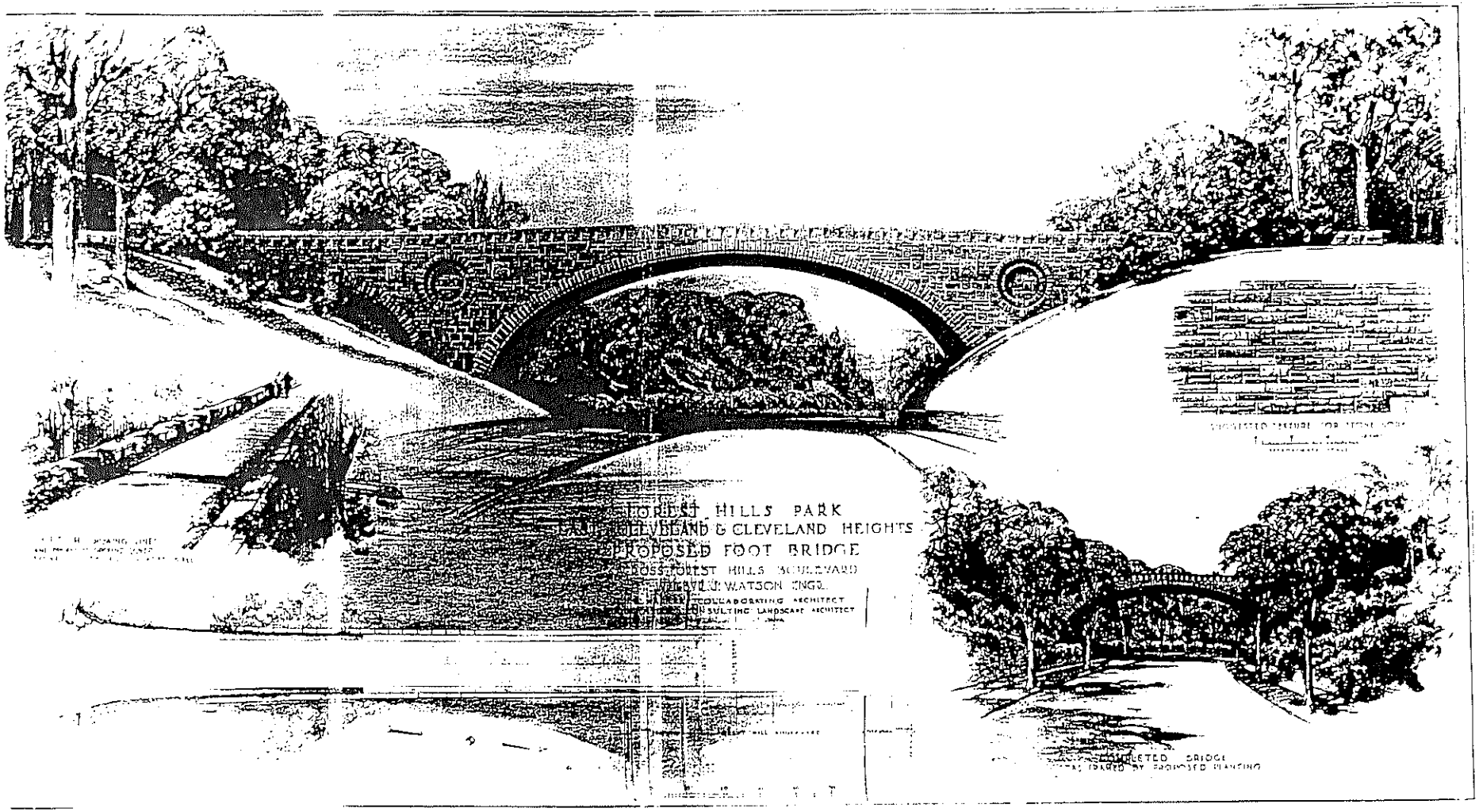
The lake which will cover five acres, doubling the size of the original lake which was one of the beauty spots of Rockefeller's Forest Hill Estate CPL/1939.



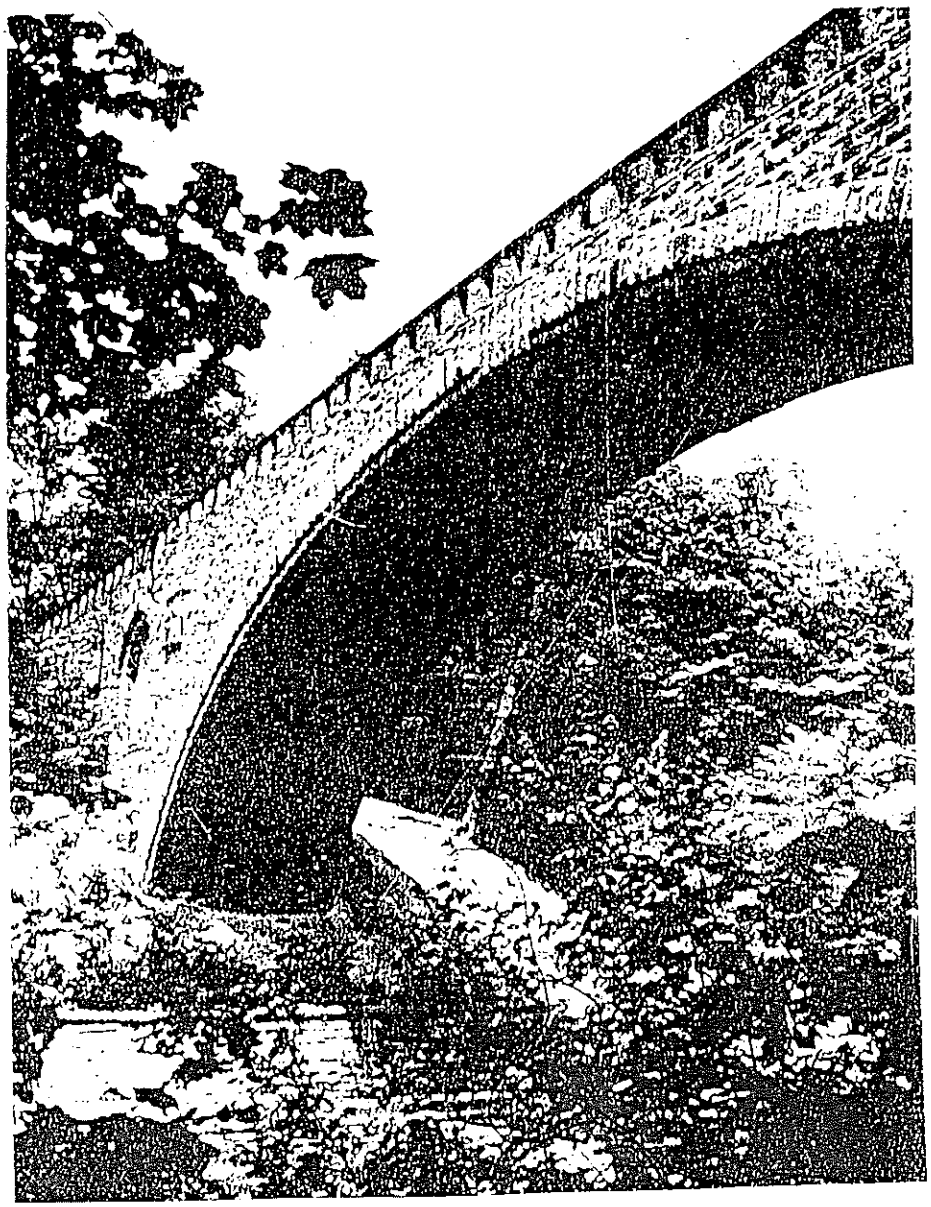
Aerial view of lake at Forest Hill Park City of East Cleveland/1946.



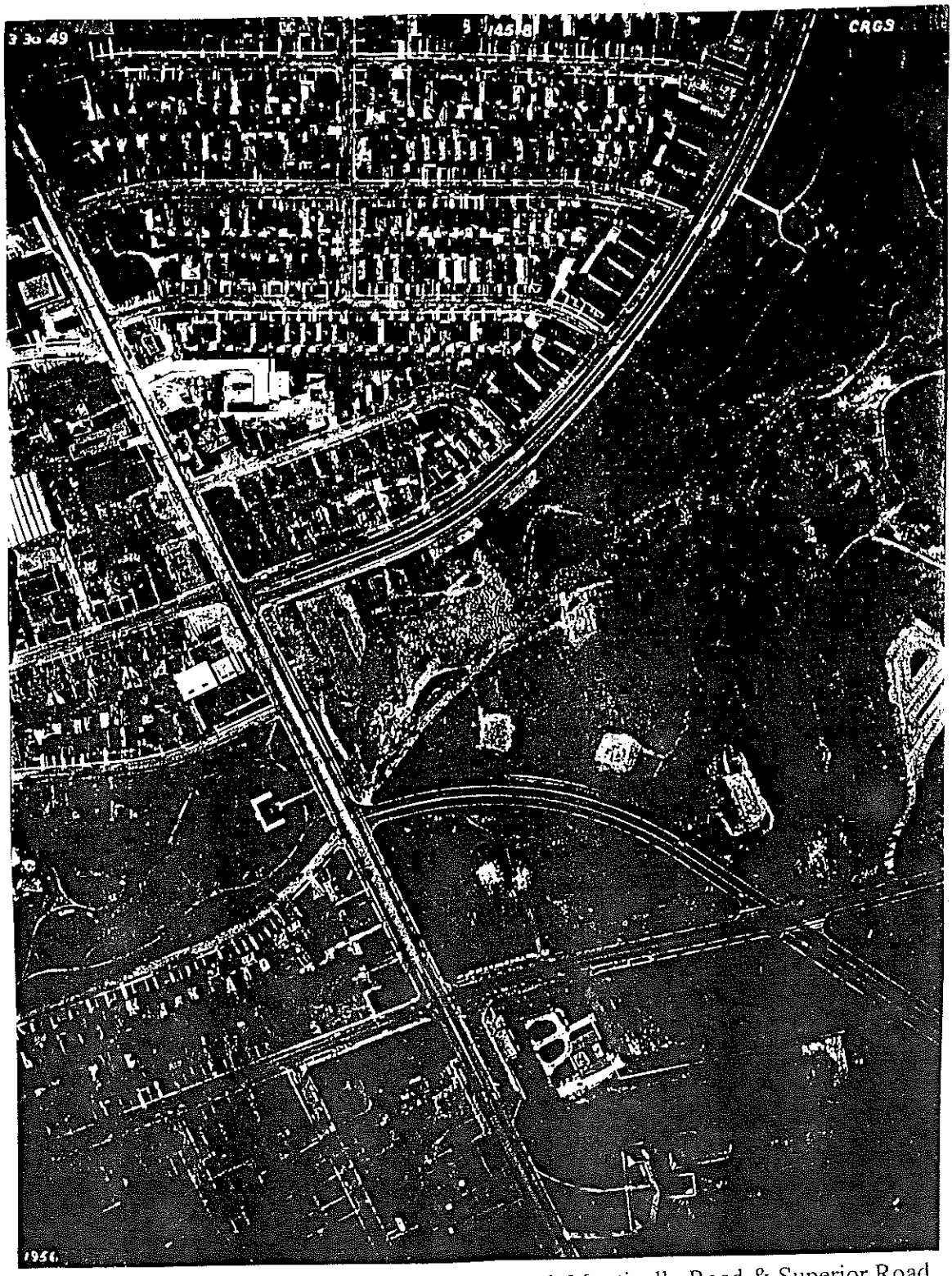
Lake, wood dock, and boathouse CPL/c. 1946.



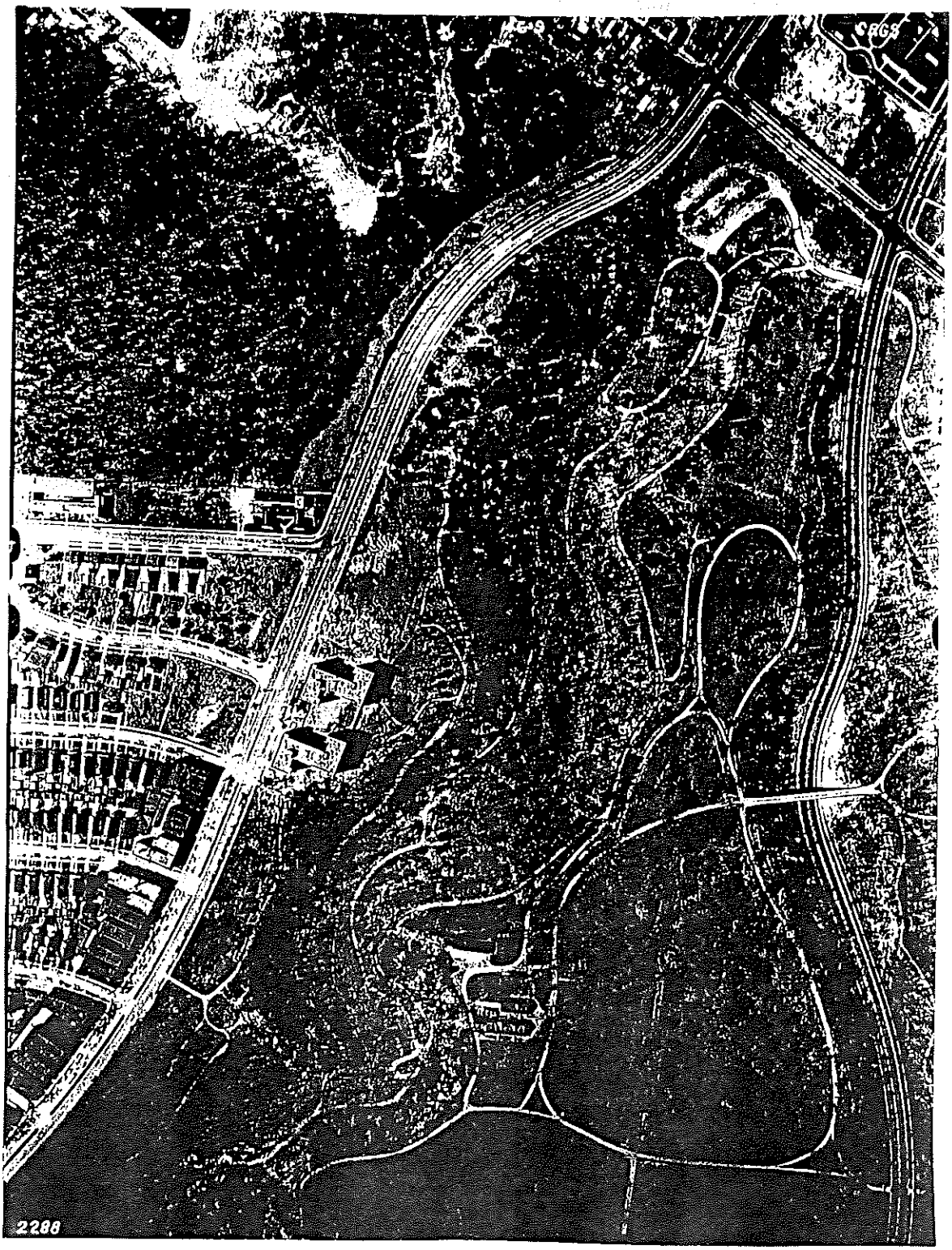
25. Forest Hills Park East Cleveland & Cleveland Heights Proposed Footbridge across Forest Hills Boulevard; Wilbur J. Watson Engr.; City of East Cleveland/no date.



Footbridge in Forest Hills CPL/c. 1946.



Aerial view of Forest Hill Park at Mayfield Road, Monticello Road & Superior Road
City of Cleveland Heights/ March 30, 1949.

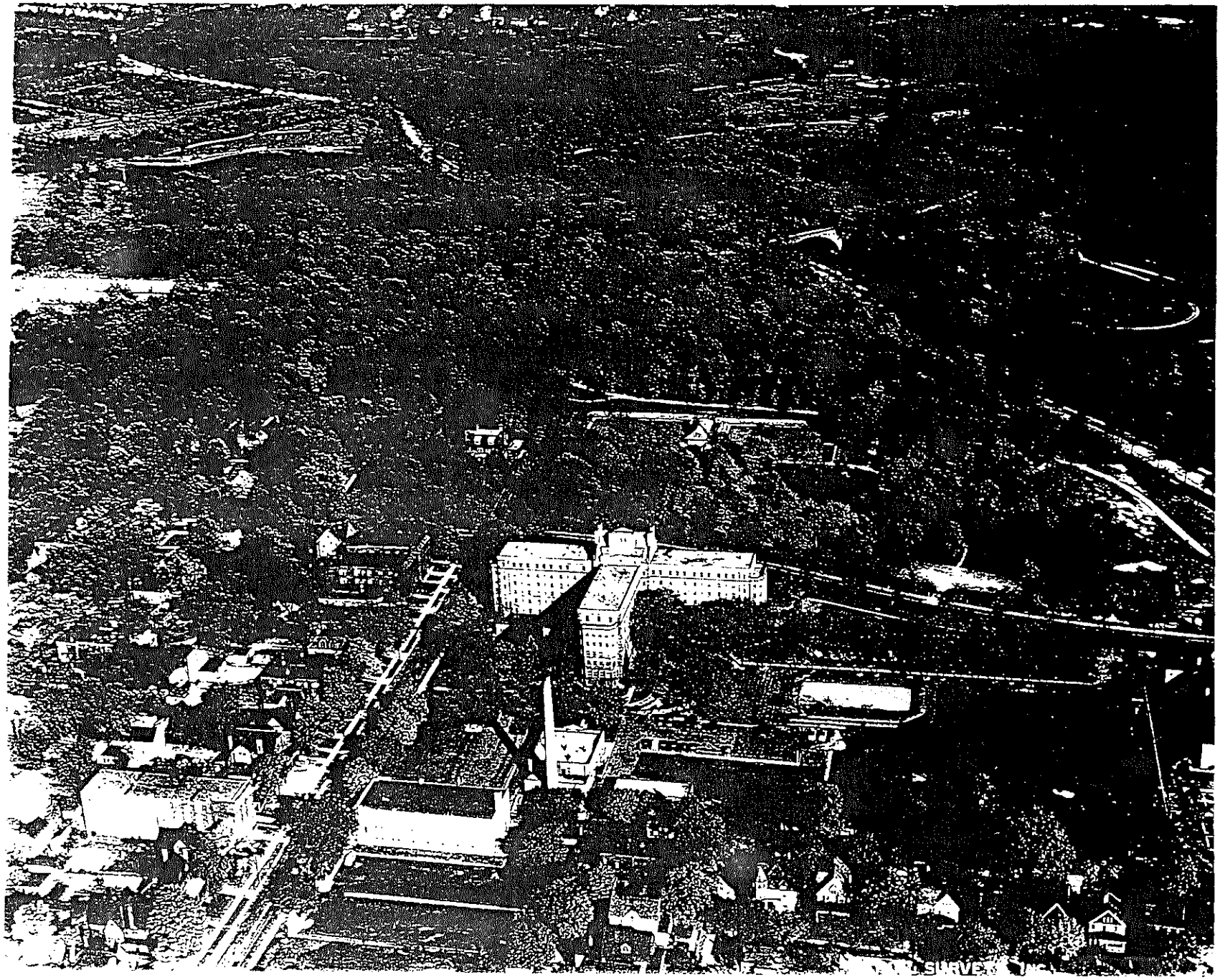


Aerial view of Forest Hill Park at Superior Road, Forest Hill Blvd. & Terrace Road City of Cleveland Heights/April 4, 1949.

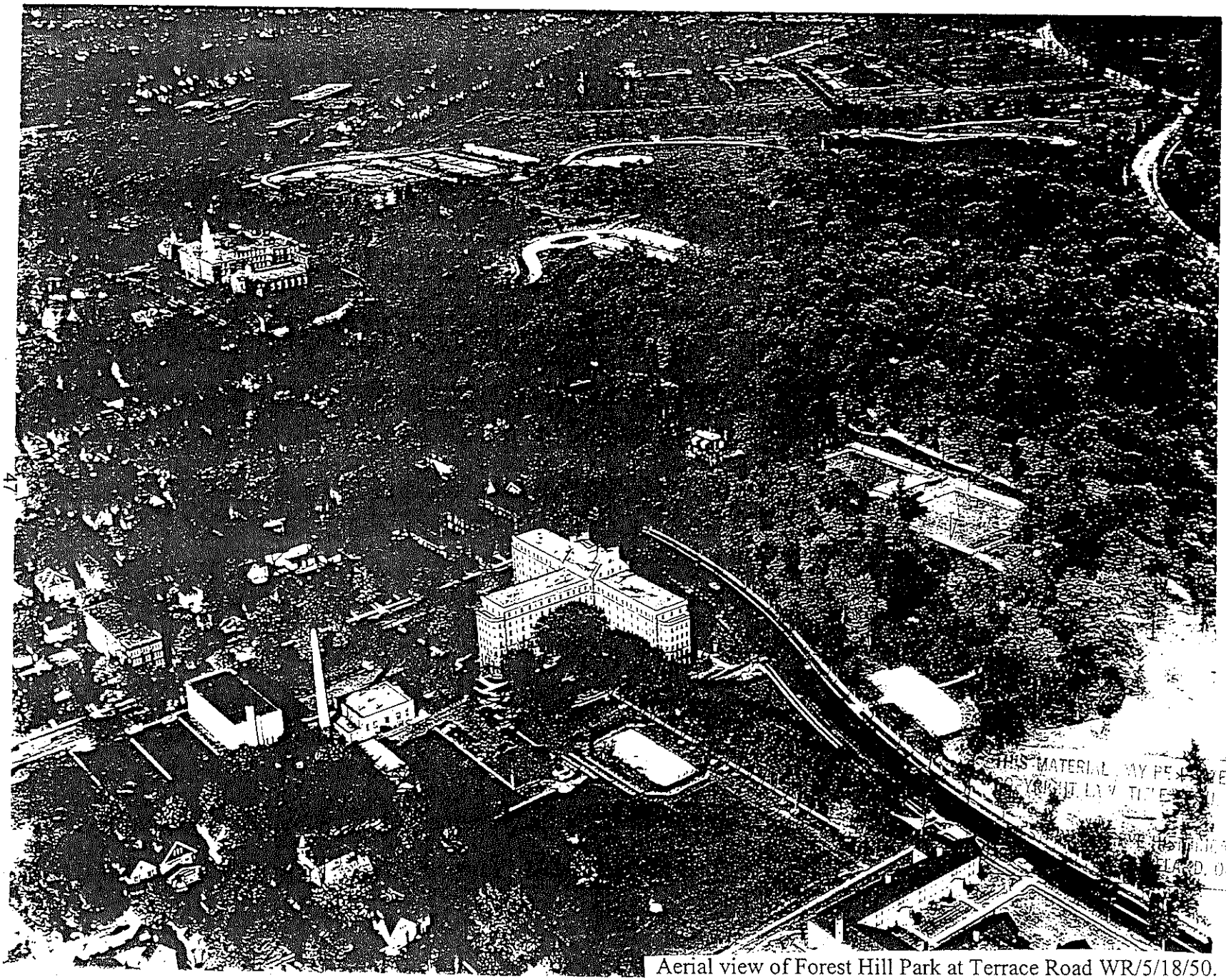
Aerial view of Forest Hill Park at Monticello Road , Lee Blvd. & Forest Hill Blvd.
City of Cleveland Heights/ April 4, 1949.

Aerial view of Forest Hill Park at Lee Blvd., Forest Hill Blvd. & Terrace Road
City of Cleveland Heights/April 4, 1949.

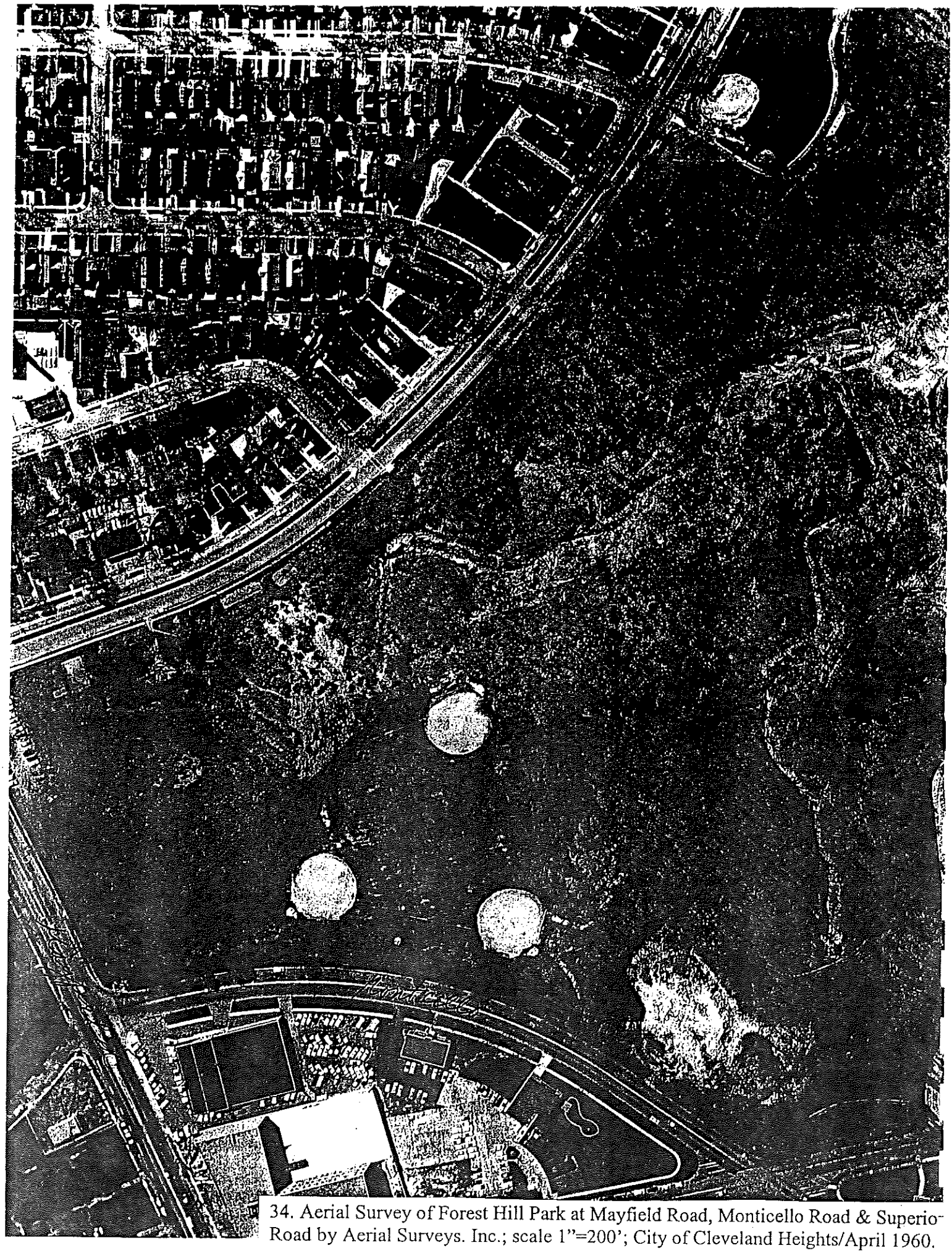
Aerial view of Forest Hill Park at Forest Hill Blvd. And Terrace Road
City of Cleveland Heights/April 4, 1949.



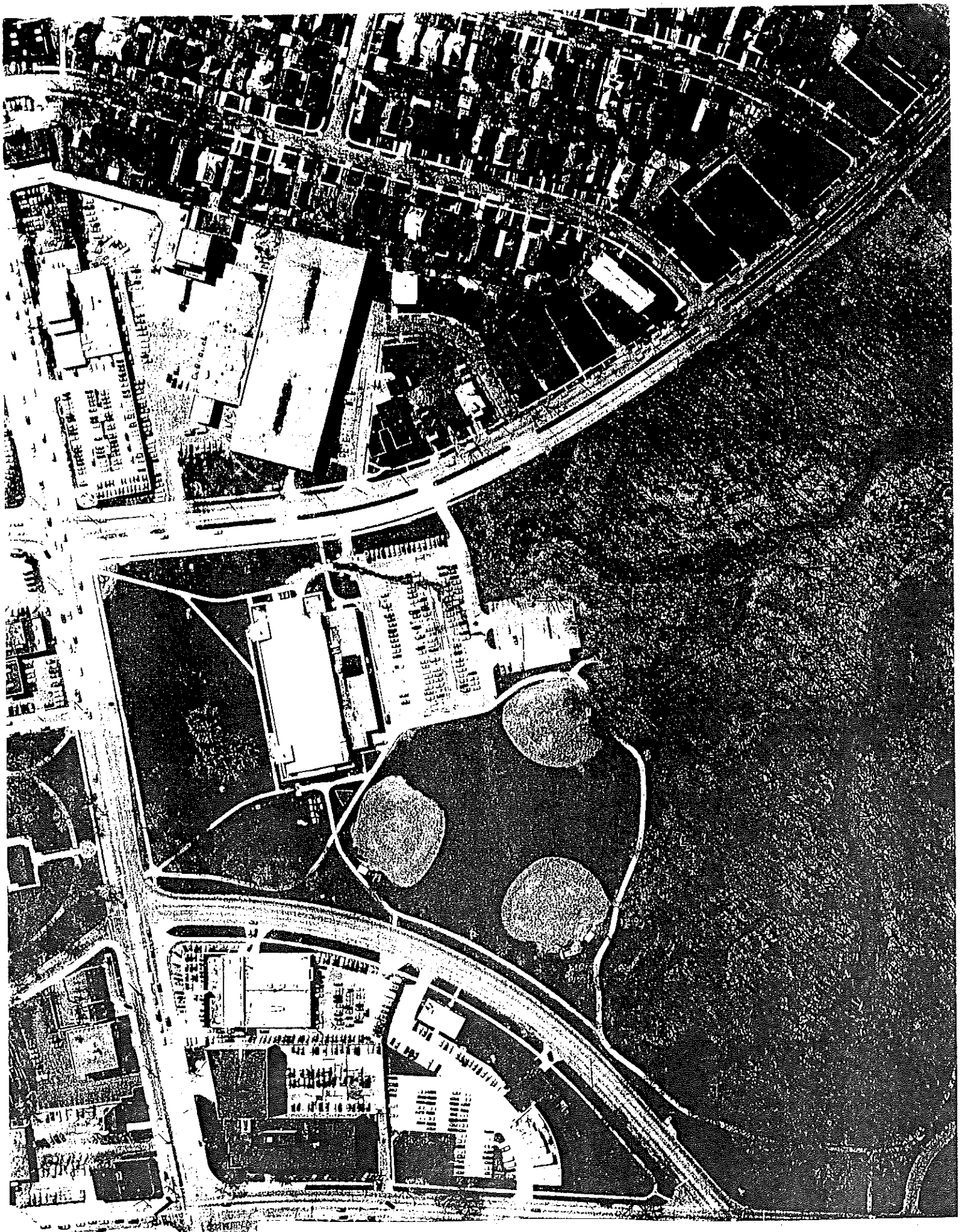
Aerial view of Forest Hill Park at Terrace Road & Forest Hill Blvd. WR/5/18/50.



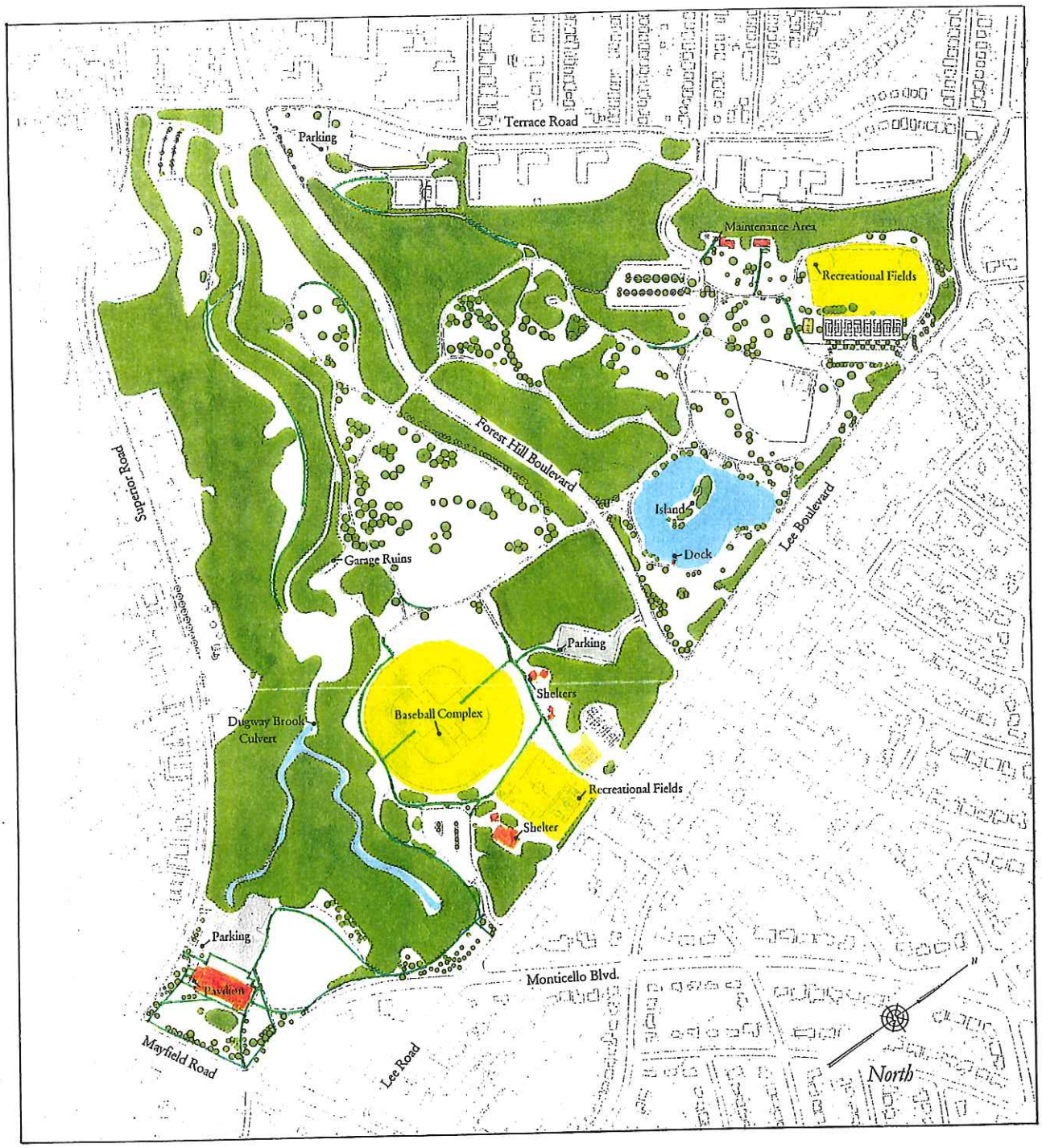
Aerial view of Forest Hill Park at Terrace Road WR/5/18/50.



34. Aerial Survey of Forest Hill Park at Mayfield Road, Monticello Road & Superio- Road by Aerial Surveys. Inc.; scale 1"=200'; City of Cleveland Heights/April 1960.



35. Aerial Survey of Forest Hill Park at Mayfield Road, Monticello Road & Superior Road by AERCON Photogrammetric Services, Inc.; scale 1"= 200"; City of Clevelan



Forest Hill Park, East Cleveland and Cleveland Heights, Ohio

Current Conditons - 1951 - 1997

Legend:

- Park Circulation
- Vegetation & Tree Line
- Water Course & Lagoon
- Structures
- Bridges
- Recreational Fields
- Playing Courts
- Parking

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432 Columbia Street, Cambridge, MA 02141

Scale 1" = 500'
8 December 1997

FOREST HILL PARK

Updated Master Plan 1999

Volume II

Environmental Report

Vanasse Hangen Brustlin, Inc.
Watertown, MA

DRAFT

Introduction

Forest Hill Park is a 250-acre urban green space in the cities of Cleveland Heights and East Cleveland. The park is in the shape of a large triangle and bounded on the east by Lee Boulevard, the northwest by Terrace Road, and on the southwest by Superior Road. The park is presently used for a variety of active (baseball, tennis, basketball) and passive (walking, jogging, picnicking) recreational activities and contains ball fields, tennis and basket ball courts, paved paths, and picnic areas. Much of the park is undeveloped open space consisting of forested areas, open meadow areas that contain few trees, and a small pond. The park contains several buildings including a hockey pavilion, maintenance facilities, and several rest shelters. There are also some disturbed areas within the park that have been recently used for dumping or are subject to severe erosion.

The park lies on a gentle northwesterly facing slope that looks out toward Lake Erie. In the northwest corner of the park, this gradual slope is steeply cut by an ancient terrace of Lake Erie. In addition to the slope associated with this lake terrace, two ravines cut deeply into the surrounding topography, giving the park's level uplands the semblance of plateaus. The first ravine borders the existing and historical channel of Dugway Brook and runs along the southwestern border of the property. The channel is bordered by fairly level stream-cut terraces. Forest Hills Boulevard occupies the floor of the second ravine, which nearly bisects the park. Elevations within the park range from approximately 840 feet in the southeast section of the park to 700 feet in the park's north west limit.

Vanasse Hangen Brustlin, Inc. (VHB) conducted a field investigation on March 3rd and 4th, 1998. The purpose of the field investigation was to document the existing environmental conditions within Forest Hill Park, with particular emphasis on characterizing plant communities, including an inventory of species to the extent possible within schedule constraints, identifying and characterizing wildlife habitats, and evaluating existing environmental problem areas. This study was performed with the intent of supplying the ecological information necessary to update and revise the Forest Hill Park Master Plan. The investigation consisted of a preliminary site walk-through with Dr. George Wilder, who has extensively documented the flora of Forest Hill Park. Following this meeting, an site survey was conducted to identify and document the various plant community types present within the park. During this site survey, information on the location, species composition, and structure of plant communities within the park was recorded. In addition, the investigation documented observations of wildlife, the potential of each community type to provide wildlife habitat, and conditions threatening ecological stability or requiring corrective actions.

This chapter presents the results of VHB's field investigation including, a discussion of the ecology and forest history of Forest Hill Park, a characterization of the plant

community types found within the park, a summary of wildlife observed during the site visit and the wildlife the park is likely to support, and a discussion of the environmental problems observed during the site visit.

Forest Ecology and History

The majority of Forest Hill Park is either wholly or partially forested, and appears to have been originally entirely forested. The majority of the forested portions of the park appear to be old-growth stands that have remained relatively undisturbed since before settlement of the region by Europeans. Unforested areas of the park have been altered for use as recreational fields and courts, building sites, artificial open water bodies, or landscaped areas and will be discussed in greater detail later. Several academic studies of the forest types found within Forest Hill Park have been conducted including Lucy Braun's (1950) authoritative *Deciduous Forests of North America*[1] and *Eastern Old-growth Forests*[2], a compilation of scientific monographs edited by Mary Byrd Davis (1996). In addition, the *Report of Survey* (1943) by the Kirtland Tree Club and a plant species list generated by Dr. George Wilder in 1998 are specific studies that discuss the flora of Forest Hill Park. These references shed light on the ecological processes responsible for the forest types observed within Forest Hill Park. Additional studies that discuss old-growth forests similar to those found in Forest Hill Park are "Historical variation in fire, oak recruitment, and post-logging accelerated succession in central Pennsylvania"[3] and "Structure and composition of Goll Woods, an old-growth forest remnant in northwestern Ohio."[4]This section gives an overview of the scientific literature pertaining to the forest types that occur within Forest Hill Park, the processes that may have shaped the forest communities present within the park, and the changes in forest community structure likely to be observed in the future.

Forest Ecology

Forest Hill Park is within the Beech-Maple forest region discussed in Braun's *Deciduous Forests of North America*. The Beech-Maple region is described as occupying much of the northern section of Ohio, with its southern limit mapped as the southern extent of the Wisconsin glacial drift. In the Beech-Maple region, beech (*Fagus grandifolia*) is described as the most abundant species in the forest canopy, while sugar maple (*Acer saccharum*) is typically the most abundant species in the

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[1] Braun, E. Lucy. 1950. *Deciduous Forests of North America*. United States: Hafner Press.
[2] Runkle, James R. 1996. Central Mesophytic Forests. In *Eastern Old-Growth Forests*. ed. M.B. Davis, pp. 161-177. Washington, DC: Island Press.
[3] Abrams, Mark D. and Gregory J. Nowacki. 1992. Historical variation in fire, oak recruitment, and post-logging accelerated succession in central Pennsylvania. *Bull. Torrey Bot. Club*. 119: 29-28.
[4] Boerner, Ralph E.J. and Do-Soon Cho. 1987. Structure and composition of Goll Woods, an old-growth forest remnant in northwestern Ohio. *Bull. Torrey Bot. Club*. 114: 173-179.

understory. In addition to these characteristic species, Braun describes this region as containing significant amounts of tulip tree (*Liriodendron tulipifera*), oak (*Quercus* spp.), hickory (*Carya* spp.), and white ash (*Fraxinus americana*). Braun also describes that within the Beech-Maple region, southerly and westerly slopes are commonly dominated by dry-sited oak species. Braun describes areas proximal to stream channels within the Beech-Maple region as being commonly dominated by sycamore (*Planatus occidentalis*), black walnut (*Juglands nigra*), and American elm (*Ulmus americana*). While the forest communities within Forest Hill Park found on southerly or westerly slopes and adjacent to stream channels largely fit Braun's classification scheme, the level upland areas within the park do not fit her descriptions and are typically dominated by oak within the upper canopy layer, with beech and sugar maple dominant understory species. Braun mentions several studies that have documented oak-dominated forest types within the Beech-Maple region with conditions similar to those found within Forest Hill Park.

Dr. James Runkle's "Central Mesophytic Forests," chapter in *Eastern Old-growth Forests*, describes oak dominated old-growth forest communities similar to those of Forest Hill Park. Dr. Runkle, of Wright State University, includes Braun's Beech-Maple region in his central mesophytic forest region. The term mesophytic refers forests that require an intermediate amount of water, more than dry ridges or low rainfall areas and less than occurs within wetland areas. Dr. Runkle concurs with Braun regarding the species commonly found within the region's forests, but expands upon the species composition and community structure of old-growth stands.

Dr. Runkle's description of disturbance regimes is central to the structure of central mesophytic old-growth forests. Dr. Runkle asserts that central mesophytic forests are much less subject to major disturbances such as fire and windstorms, including hurricanes, than eastern or western forests. While old-growth stands in central mesophytic forests may have been unaffected by major disturbances for several tree generations, minor disturbance regimes likely play an important role in the formation of their species composition and structure. Dr. Runkle defines several types of old-growth within the central mesophytic forests, among which his "changing old-growth" definition best suits the forest conditions present at Forest Hill Park. Changing old-growth stands may have been forested for thousands of years however, the species dominant in the upper canopy is not currently being replaced in the understory. This type of old-growth results from changes in the regime of minor forest disturbances, usually as a result of human activity. Previous human activities, such as partial cutting, a high frequency of small fires, and grazing may have supported the establishment and maintenance of certain species. When these patterns of disturbance are eliminated, the dominant species within these stands can no longer maintain themselves and are replaced in the understory and eventually the canopy layer. Because the relatively low frequency of major disturbance in the central mesophytic forest type, the species dominant under the previous minor disturbance regime may remain dominant in the canopy well after the disturbance regime's abatement. The forest communities in Forest Hill Park follow this model, as

oak is the dominant canopy species, with many trees between 200 and 300 years old, while sugar maple and beech have established themselves as dominant species within the understory.

Forest History

The most striking feature of the park's plant communities is the presence of a large number of very large, apparently very old, trees within forested areas. These trees include representatives of virtually all species common found within the park, reach diameters of 30 to 40 inches, and are straight, tall-trunked, forest-grown individuals. The growth rings of one cut 26-inch diameter red oak (*Quercus rubra*) were counted and the tree was determined to be between 160 and 170 years old. Therefore, it is assumed that the majority of these 30 to 40-inch diameter trees are in excess of 250 years old, prior to extensive European settlement of the area. Accordingly, these stands should be considered old-growth. Many of the trees found within the park's meadows are extremely large in diameter, however most of these trees appear to be open grown trees, which grow more quickly due to lack of competition for sunlight and other resources, and are not likely to be as old as the forest grown trees.

The majority of the forested stands within Forest Hill Park fit within Dr. Runkle's model of changing old-growth. In this model, the dominant canopy species (oaks) have established because of the occurrence of a specific minor disturbance regime within the region or area. The abatement of this disturbance regime allows different species to establish in the understory, setting the stage for an eventual change in the dominant species. In the case of Forest Hill Park, this change in disturbance regime is likely the suppression of minor ground fires in the area. From the analysis of forest community structure presented below, it is evident that as the old-growth oaks present in the park eventually die off, they will be replaced by a different species, likely sugar maple and beech.

Existing Plant Communities

Six primary cover types were observed within Forest Hill Park: forested plateau, forested slope, stream terrace, meadow (open or forested), open (recreational, landscaped, or other developed area), and open water. This section discusses the various cover types and sub-types within Forest Hill Park, and describes their location, plant community structure, and species composition. Figure 1 shows the location of each of these cover types within Forest Hill Park.

Forested Plateau Community

The forested plateau community occurs within the level to gradually sloping uplands that constitute the majority of Forest Hill Park. Much of the plateau areas are presently recreational fields and forested meadows. However, several forested plateau stands remain.

The forested plateau cover type is generally dominated by large, old-growth oaks (*Q. rubra, Q. alba, Q. montana, Q. velutina, Q. coccinea*) in the upper-canopy layer, or super-canopy layer, which also contains occasional large beech, sugar maple, and elm (*Ulmus americana*) individuals. This cover type generally contains a sub-canopy layer of mature trees dominated by beech and sugar maple, in which red maple (*Acer rubrum*), white ash, black cherry (*Prunus serotina*), and tulip tree are common. These sub-canopy trees, while substantial in size (between one and two feet diameter) are much smaller and clearly younger than the old-growth trees in this cover type. The shrub layer within this cover type is generally dominated by beech and sugar maple, with red maple, hop-hornbeam (*Ostrya virginiana*), maple-leafed viburnum (*Viburnum acerfolium*), and flowering dogwood (*Cornus florida*) common.

This forest structure fits with Dr. Runkle's class of "changing old-growth" discussed above. In the forested plateau cover type, oak is the most abundant old-growth genus. However, observation of the sub-canopy and shrub layer reveal that oak is generally not replacing itself in any significant way. This phenomenon is likely due to a change in the disturbance regime that allowed oak to establish itself in such great numbers. Disturbances likely to support the dominance of oak in this setting are minor fires and selective cutting. Oaks tend to be fire resistant and a regime of relatively frequent, minor fires will set the stage for oak dominance in a stand.

Some notable exceptions to this general cover type were observed throughout the park. Two stands of forested plateau occur just east of the Cleveland Heights baseball fields. The stand north of the parking lot is dominated by beech in both the upper and under stories and contains a significant number of large 24 to 30 inch diameter birch individuals. The stand south of the parking lot off Forest Hills Boulevard appears to be largely a second growth stand, dominated by black cherry and white oak. At the site visit, this stand contained the largest amount of blown down trees observed within the park. All of these trees were oriented in the same direction and appear to have succumbed to a localized wind event.

While all of the old-growth stands within Forest Hill Park are valuable and exemplary remnants of an extremely rare forest type within the Cleveland area, two locations within the park are notable for their exceptional quality. The promontory above the confluence of the Dugway and its tributary is host to species uncommon or rare in Ohio including common hairgrass (*Deschampsia flexuosa*), while the area just north of the Forest Hills Boulevard footbridge contains a rare population of

false-foxglove (*Aureolaria laevigata*). Both of these areas contain species uncommon to Forest Hill Park including, witherod (*Viburnum casssinoides*), black huckleberry (*Gaylussacia baccata*), wintergreen (*Gaulteria procumbens*), and blueberry (*Vaccinium* spp.). The species found in these two areas are common to drier-sited settings than the species commonly observed throughout the understory of the forested plateau community and may be representative of the understory present during the time period that oak established itself as the dominant canopy genus.

Forested Slope Community

The forested slope community occurs along the steep slopes bordering the Dugway ravine, the valley that contains Forest Hills Boulevard, and the north facing lake terraces.

The forested slope cover type contains both second-growth and old-growth stands. The second growth stands are located on the north-facing slopes along the northwest border of the park. The second-growth stands are dominated by a mix of oak and white ash, which are most commonly between one and two feet in diameter. The southern most section of this stand contains some larger oak individuals and the frequency of occurrence of these specimens decreases as the stand is traversed to the north. The central section of this second-growth stand is distinct from the northern and southern sections of this stand because it is dominated by white ash and has a thick shrub and sapling understory of sugar maple, red maple, non-native cherry (*Prunus* spp.), and hawthorn (*Crataegus* spp.). The northern section of this second-growth stand is highly disturbed and contains a variety of non-native species.

Old-growth forested slope community stands occur along both the Dugway and the Forest Hill Road ravines. These communities have the changing old-growth structure much like the forested plateau cover type, with large, old oaks in the upper-canopy and species other than oak dominant in the lower forest strata. The species richness, or number of species present, appears to be greater in the slope communities than in the forested plateau cover type with sugar maple, red maple, white ash, cottonwood (*Populus deltoides*), black cherry, hop-hornbeam, tulip tree, and witch hazel (*Hamamelis virginiana*) common throughout. The most distinguishing characteristic between these old-growth slope communities is the presence or absence of beech within stands. Some slope communities are almost free of beech, some have moderate amounts, and some are dominated by the species. In particular, the slope north of Forest Hills Boulevard and west of the foot bridge lacks beech, while the central portion of the slope on the north side of the Dugway ravine is beech dominated. These changes are likely the result of a variety of site specific variables such as disturbance, available moisture, or slope aspect.

Stream Terrace Community

The stream terrace cover type is a forested community that occurs along Dugway Brook, as well as the outflow from the Lake. Sugar maple is the dominant species in the canopy layer of this community and is also present throughout each forest stratum, while large specimens (30 to 40 inches in diameter) of sycamore and tulip tree are common. The size and apparent age of the large trees contained within this cover type indicate that these stands are old-growth. The fact that these large trees are not replacing themselves in any significant way suggests that these stands also fit into Dr. Runkle's model of "changing old-growth." The cause of this change is most likely the significant changes that have taken place to Dugway Brook and its eastern tributary in the recent past, such as upstream channelization, increased contributory runoff, decreases in water quality, and the culverting of the stream throughout the East Cleveland portion of the park. In addition to the species already mentioned, this cover type contains a variety of species throughout the forest strata including slippery elm (*Ulmus rubra*), red maple, white ash, black cherry, beech, sassafras (*Sassafras albidium*), oak (*Quercus* spp.), basswood (*Tillia americana*), and hop-hornbeam. In the northern section of the Dugway Brook ravine, where the brook has been culverted, a remnant of this terrace community is present. This community has characteristics of the stream terrace community, such as large sycamore, tulip trees, and slippery elm, however this area has been significantly disturbed by the culverting of the Dugway, as well as other human disturbance.

Meadow Community

There are two meadow communities within Forest Hill Park, one south and one north of Forest Hills Boulevard. The structure of these communities varies between partially wooded and open meadow. The partially wooded sections of this cover type have been selectively logged with the intention of preserving the largest and best examples of oak trees. The result is an open landscape with a herbaceous understory, free of shrubs or saplings, with scattered extremely large specimens of the oak species found within the park. The meadow community contains a variety of native herbaceous species, most notably Canada hawkweed (*Hieracium canadense*) and a variety of asters (*Aster* spp.) and goldenrods (*Solidago* spp.). These populations of native herbaceous plants represent an important part of the park's biodiveristy. While most of the meadow community contains these large open-grown trees, a portion of the westernmost section of the southern meadow community has been cleared, likely to provide a view toward Lake Erie from the former Rockefeller House.

Open Cover Type

The open cover type consists of recreational fields, landscaped areas, and otherwise developed portions of the park. These areas generally contain lawns and a variety of planted trees and shrubs.

Open Water Cover Type

The only open water within Forest Hill Park is the artificially created lake along the eastern border of the park. This lake is bordered by concrete edging, does not have any wetland areas associated with it, and generally provides limited wildlife habitat. In addition, the streams within the park lack any wetland vegetation and generally have a high gradient, stone or gravel bed, and steep slopes.

Wildlife Habitat

The wildlife habitat provided by Forest Hill Park is limited by the plant communities found within the park and park's confinement within urban and suburban areas. Forest Hill Park provides valuable habitat for a variety of avian species and marginal habitat for other wildlife such as aquatic wildlife, waterfowl, reptiles and amphibians, and medium and large-sized mammals.

The aquatic areas within the park, Dugway Brook, the Lake, and lake outflow, provide limited wildlife habitat. The lake is artificial in nature and has concrete banks. Accordingly, the Lake provide limited waterfowl habitat other than a resting or stopover location. The island in the center of the lake may provide nesting habitat for one or two pairs of Canada geese or mallard ducks. The limited size and low flow of the Lake outflow and the variability of flow, low quality of water (roadway and other runoff), and limited size of Dugway Brook within the park make it unlikely that these streams provide significant aquatic wildlife habitat. The park does not contain any wetlands or vernal pools, therefore the wildlife habitat provided by the park to amphibians and reptiles is limited. Dr. George Wilder indicated the possibility that the park is currently used by one or two white-tailed deer. The limited use of this park by deer is indicative of the likely use of the park by other medium to large sized mammals. As the park is an isolated green space, the likelihood of mammals reaching the park and establishing themselves is low. Additionally, the intense use of the park by humans is likely to discourage use of the park by medium to large-sized mammals. Fox squirrels were observed during the site visit and the park is likely to provide habitat for other common park mammal species such as eastern cottontails. Undoubtedly the undeveloped meadows and forests of the park provide habitat for a variety of small mammals (rodents), supplying a prey base for avian predators.

Avian Wildlife

The analysis of potential avian habitats at Forest Hill Park is based on observations of Jean M. Huffman at nearby Lake View Cemetery, collected from 1971 to 1996 (updated in 1997)[5]. Ms. Huffman recorded 184 species and one hybrid at the cemetery during her 15-year study period, and classified these as transients, summer records, permanent residents, or confirmed breeding. Based on our assumption that Forest Hill Park and Lake View Cemetery provide similar habitats, it is likely that Forest Hill Park provides breeding habitat for 43 avian species, is likely to provide breeding habitat for an additional 15, and provides migratory habitat for 127 bird species. VHB staff observed pileated woodpeckers in Forest Hill Park, which were not observed in the Lake View Cemetery. It is possible that other species not reported in the cemetery may occur in the park, and that some of the cemetery species (particularly the shorebirds and wading birds) may not find suitable habitat in the park.

Forest Hill Park provides migratory habitat to a large number of upland birds, shorebirds and waterfowl, and is therefore likely to provide an exceptional resource for birdwatchers during migration season. The park is likely to provide breeding habitat to a number of bird species, including typical city and park birds that nest in the shrub edges of forested areas or in landscaped areas (catbird, robin, chickadee, chipping sparrow, song sparrow, titmouse, mourning dove, american crow, blue jay, canada goose, mallard); habitat to a wide range of woodpeckers that use the large trees and large dead trees for feeding and cavity nesting (pileated, red-headed, red-bellied, downy and hairy woodpeckers and flickers), and to the larger birds of prey that nest in the large trees in the forested areas (red-tailed, red-shouldered and broadwinged hawks, american kestrel, and great-horned owl).

Forest Hill Park provides an important avian resource due to the diversity and size of the vegetation types, which include large forested areas, the large trees present in the meadows, relatively unmaintained field and meadow habitats, pond, and shrub/edge habitats. There is no real "forest interior" or unfragmented forest due to the presence of meadows, roads and paths that restrict forests to narrow corridors. The high "edge ratio" suggests that nest predation of ground-nesting birds may be high. However, the large number of large trees and standing dead snags provides exceptional habitat for raptors, cavity-nesting birds and woodpeckers. The open meadows and steep ravine slopes provide excellent viewing opportunities for birdwatchers, particularly during migration season. The park therefore provides an important recreational and potential educational resource for the local communities.

[5] http://pwl.netcom.com/~djhoff/lvc/birdlist.html

Environmental Problems

During the site visit, VHB conducted a survey of conditions that may threaten the park's ecological stability or require corrective actions. Three primary environmental problems exist in Forest Hill Park: disturbance from dumping and construction, erosion, and an increase of invasive plant species. This section summarizes the findings of the survey of environmental problems. All problem areas within Forest Hill Park are noted on Figure 2. The number associated with each item in the bulleted lists below corresponds with the sites location on Figure 2.

There are several areas within the park that have been disturbed by dumping or the use of heavy machinery.

1. The central lobe of the forested plateau community northwest of the Forest Hills Boulevard footbridge has been and continues to be used for dumping. In this area the forest understory is severely disturbed. As this area is adjacent to a critical area, this situation should be remedied.
2. The area where the stable ruins are located is also currently being used for dumping. The trees in this area have been cleared and the soil surface is exposed and extremely disturbed.
3. The most heavily disturbed section of the park is along the floor of the Dugway brook valley, north of where the brook becomes cuverted. Along the valley floor there are areas where fill has obviously been brought onto the park and, during the site visits, evidence of heavy machinery activity was observed. Non-native and invasive plant species are common in this area and the most abundant of any location in the park.

As discussed previously, non-native and invasive plant species are commonly found in disturbed areas and along the border between open and wooded areas. While the interiors of the wooded stands within Forest Hills Park are remarkably free of these species, non-native and invasive species were common along border between open and wooded areas and in disturbed locations.

4. A thriving community of non-native and invasive species was observed along the floor of the Dugway Brook valley, north of where the brook becomes culverted. In this location, a variety of non-native and invasive species were observed including tree-of-heaven (*Ailanthus altissima*), Japanese knotweed (*Polygonum cuspidatum*), phragmites (*Phragmites australis*), queen anne's lace (*Daucus carota*), chicory (*Cichorium intybus*), and reed-canary grass (*Phalaris arundinacea*). Adjacent to this disturbed site, near the stable ruins that has been recently used for dumping.

Severe erosion is occurring in several areas within Forest Hill Park. This erosion is generally being caused by roadway or field stormwater management systems that have not been properly designed, their locations are listed below:

- At two locations adjacent to the Cleveland Heights baseball fields, stormwater runoff generated from the fields is causing major erosional gullies along the eastern wall of the Dugway Brook tributary ravine.

- Runoff from the Hockey Pavilion parking lot is causing an erosional gully along the eastern wall of the Dugway Brook ravine, before the confluence with its tributary.

- Runoff from a stormwater outfall near the intersection of Hillcrest Road and Superior road is forming an erosional gully that has caused several large trees to fall. This stream smelled strongly of sewage.

- Sheet runoff from the parking lot of the apartment building on Superior Road, south of the intersection of Terrace Road and Superior Road, is causing erosion along the south-facing slope below the parking lot.

- Runoff from the paved path, south of the meadow on the north side of Forest Hills Boulevard, is causing erosion along the south-facing slope above the lake outflow.

- Sheet runoff from the parking lot southeast of the Cleveland Heights baseball fields has created a wet area within a forested area and has resulted in several large trees falling.

FOREST HILL PARK

Updated Master Plan 1999

Volume II

Preliminary Architectural Report, 1998

Prepared by: Chambers, Murphy and Burge
Restoration Architects

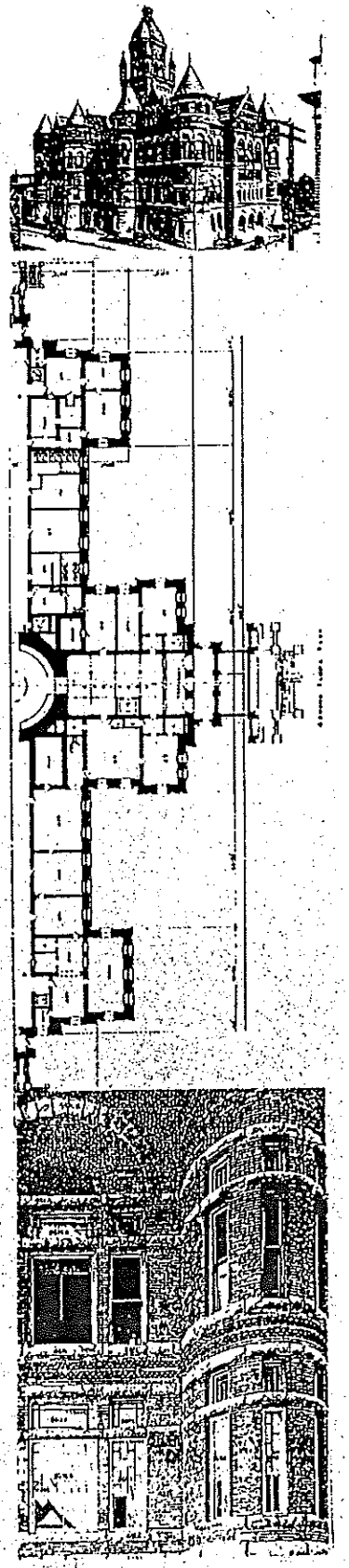
Forest Hill Park

1998 Preliminary Masterplan

Preliminary Architectural Report

Prepared For

Pressley Associates



Chambers, Murphy & Burge
restoration architects

Forest Hill Park is a wonderful asset to the communities of East Cleveland and Cleveland Heights. A.D. Taylor's original design for the park is a masterful integration of the landscape and architectural design. This portion of the 1998 Preliminary Masterplan deals primarily with the architectural resources of the park. A preliminary inspection was conducted on March 6, 1998. Interior access was not available to all of the buildings, a second inspection may be necessary.

METHODS OF EVALUATION

The structures are described in three groups according to when they were constructed. The first group are structures which were built during the residence of John D. Rockefeller. The second group are structures built under the direction of A.D. Taylor, and are those which are a part of the original masterplan for the park. The third group are structures built after 1950, most of which were not a part of the original masterplan.

In order to evaluate architecture, we use the three criteria defined by a 1st century B.C. Roman named Vitruvius. In his ten books on architecture, *De Architectura*, Vitruvius defines the principle elements of architecture: Beauty, Structure and Function. All architecture contains these elements in varying degrees. Each structure in Forest Hill Park was therefore evaluated for its aesthetic qualities, its structural condition, and its ability to be functional, either for its original use, or for a new use.

THE ROCKEFELLER ERA

The Rockefeller Bridge - 19th Century Structure

The Rockefeller Bridge

One of the few surviving structures from the Rockefeller estate is the carriage bridge. This natural arch bridge is of coursed rough faced stone. The sizes of the stone are somewhat regular. The road bed was probably originally gravel, or stone paving.

The cap stones of the rail walls have accumulations of moss and algae. While this can not be completely avoided because of the dense wooded area in which the bridge is located, it can be controlled and managed. Mortar joints will be investigated further. There are some signs of water and erosion problems near the base.

The Stable Ruins

The Stable Ruins were originally part of the Rockefeller Estate. The structure was not inspected at this time, because of difficulty gaining access to the site.

THE A.D. TAYLOR ERA

One of most delightful aspects of the park buildings of the A.D. Taylor Era is their integration into the landscape design. From the overall form, to the materials, to the placement of the buildings, all of these structures are an integral part in the overall appearance of the park. The forms are low and horizontal, the overall scale of the structures is de-emphasized. The materials used on the exterior are mostly natural materials, primarily stone and wood. The size of the individual stone units, and the wood timbers are massive. Although many of these structures have not been in use for years, they appear to be in sound condition. The quality of the original materials adds to their value. The durability of the stone, the interior glazed block, and the steel doors, windows and shutters has contributed to the longevity of these buildings. All of these structures should be preserved, maintained, and reused.

The roofing material needs further investigation, from the ground it appears to be natural slate, but the original drawings indicate that it may be a manufactured composite material. Often these types of manufactured slates contain asbestos. While it is not recommended that the roofing be removed, it is important to identify the contents of the material. This will insure that workers and the public can be protected when the roofs are repaired

The Boathouse

Roof shingles are missing from the hip ridge.

Boathouse - Drawings are dated 6-24-39, on A.D. Taylor's title block, and were drawn by C.L.K.

The overall form of the Boathouse is two solid forms connected by an open porch, and a single hip roof. The porch fulfills both a functional use as shelter and as a gate from one area to another. The Boathouse has an image of "gateway" in that it frames the view from the lawn to the lake.

The original plan for the building includes two toilet rooms, with a heating room dividing them in the east block of the building. The west block contains a concession stand, the electrical transformer room, the electrical distribution room, and the Boatman's Room. The Boatman's room floor elevation is two feet below the other rooms. It is accessed from the lake side of the building which is lower than the

lawn side. The two enclosed blocks are connected by a porch. The porch has two fireplaces, facing each other, one at each end.

The building is in sound condition. The stone work is sound, except for minimal damage to the fireplaces. The stone is random ashlar dressed in a hammered rough rock face. A few of the roof shingles are missing from one of the hip ridges. There is also algae growing on the roof slates in this area. The original copper roof ventilator has been replaced, as has the flashing. There is a weeping willow tree near the building that has dropped a large number of leaves and twigs into the roof gutters. As part of routine maintenance the gutters should be cleaned out in late fall after the tree has lost all of its leaves. It was noted that there are no downspouts on the building.

Lawn Bowling Pavilion

Lawn Bowling Pavilion -Drawings are dated Jan-10-40, on A.D. Taylor's title block, and were drawn by R.M.W.

Like the Boathouse, the Lawn Bowling Pavilion is two solid forms connected by an open porch, and a single hip roof. In this case, the porch area provides an elevated observation platform for spectators.

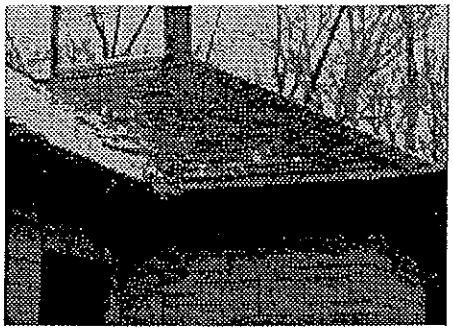
The original plan for the building includes four toilet rooms, two that were accessible outside of the fenced lawn area. It also contained a locker room attached to one of the men's rooms. A custodian / storage room is opposite the locker room. This porch has one fireplace.

Meadow Area Comfort Station

The building is similar in material to the boathouse, and is in very good condition. The original copper roof vent is still in place, as well as the flashing. The gutters and downspouts appear to be new, and are good matches to the original drawings.

Meadow Area Comfort Station - Drawings are dated 2-10-40, on A.D. Taylor's title block, and were drawn by R.M.W.

The Meadow Area Comfort Station is labeled Floor Plan "A" on the original drawings. It is of the same materials as the boathouse. It has an entrance on each end elevation for each toilet room, and a center door on the front elevation for a custodial and storage space. There is access to piping in this space as well. The original drawings call for a copper louvered dormer over the center door. This was not executed. Instead a copper ridge ventilator was installed over each restroom. The roof has heavy accumulations of moss. The building is in a heavily wooded area, and the biological growth should be routinely cleaned from the structure to prevent damage. The building was designed to function without gutters and downspouts. It still has its original steel doors and window shutters. They are in good condition and appear to



heavy accumulations of moss

be vandal resistant. The building has been subject to a minor amount of graffiti. Care should always be taken when cleaning an historic structure, many cleaning agents or anti-graffiti coatings can damage masonry.

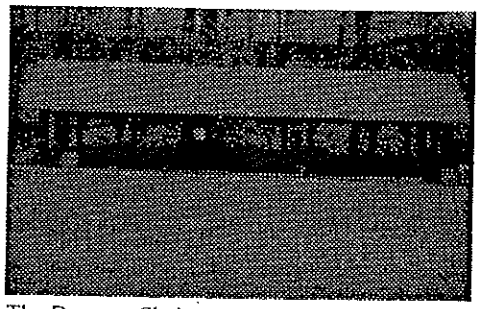
Dugway Area Comfort Station

The original drawings indicate steel and brass signs. They are either missing or were never installed as intended. A carved wood beam sign was also shown on the original drawings. This sign read "FOREST HILL PARK" and was supported on wood corbels on the front of the building. It does not appear that this sign was ever installed. This structure is not in use because of problems with piping and maintenance of the plumbing. With a small amount of modification, the toilet rooms have sufficient space to make them accessible to persons with disabilities. See attached plan.

Dugway Area Comfort Station -Drawings are dated 10-21-39, on A.D. Taylor's title block and were drawn by R.M.W.

The roof has been badly damaged

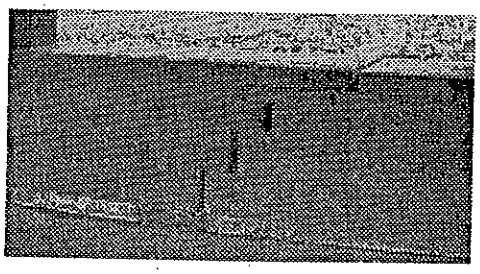
The Dugway Area Comfort Station is labeled Floor Plan "B" on the original drawings. It is of the same materials as the boathouse. It has an entrance on each end of the front elevation for each toilet room, and a center door for a custodial and storage space. There is access to piping in this space as well. This building's roof and copper ventilator have been badly damaged. These appear to have been caused by a tree or large branch falling on the structure. The building was designed to function without gutters and downspouts. It still has its original steel doors and window shutters. They are in fair condition. The building has been subject to a great deal of graffiti. Care should always be taken when cleaning an historic structure, many cleaning agents or anti-graffiti coatings can damage masonry.



The Dugway Shelter

This structure is not in use because of problems with piping and maintenance of the plumbing. With a small amount of modification, the toilet rooms have sufficient space to make them accessible to persons with disabilities. See attached plan.

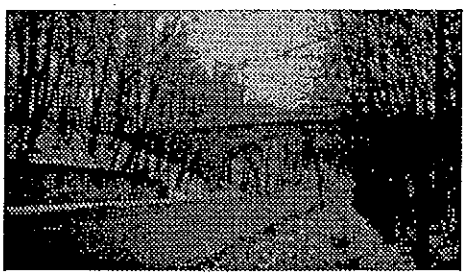
Dugway Shelter (Drawings were not located for the structure that was built)



The retaining wall must be repaired

The Dugway Shelter is an all wood structure except for the stone retaining wall at the rear of the building. The retaining wall (that must be repaired) is meant to hold the hill away from the shelter. The original drawings for the Dugway Shelter are for an all stone structure with battered walls and a great fireplace. The actual structure built was of a different design. No drawings have been located for the shelter as it was built. The change in design from an all stone structure to a wood structure with a stone retaining wall was most likely the result of bud-

get restrictions. The heavy timber columns on the existing structure were hewn originally, thereby differentiating them from the few pieces that have been replaced. The composite shingles have been replaced by contemporary asphalt shingles. The shelter, however different from the other structures, retains the charm of the A.D. Taylor buildings. The building's placement in the hillside and its relationship to the meadow emphasize the design and planning indicative of the original master plan.

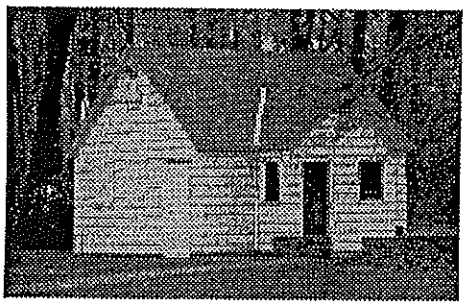


Forest Hills Boulevard Bridge

Forest Hills Boulevard Bridge-Drawings were done in conjunction with Wilbur J. Watson, Engineer and F.R. Walker Collaborating Architect. Dated May 3, 1939.

The "basket handle" semi-elliptical arch bridge appears asymmetrical as the slope of the banks are different. This bridge spans Forest Hill Boulevard and carries only pedestrians. The walkway is edged by a planting area and a stone rail that gently curves to its cylindrical terminus. The rail is stone corbels, projecting from the face of the broken random ashlar field stone. The stone is rockface except at the arch where a hammered rough rock face stone was used.

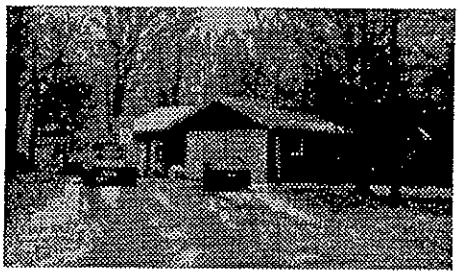
Today, the bridge is covered by a contemporary chain link fence, undoubtedly to protect automobiles from falling objects and to protect people from becoming falling objects. A dark color paint could add to the life of this fence and could make it less obtrusive on the landscape. Routine masonry maintenance (with correct historic mortar type) and repair, and inspection that might indicate the effectiveness of the original drainage system are necessary.



Comfort Station / Transformer

Comfort Station / Transformer (No drawings available.) Appears to have been built in the 1940's.

This wood structure has a very wide exposure clapboard siding which exaggerates its diminutive scale. The stone wall enclosing its front garden is only 18 inches high and the large trees behind the building give the structure a "playhouse" feeling. It was originally used as a toilet building, and now is used as an electrical transformer building. Its current use can be maintained, however, new doors should be placed in the door openings and closed shutters should be placed in the window openings to improve the appearance of this handsome building. (A sign should be placed on the structure warning of its contents.) This building is a transition building from the A.D. Taylor era to the Modern era and has some of the same romantic qualities as the older structures.



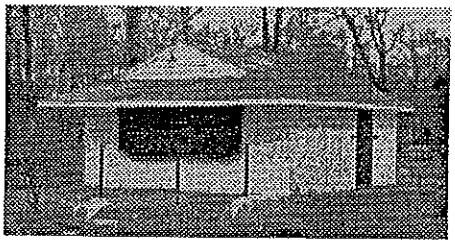
Electric Utility House

Electric Utility House (No drawings available.)

This ranch style house was probably built in the 1950's. It is visible in a 1960 aerial photograph of the site. Whether or not it had a park function originally, has not been determined. It currently serves as the Traffic and Street Light Maintenance Center for the City of East Cleveland. It is less than an ideal type of structure for a maintenance facility, and the function has no park purpose. Long term plans should include relocating the Utility to a more suitable structure, and demolishing the ranch house.

Storage Building (No drawings available.)

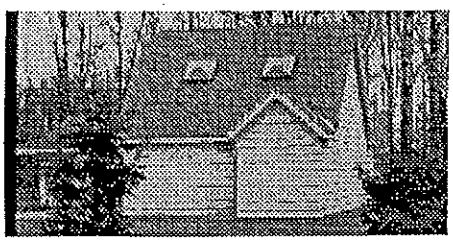
This building serves as a storage and maintenance facility. It is a concrete block structure, constructed after 1960. There are a number of structural cracks visible in the masonry. The building has been repaired where a truck apparently drove into the rear wall. Access inside the building was not available. This building should be considered for replacement as part of a comprehensive maintenance plan for the Park.



Old Concession Stand

Old Concession Stand (No drawings available.)

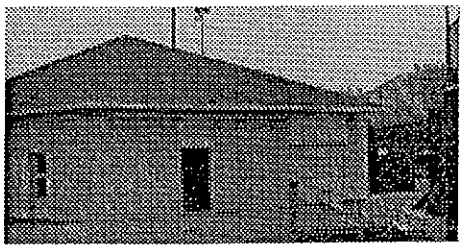
This building is a painted block structure. It has little architectural character. It is currently being used for storage. As part of an overall plan for maintenance this structure should be removed or replaced.



Comfort Station

Comfort Station (No drawings available.)

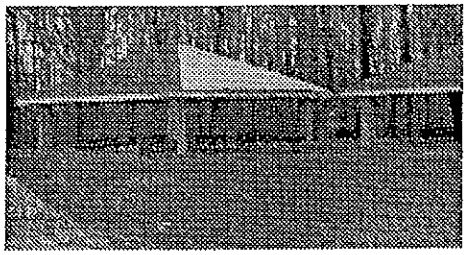
This structure is concrete block on the interior to a height of about eight feet. It has a wood frame structure above this height. The exterior is clad in wood lap siding. The entrance to the women's toilet is on the back side of the structure. Several people have expressed a that the remoteness of the entrance is a safety concern. Some modifications could be made on a short term basis to alleviate this problem.



Ballfield Building

Shelters & Ballfield Building (No drawings available.)

These buildings are relatively new and are in good condition. They are mostly concrete block structures with concrete columns. The block and the columns are coated with a synthetic stucco system, commonly known by the trade name Dryvit.

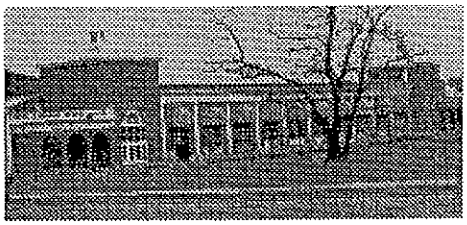


Shelters

They lack the sense of scale and relationship to the landscape that the A.D. Taylor Era buildings have. Careful consideration should be given for any new construction in the park. Future structures should use appropriate materials that lend a similar scale to the building. For example individual blocks of stone, or other masonry, or even lap siding, add interest and texture to a surface as opposed to mass areas of concrete or stucco. Placement of the building is also an important part of the overall design of the landscape.

Pavilion - c.1968 (No drawings available.)

This structure was inspected for exterior conditions only. Use and function are not covered as part of this report.



Pavilion

This brick structure is in sound condition with a few minor defects. These include gutters and downspouts with holes in them, and missing trim elements. These defects should be corrected immediately, as neglect will cause more damage to the structure.

Building Treatment, Rehabilitation, and Restoration
Preliminary Design Guidelines for New Construction
Maintenance of Park Structures

Building Treatment, Rehabilitation, and Restoration

Roofing Materials

Many of the historic structures in Forest Hill Park have a composite shingle roof. Composite shingles are generally made up of cementitious materials and are manufactured to look like other roofing materials, such as slate. In the earlier part of this century many cementitious products contained asbestos. The shingles should be sampled and tested for hazardous materials. Should they be found to contain asbestos, a determination must be made on how to best maintain, repair and replace (if necessary) the roofs. The texture and pattern of the shingles are a part of the overall design of the structures. All efforts should be made to maintain as much of the original materials as possible. This must be balanced with public health and safety. It may or may not be necessary to abate the shingles. Regulations have changed in recent years, with some materials it may be better to leave them in place rather than to remove them. Removal can sometimes make the risk of exposure greater, by releasing small particles that would otherwise be encapsulated within the material. If it is determined that the roof must be removed, they should be replaced with materials that match the originals in size, shape, color and texture.

Gutters and Downspouts

Some of the historic buildings in Forest Hill Park, such as the comfort stations, were designed to function without gutters. Others, like the boathouse and the lawn bowling pavilion had copper gutters and downspouts.

Buildings without gutters are generally designed with large eave overhangs from which water falls to a ground drainage system. It is important to provide and maintain these systems. They help in keeping water away from the building, and deter "rising damp" in masonry walls.

The boathouse and the lawn bowling pavilion were originally designed with copper gutters and downspouts. Some downspouts are missing. Missing elements should be replaced with copper to match the originals in size and shape.

Stone Masonry

Stone masonry on these buildings is of primarily rock faced, random ashlar sandstone. The Forest Hills Boulevard Bridge has some tooled surface stone on the bridge railing. Tooling and other methods of dressing stone help to create a harder and more weather resistant surface.

There are a number of important issues with regard to the treatment of masonry. The first is cleaning. Always use the gentlest means possible. The primary goal of masonry cleaning is to remove large accumulations of dirt, stains, graffiti, and accumulations of algae, moss and lichen. It is not necessary to make the building look new, by means of abrasive or harsh cleaning. Test patches of cleaning

methods should always be done in an inconspicuous place. Test areas should be masked off by means of a template so that any damage caused by the cleaning method can be readily observed. Start with clear water at low pressure and move up to chemical methods until a desired level of cleanliness is achieved. Graffiti can often be removed by means of a poultice. Abrasive methods such as sandblasting should never be used. They cause extensive damage to the dressed surface of the stone, and accelerate deterioration.

It is not necessary to repoint an entire structure if the mortar is sound. Only joints that are open, or have deteriorated mortar, should be repointed. Only chisels and proper pointing tools should be used, never use saws to remove mortar as they damage the adjacent edges of the masonry.

Repointing mortars should always match the original in type and strength. Using a mortar "stronger" than the masonry unit can cause damage. During freeze thaw cycles both the masonry and the mortar expand and contract. If the mortar is higher in compressive strength than the stone or brick, the stress of the expansion will be transferred to the stone or brick. These types of stresses usually result in cracking or spalling of the masonry surface.

Clear sealants should not be used on any masonry type. Newer types of clear sealants such as silane and siloxane are being sold as "completely" vapor permeable, and are therefore safe to use. This is misleading. While they are a great improvement over clear sealants of the past, they cannot prevent the entry of water through breaches such as hairline cracks or through rising damp. Water can still enter the masonry and during cooler temperatures, such as in Fall or early Spring. Under cooler conditions the water cannot vaporize and aspirate through the coating. The water is then trapped in the masonry, and should freezing temperatures follow, spalling and cracking of the masonry will occur. Many of the building industry technical associations, such as the Masonry Institute and the Brick Institute, concur that clear sealants should not be used in climates subject to freeze thaw cycles.

Glazed Unit Masonry

Glazed unit masonry is used on the interior of a number of the toilet rooms. This is a highly durable and readily cleanable material. This manufactured product has been and continues to be a commonly specified product where durability is required. The units are fired clay masonry with a vitrified glaze on one side. The glazed face becomes the interior finish. Although it was not possible to inspect the interior of the structure, common defects are, poor patches, heavy impact damage, damage due to improper mounting of toilet room fixtures and accessories, and minor surface crazing of the glazed finish. Replacement units are readily available, though, often the exact color is difficult to match be cause of the nature of the fired product. The same cautions apply to cleaning and repointing of glazed unit masonry as to other masonry types.

Wood

Wood is used primarily on the roof structures of the buildings at Forest Hill Park. Wide wood trims, exposed eaves, and heavy timber framing all contribute to the character of the buildings. In some locations, such as the large columns in the Dugway Area Shelter, the wood is cut to give the appearance of hewn timbers. This rusticated appearance was popular, especially in recreational buildings in the first half of the twentieth century.

Most of the wood on the structures is in sound condition. In general, repair should be done rather than replacement. Where replacement is required, the replacement wood should match the original in species. Some of the timbers in the Dugway Shelter have been replaced with members that are sawn rather than "hewn." A few angle braces are missing. These should be replaced with new timbers with the correct tooling marks. Analysis should be done to determine the correct paint scheme.

Never use abrasive methods to remove dirt or paint on wood. Methods such as sand blasting damage wood and destroys the intended finish texture.

Steel Doors and Windows

The steel doors and windows are in fair to good condition. Most of the problems with them are due to rusting hinges. This causes the doors and shutters to fall out of alignment and not close properly. All hardware should be cleaned, adjusted, and where necessary, replaced. The doors, windows, and shutters should be scraped, cleaned of rust, primed and repainted using the correct paint colors.

Electrical and Mechanical Systems

It was not possible to inspect the mechanical and electrical systems during the site visit. We understand from staff that many of the historic structures do not have working plumbing systems.

General

For all materials the Secretary of the Interiors Standards for Rehabilitation should be followed. For decades, these common sense guidelines have been the national standard for preserving historic structures. They are as follows.

The Secretary of the Interior's Standards for Rehabilitation[1]

1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.

2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.

3. Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.

4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.

5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.

6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.

7. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.

8. Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.

9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.

10. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

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[1]The Secretary of the Interior's Standards for Rehabilitation, (Washington D.C.:United States Department of the Interior, 36 Codified Federal Register (CFR) 67

Preliminary Design Guidelines for New Construction

In 1935, a National Park Service publication entitled Park Structures[2], outlined the features that made for successful park building design. The Rustic Style endorsed by this publication was widely popular in the 1930's. In a time of disappearing frontier in this nation, the design of parks and park structures attempted to recreate the values of pioneer life for an increasingly urban population. In Park Structures the recommended design features included horizontal lines and low pitch roofs, natural materials and colors. Browns and warm weathered grays were recommended in order to blend with the colors of a wooded setting. The Rustic Style was used extensively for park structures through both the Works Progress Administration (known as the Work Projects Administration after 1939) and the Civilian Conservation Corps.

The original A.D. Taylor structures found in Forest Hill Park are excellent examples of the Rustic Style. They make use of natural materials, stone and wood. The overall forms are low and horizontal. They do however, express a level of sophistication in the way the materials are used. Appropriate to their urban setting, they are a step up from standard materials used in most Rustic Style park structures. The rock faced random ashlar pattern of the stone in lieu of random rubble, and the use of hewn timber instead of peeled logs, are both examples of an upgrade in the use of the materials. They are, nonetheless, a part of the Rustic movement in park structures.

When adding new structures to an existing context, it is important to have a clear understanding of the architectural precedents. While new structures can be objects of their own time, they should adhere to the design objectives developed originally by A.D. Taylor, and the Rustic Style. As with most design guidelines the following outline moves from the overall to the specific.

Building Placement

It is imperative that the building placement be one of the most important design considerations in the park. A.D. Taylor's masterful placement of buildings within the context of the overall landscape must be highly respected and imitated. He uses three types of building placement.

The building as "gateway"
As seen in the Boathouse the building's placement between the water's edge and the fields beyond helps to frame the views from the field to the lake. It also creates a formal gate from one area of the park to the other.

The building at the edge of an open space
As seen in the Dugway Area Shelter and the Dugway Area Comfort Station, these structures are, by virtue of their placement, deferential to the recreation area they serve. They are closely set against the wooded hillside at the edge of the open recreation field.

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[2]C. Wirth, Park Structures (Washington D.C.: United States Department of the Interior NPS, 1935)

The building in the woods
An example of this kind of placement is the Meadow Vista Comfort Station. This low horizontal structure is dwarfed by the surrounding trees, diminishing its impact on the landscape.

It is important to note that A.D. Taylor never made the buildings a focal point within the open spaces of the park. This example should be followed.

Building Form and Plan

A design standard in keeping with the Rustic style structures found in the park, would include long, low, horizontal forms, with low pitched, hipped roofs. Care should be taken to avoid the common mistake of matching the roof pitch precisely and ignoring the rest of the building proportions. With any new construction, the building use will have an impact on the plan configuration, height of spaces, and overall form. These must be carefully planned and adjusted in order to maintain the standard set by the existing park structures.

Two types of plan are found in the existing structures. The first is the T-shaped plans found in the comfort stations. These structures are basic rectangles in plan with one center projecting bay. The second plan type is two enclosed forms connected by an open porch. This is found in both the boathouse and the lawn bowling pavilion. It is reminiscent of the "dog trot" form found in 18th and 19th century log structures. When the program use for the new construction is suitable these forms should be utilized.

Fenestration Patterns

The size, shape, and placement of windows (fenestration) is one of the most character defining elements of architectural style. The existing structures at Forest Hill Park have mostly small "punched" openings. The existing ratio of opening area to wall area should be respected when planning new structures. Large expanses of glass and "ribbon windows" should be avoided.

Building Materials

The original materials used on the Forest Hill Park buildings were of exceptionally high quality and durability. In today's construction, one does not often see all stone buildings in parks. Costs of such high quality materials are often prohibitive. Nonetheless an effort should be made to use the same types of materials. If budgets become a problem, we can take ques from the Dugway Area Shelter. This building was originally designed to be an all stone structure. It was constructed of wood with a low stone wall on one side. This was the likely result of budget problems.

In general, the exterior building materials should be of natural materials. Wood and stone are the preferred materials. They should also have a similar level of texture and pattern to the original structures. For example, there is a fairly consistent use of random rock faced ashlar stone existing in the park that sets a distinct standard for new stone work. Wood used also has particular texture. Some recommendations may be made for hewn timber columns, or for siding that has a distinctive texture

such as board and batten. Materials should be of reasonable size units relative to the scale of the structure.

Material	Uses
Stone	Exterior wall veneer, or veneer of foundation walls where exposed above grade, or in a manner to convey a "base", columns, landscape features
Wood	Exterior walls, columns, exposed roof structures, windows, doors, and railings
Brick	This material is not one of the original materials used in the park. It is not recommended, except under special conditions, and then only in combination with stone.
Decorative or Standard Concrete Block	Should not allowed in exterior applications
Synthetic Stucco (Dryvit)	Should not allowed
Vinyl or Aluminum Siding	Should not allowed
Steel or Composites	Only allowed for doors under special conditions
Steel	Only allowed for windows under special conditions
Vinyl windows	Should not allowed
Aluminum Windows	Only allowed under special conditions
Slate Roofing	Allowed
Composite Roofing (Imitation Slate)	Allowed
Wood Roof Shingles	Allowed
Asphalt Shingles	Not Recommended

Maintenance of Park Structures

Maintenance Issues were briefly reviewed with staff from both Cleveland Heights and East Cleveland. Cleveland Heights employs a year round maintenance staff. Duties of this staff include other facilities besides those within Forest Hill Park. Operations are headquartered off site. East Cleveland employs seasonal maintenance staff specifically for Forest Hill Park. Operations are headquartered at the maintenance building in the park.

Having two different maintenance programs for the park has obvious drawbacks. Each system employed by the cities has it's own set of pros and cons. While it may be difficult in terms of expenditures to combine the maintenance programs, it is imperative that there be a common set of standards. Forest Hill Park structures need a comprehensive plan for ongoing maintenance of it's buildings. A carefully designed system could be implemented by both cities to provide a consistent level of care for the structures. It may be wise to set up a special endowment fund for the maintenance of the historic structures.

What Should Be Included in a Successful Maintenance Plan:

1. Inspection Forms
   Organized by location, material and item.

2. Work Scheduling Forms
   A work order system for screening and authorizing job requests. This also controls work load planning, coordination of trades, estimated time allowances.

3. Maintenance Cycles
   Establishes cycles of inspection as well as maintenance.

4. Quantity Survey
   For cost estimating, and budget control.

5. Maintenance Treatment Specifications
   Specific maintenance treatments for all materials.

6. Maintenance Records
   Kept as both hard and electronic copies.

Projected Rehabilitation and Construction Costs
Sample Toilet Room Accessibility Plan

Projected Rehabilitation and Construction Costs

The following budget numbers are a preliminary look at the probable costs for implementing the architectural portions of the Masterplan. It is important to remember that these are "ballpark" numbers. At a preliminary budget level the numbers are based on an average cost per square foot of structure. Also, access to the interior of all the structures was not available for inspection. We can therefore, only make assumptions about the conditions of the interiors. In the next phase of this project, detailed cost estimates can be developed, based on material "take offs" for the rehabilitation of the existing structures. Likewise, once a design is determined for the new structures, more detailed cost estimates can be produced.

The first estimate, labeled "Probable Square Foot Construction Costs," provides estimates of work to be done in each zone of the Masterplan. This estimate contains a design contingency, architectural and engineering fees, and a construction contingency. It also contains costs for overhead items such as fees and permits. The last column on the page is a replacement value cost for an existing structure. The replacement cost is an approximate square foot cost for a structure of the same size and quality of materials. All costs are estimated in 1998 prices, and inflation is projected for the next six years.

The second estimate is labeled "Priority Repair and Construction Costs." The work to be done is broken down into three groups. The first group, PRIORITY 1, are items that are needed to stabilize existing buildings, and prevent further damage and deterioration. The second group, PRIORITY 2, are items that are needed in order to make existing buildings functional. This includes accessibility for handicap use. The last group, PRIORITY 3, are new construction items. Also included in this group are costs for the demolition of existing buildings that will not be rehabilitated and reused.

Breaking down projects into priorities or phases is useful in establishing budgets. However, it should be recognized that many, small phases are less economical over the entire project than a few, large phases. Overhead costs such as contractor mobilization, bidding costs, and architectural and engineering fees will be compounded for each phase of a project. Larger projects also usually interest a greater number of bidders, thereby increasing competition, and controlling costs. Phasing of a project should be kept to a balance. Each phase should be as large as can be reasonably afforded.

Probable Square Foot Construction Costs

Item	Quantity	Unit	Cost	Total	Replacement Value of Structure
Zone 1 - Dugway Picnic Area					
Rehabilitate Shelter	1440	sf	$40.00	$57,600.00	$115,200.00
excavate foundation behind stone wall, repair stone wall and concrete foundation, and backfil					
contingency for extensive repair of foundation including retaining hillside during excavation	1	ls	$30,000.00	$30,000.00	
clean and repoint stone					
replace missing wood timbers					
paint building historically appropriate colors					
Rehabilitate Restrooms	570	sf	$300.00	$171,000.00	$285,000.00
test composite shingles for hazardous materials					
remove shingles and salvage for reuse on other buildings					
repair roof deck, roof structure, and replace shingles with new composite shingles or natural slates					
clean and repoint stone					
clean and repoint interior glazed masonry					
paint interior and exterior wood with appropriate colors					
remove masonry partition and patch adjacent surfaces to create HC stall					
add grab bars					
reconfigure door jamb detail to improve accessibility					
modify doors					
clean, repair and adjust steel doors, windows and shutters					
add new signs					
add new toilet fixtures, and plumbing					
connect to sewer system or provide new system					
add new lighting					
Restore and Maintain Rockefeller Carriage Bridge	1	ls	$114,000.00	$114,000.00	
restore masonry					
structural work priced by others					
Zone 2 - Bowling Green Area					
Rehabilitate Pavilion	1280	sf	$100.00	$128,000.00	$768,000.00
clean and repoint stone					
clean and repoint interior glazed masonry					
paint interior and exterior wood with appropriate colors					
add grab bars					
remove masonry partition and patch adjacent surfaces to create HC stall					
reconfigure door jamb detail to improve accessibility					
modify doors					
clean, repair and adjust steel doors, windows and shutters					
upgrade plumbing and fixtures					
add new signs					
add new lighting					
Zone 3 - Meadow Vista					
Rehabilitate Restrooms	720	sf	$250.00	$180,000.00	$360,000.00
test composite shingles for hazardous materials					
clean shingles to remove biological growth					
repair missing or broken roof shingles with salvage from Dugway restroom					
clean and repoint stone					
clean and repoint interior glazed masonry					
paint interior and exterior with appropriate colors					

Probable Square Foot Construction Costs

Item	Quantity	Unit	Cost	Total	Replacement Value of Structure
remove masonry partition and patch adjacent surfaces to create HC stall					
add grab bars					
reconfigure door jamb detail to improve accessibility					
modify doors					
clean, repair and adjust steel doors, windows and shutters					
add new signs					
add new toilet fixtures, and plumbing					
connect to sewer system or provide new system					
add new lighting					
New Picnic Shelter (one or two prototypes for entire park)	800	sf	$95.00	$76,000.00	
Stone and wood structure similar to Dugway Area Shelter w/ hip roof and composite or natural slate shingles					
Zone 4 - East Cleveland Recreational Area					
Remove Two Structures					
	2380	sf	$5.00	$11,900.00	
	2264	sf	$5.00	$11,320.00	
New Restroom and Concessions Building (single prototype for entire park)	1800	sf	$200.00	$360,000.00	
Stone and wood structure w/ hip roof and composite or natural slate shingles					
with an open porch in the center					
Zone 5 - Great Meadow					
Stabilize the Stable Ruins	1	allow	$30,000.00	$30,000.00	
Zone 6 - Boat house and Lake Area					
Rehabilitate the Boathouse	1998	sf	$150.00	$299,700.00	$1,198,800.00
test composite shingles for hazardous materials					
clean shingles to remove biological growth					
repair missing or broken roof shingles with salvage from Dugway restroom					
restore gutter and downspout system					
clean and repoint stone					
repair fireplaces					
clean and repoint interior glazed masonry					
paint interior and exterior wood with appropriate colors					
add grab bars in restrooms					
remove masonry partition and patch adjacent surfaces to create HC stall					
reconfigure door jamb detail to improve accessibility					
modify doors					
clean, repair and adjust steel doors, windows and shutters					
add new signs					
upgrade plumbing and fixtures					
add new lighting					
Maintain Stone Bridges	1	ls	$30,000.00	$30,000.00	
clean and repoint stone					

Probable Square Foot Construction Costs

Item	Quantity	Unit	Cost	Total	Replacement Value of Structure
Zone 7 - Cleveland Heights Recreational Area					
Remove Two Structures	400	sf	$15.00	$6,000.00	
	480	sf	$15.00	$7,200.00	
New Restroom and Concessions Building (single prototype for entire park)	1800	sf	$200.00	$360,000.00	
Stone and wood structure w/ hip roof and composite or natural slate shingles.					
Secure and Maintain Transformer Building	1	ls	$25,000.00	$25,000.00	
replace plywood over windows with metal or composite louvers that mimic shutters					
paint exterior wood					
replace plywood door with metal or composite door					
maintain roof, gutters and downspouts					
repair large losses on low stone wall					
Zone 8 - Parkways and Forest Hill Boulevard					
Restore Foot Bridge	1	ls	$75,000.00	$75,000.00	
clean and repoint stone, including scafolding					
remove or paint cage					
replace missing stonework at railing terminals					
maintain drainage system and planters					
Restore Entrance Piers	estimated by others				
Add Additional Piers	estimated by others				
Zone 9 - Community Facility Area					
Community Center Expansion is estimated under another project					
New Picnic Shelter (one or two prototypes for entire park)	800	sf	$95.00	$76,000.00	
Stone and wood structure w/ hip roof and composite or natural slate shingles					
Zone 10 - Superior Road Play Area					
New Restroom (using modified A.D. Taylor prototype for entire park)	720	sf	$225.00	$162,000.00	
Stone and wood structure w/ hip roof and composite or natural slate shingles.					

Forest Hill Park

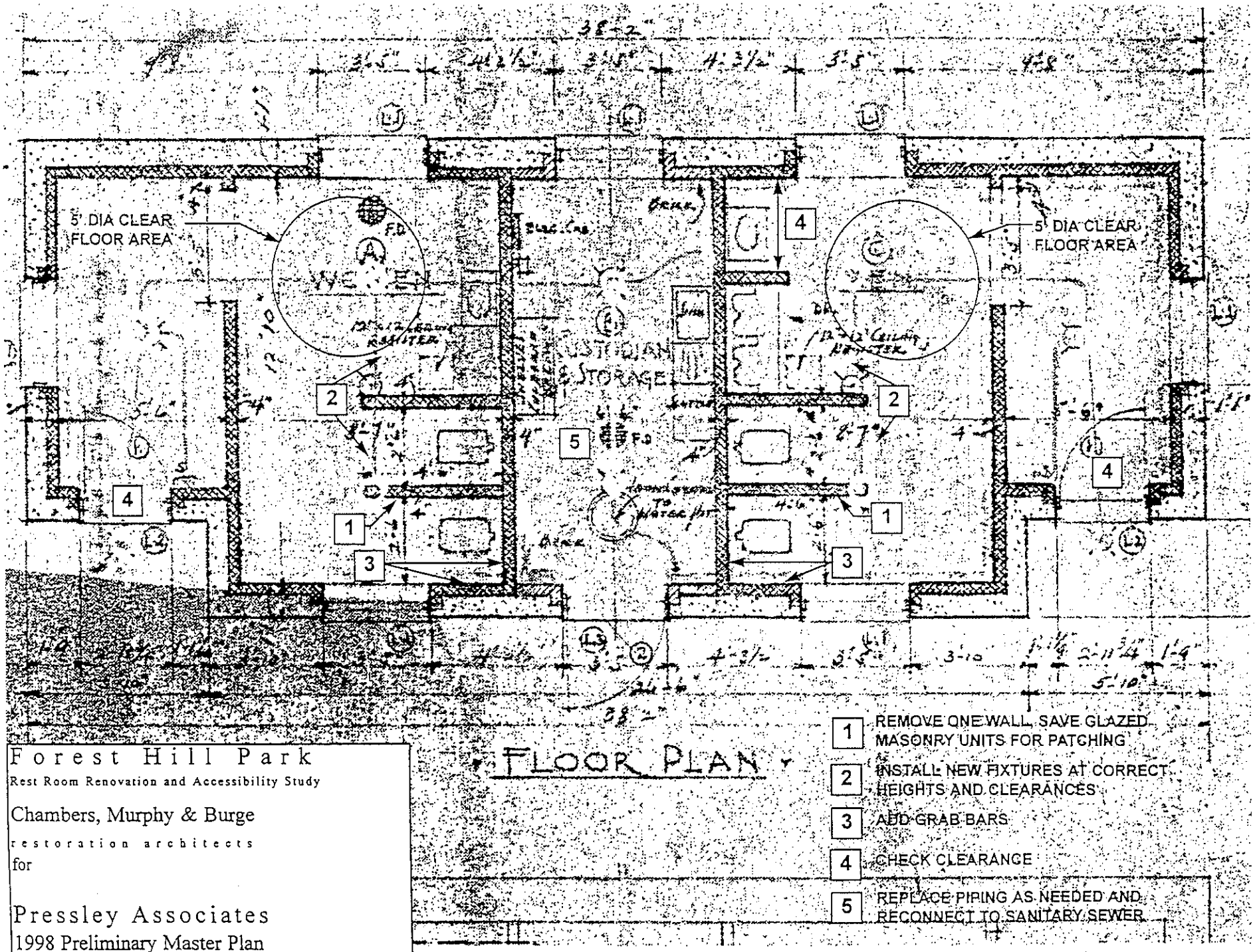
Probable Square Foot Construction Costs

Item	Quantity	Unit	Cost	Total	Replacement Value of Structure
Zone 11 - Dugway Valley					
No Structures Planned					
Zone 12 - Superior Road Overlook					
New Picnic Shelter (one or two prototypes for entire park)	800	sf	$95.00	$76,000.00	
Stone and wood structure w/ hip roof and composite or natural slate shingles					
NO LOCATION DETERMINED YET					
Replacement storage and maintenance structures	6000	sf	$150.00	$900,000.00	
hazardous materials abatment - if needed	1	allow	$12,000.00	$12,000.00	
subtotal				$3,198,720.00	
general conditions	12%			$383,846.40	
Total				$3,582,566.40	
design contingency	10%			$358,256.64	
architectural and engineering fees	10%			$358,256.64	
construction contingency	10%			$358,256.64	
fees and permits	5%			$179,128.32	
Total Project				$4,836,464.64	
inflation per year	4%				
	1999			$5,029,923.23	
	2000			$5,231,120.15	
	2001			$5,440,364.96	
	2002			$5,657,979.56	
	2003			$5,884,298.74	
	2004			$6,119,670.69	

Forest Hill Park

Priority Repair and Construction Costs

Item	Locations		Priority Level 1	2	3	Total Project
Roofing, Gutters, and Downspouts -in order to stabilize structures and prevent further deterioration	Boathouse, Dugway Restrooms, Meadow Vista Restrooms		$152,000.00			$152,000.00
Masonry Work - in order to stabilize bridges and retaining walls	All Bridges, Dugway Shelter, and Stable Ruins		$329,000.00			$329,000.00
Exterior Repairs -to prevent deterioration and control moisture, and to secure structures	Boathouse, Dugway Restrooms, Meadow Vista Restrooms, Lawn Bowling Pavilion, Electrical Transformer Building			$212,600.00		$212,600.00
Rehabillitation of Existing Restrooms - ADA upgrade and repair of plumbing systems, including general repair of all structures	Boathouse, Lawn Bowling Pavilion, Dugway Restrooms, Meadow Vista Restrooms			$458,700.00		$458,700.00
Remove obsolete structures	Maintenace Building, Traffic and Street Light Building, Concessions Stands and Restrooms				$36,420.00	$36,420.00
New Facilities -new shelters and restroom facilites					$2,010,000.00	$2,010,000.00
Subtotal			$481,000.00	$671,300.00	$2,046,420.00	$3,198,720.00
General Conditions		12%	$57,720.00	$80,556.00	$245,570.40	$383,846.40
Total			$538,720.00	$751,856.00	$2,291,990.40	$3,582,566.40
design contingency		10%	$53,872.00	$75,185.60	$229,199.04	$358,256.64
architectural and engineering fees		10%	$53,872.00	$75,185.60	$229,199.04	$358,256.64
construction contingency		10%	$53,872.00	$75,185.60	$229,199.04	$358,256.64
fees and permits		5%	$26,936.00	$37,592.80	$114,599.52	$179,128.32
Total Project Costs			$727,272.00	$1,015,005.60	$3,094,187.04	$4,836,464.64
Inflation per year		4%				
		1999	$756,362.88	$1,055,605.82	$3,217,954.52	$5,029,923.23
		2000	$786,617.40	$1,097,830.06	$3,346,672.70	$5,231,120.15
		2001	$818,082.09	$1,141,743.26	$3,480,539.61	$5,440,364.96
		2002	$850,805.37	$1,187,412.99	$3,619,761.19	$5,657,979.56
		2003	$884,837.59	$1,234,909.51	$3,764,551.64	$5,884,298.74
		2004	$920,231.09	$1,284,305.89	$3,915,133.71	$6,119,670.69



FLOOR PLAN

Forest Hill Park

Rest Room Renovation and Accessibility Study

Chambers, Murphy & Burge

restoration architects

for

Pressley Associates

1998 Preliminary Master Plan

FOREST HILL PARK

Updated Master Plan 1999

Volume II

Preliminary Civil and Structural Elements Report, April 1998

Prepared by: Adache-Ciuni-Lynn Associates, Inc.
Cleveland, Ohio

PRELIMINARY MASTER PLAN

FOR

FOREST HILL PARK

CIVIL AND STRUCTURAL ELEMENTS

TREATMENT OPTIONS
PRIORITIES
PRELIMINARY COST ESTIMATES

Prepared By:

ADACHE-CIUNI-LYNN ASSOCIATES, INC.
4401 Rockside Road
Cleveland, Ohio 44131

April, 1998

PRELIMINARY MASTER PLAN

FOREST HILL PARK

CIVIL AND STRUCTURAL ELEMENTS

This report serves as a response to our initial report of existing Site Conditions. The following text describes various Treatment Options to correct deficiencies previously identified. Following the Treatment Options are discussions on the priorities of the various recommended actions. Budget level cost estimates were then prepared for each of the feasible options.

The format and order of our previous report is followed herein, to provide an organized, systematic approach to the discussion of our recommendations.

TREATMENT OPTIONS

Storm Water/Drainage

The two storm water inlets to the lake are in generally good condition. Both the 3.5' x 5.5' box culvert (Culvert A) and the 48" diameter concrete pipe (Culvert B) headwalls have a vertical crack which should be repaired. It appears that the cracks are fairly old. They can be easily repaired by tuckpointing with mortar. If left alone, the soil may begin washing through the cracks, causing a hole or depression in the ground behind the headwalls.

The lake outlet channel below the stone stepped spillway is filling with debris and sediment. This channel should be cleaned of both natural debris and any trash, and any toppled trees should be removed. The channel should be dredged of sediment to return it to its original configuration. Options for resisting future erosion and sedimentation include 1) applying seeding with erosion control netting, 2) placing a channel lining of rock channel protection or, 3) placing a concrete channel lining. These options will apply to all erosion-prone areas of channels and streams throughout the park. In many cases, the cleaning of the channel and application of seeding would be sufficient. This method produces a natural solution with little "man-made structure" apparent. It would also require periodic maintenance. This natural solution should always be preferred. Channels with more severe erosion problems will require erosion-resistant materials such as rock or concrete. These are more expensive and less natural in appearance. The lake outlet channel would best be restored by seeding, combined with short areas of rock channel protection at the bottom of the stepped spillway and at the entrance to the 60" pipe sewer.

The 72" reinforced concrete box culvert which empties into the Park near the intersection of Lee Road and Monticello Boulevard is an extremely severe case of erosion-induced structural failure. There are two plausible solutions to this failure. The first is to remove the concrete apron, headwall

and culvert barrel back to the point where no damage has occurred. The structure could then be reconstructed of reinforced concrete to its original configuration. Additional rock channel protection would be necessary at the outlet to prevent future erosion. Vast amounts of earth fill would be required to cover the new culvert section and restore the washed out areas. These areas would then be seeded. The second option is to remove the damaged portions, but then only to build a new headwall back at the point where no damage has occurred. A new channel would be constructed in lieu of a concrete culvert. This channel would be lined with heavy rock to prevent erosion. This option would be less costly and would avoid the need to bring in earth fill.

The 5' x 5' concrete horseshoe arch culvert adjacent to the above described 72" box culvert is suffering the early stages of the box culvert's more serious damage. The concrete apron should be removed and replaced with a new apron along with appropriate erosion protection. Either large rock or concrete would be required due to the volume and velocity of the water outletting these two culverts (Culvert Structures-C). Calculations regarding velocity are required to properly design the erosion protection for these culverts. This would be done during preparation of repair plans and specifications.

The stream erosion downstream of Culvert Structures-C should be repaired in a manner to protect the banks from future damage. This again would involve either rock channel protection or more of a structure such as gabions or concrete. A hydraulic analysis of this area is recommended. It may be advisable to construct a stilling basin at the Culvert Structures-C outlet to reduce flow velocity and minimize future erosion.

The outlet of Culvert-D is in good condition due to the natural bedrock surface of the channel. Downstream of this outlet the channel is on a relatively steep slope carved through the natural shale formation. The turbulent flow through this area is causing some bank erosion and undermining of tree roots. These are all natural occurrences along such a stream channel. As such, no repairs or erosion treatments are recommended in this area. Some infrequent maintenance could be done to remove fallen trees.

The two streams from Culvert Structures-C and D meet just upstream of the trash racks in front of the 14' x 8' concrete box culvert that carries these streams underground out of the park. The trash racks serve to collect sediment and natural debris such as tree limbs before entering and potentially clogging the large box culvert. By design, these racks require occasional maintenance. It is recommended that the trash racks be cleaned of all debris. At that time they should also be inspected structurally. They presently appear to be in satisfactory condition.

The corrugated metal drainage channel that serves as the outlet to the storm water detention basin in the lower valley is on a steep slope to a vertical shaft opening in the top of the 14' x 8' culvert. This opening is fenced in, however adventurous youngsters could find it possible to slip under the fence. Serious injury could result if someone were to evade the fence and then fall into the opening. It is highly recommended that a more secure barrier be installed at this opening. A steel bar grid with openings less than six inches wide is recommended.

Erosion

Numerous areas of erosion were found, primarily at the outlets of storm water pipes. Each of these areas can be treated with one of the following options:

1) Extending the pipe further down the slope to outlet directly into a natural drainage channel. This would require extensive excavation, a lengthy run of pipe in most cases, a new headwall and erosion protection at the outlet.

2) Rebuilding the pipe and headwall at its present location, refilling the eroded area, excavating a defined channel down the natural drainage channel, and placing rock channel protection in the new channel to resist future erosion.

3) Rebuilding the pipe and headwall at its present location, regrading the eroded area using a minimal amount of earth fill, and allowing the storm water to continue in its current eroding channel.

From an engineering standpoint, option 1) is preferred because it provides a more long term solution to the erosion problem. It is also the most costly, as well as the most destructive to the natural park environment. Option 3) is the least costly and least destructive in the near term. Over the long term, however, erosion will continue unless annual maintenance efforts are put into place. Regardless of the option chosen, all fallen trees and other debris must be removed from the drainage channels.

Structures

The Stone Arch Footbridge in the Lower Valley is in poor condition. No construction plans were found for this bridge, but it is presumed to be a true stone arch, rather than a stone-faced concrete arch. It is probably earth-filled between the spandrel walls, above the arch. Water seeping through the pavement and the earth fill tends to find its way between the stone joints. Freezing and thawing of this water adds to the breakup and disintegration of the joints and the stones themselves.

This type of structure is noted for arch spreading, the tendency of the structure to split down the middle. This can be due to the outward pressure of the earth fill, exacerbated by the freezing and thawing of the water within the fill. This arch spreading is typically repaired by installing steel bars across the arch either above the arch through the fill or below it, exposed to view. The bars have plates or large "washers" held on by tightening nuts on the threaded ends of the bars.

This bridge in its present state will continue to deteriorate. It will probably stand for many years to come, however. To restore it to good condition will require extensive work. The following items are recommended for complete restoration:

1) Remove the existing pavement and place a new, reinforced concrete pavement with sealed joints to minimize surface water intrusion.

2) Install new steel bars to supplement those already in place to resist spreading of the arch.

3) Remove and replace all deteriorated stones and brick patches with new sandstone. This includes the spandrel walls, the arch ring and the parapets. This is an extremely expensive operation since it is very labor intensive, requiring skilled stonemasons.

The overhead footbridge over Forest Hills Boulevard, in contrast , is in remarkably good condition. The 1939 design plans show this to be a stone-faced, reinforced concrete arch. Five repair items were mentioned in our Site Conditions report. To resist future deterioration two of these items should be accomplished: sealing the expansion joints at each abutment and cleaning and sealing the gutters. This would minimize the intrusion of water into the earth fill above the arch, thereby reducing future damage to the arch and spandrel walls. Full repair would also include replacing the three missing keystones at the recessed circles, repairing the parapet wall and replacing missing stone caps at the southeast end, and patching spalled concrete areas on the underside of the arch. Some nominal tuck-pointing of the mortar joints would finish off all needed repairs. This bridge should be able to survive for many years into the future.

The stone-faced concrete retaining walls along Forest Hills Boulevard near the overhead footbridge are in generally good condition. Some minor tuck-pointing would extend the life of the stone facing. It is also recommended that any trees immediately behind these walls be removed. Large trees and their root structure can exert large forces onto the walls causing damage or even failure.

The two stone gate columns on the south side of Forest Hills Boulevard at the trail entrance into the Great Meadow are in need of repair. The cap stones should be reset, a few stones require resetting, and a few need replacing.

The stone terrace walls along the walking trails in the lower valley are in good to fair condition. They are generally built of stacked stone without mortar. Only two of these stone walls, along Dugway Brook near the baseball fields, require repair at this time. These walls are of brick and stone construction. Some stone resetting and replacement is required, along with some minimal embankment repairs.

PRIORITIES

We have considered all of the repairs and Treatment Options described in the previous section of this report, and have categorized them into three groups of priority. The first group consists of those items requiring immediate attention. This urgency may be due to a safety concern or to a concern that, if left unrepaired, additional damage or deterioration will occur in the near future. The second group consists of those items which are recommended for repair within the next few years, or as soon as funding is available. The third group consists of those items which should be repaired or restored over the long term so that the Park can have the appearance and serve the functions for which it was originally designed.

First Priority

The most critical item requiring immediate attention is the 72" reinforced concrete box culvert emptying into Dugway Brook near the intersection of Lee Road and Monticello Boulevard. The structural failure of this culvert will continue and will cause even more erosion if left unchecked. The 5' x 5' concrete horseshoe arch culvert adjacent to the 72" box must also be repaired, before it experiences the same structural failure.

A critical safety issue is involved regarding the vertical shaft opening into the 14' x 8' box culvert. The steel bar protection should be installed over this opening immediately.

The overhead footbridge over Forest Hill Boulevard is one of the most outstanding features of the park. It is in good condition, and with minimal effort can remain that way for a very long time. Of immediate concern are the sealing of the expansion joints at each abutment and the cleaning and sealing of the gutters. These repairs will minimize water infiltration.

Areas of erosion at storm water outlet pipes should be repaired. We recommend using option 2) as described in the preceding section. This involves the rebuilding of the pipe and headwall as necessary, excavating a clean channel to the stream and protecting the channel from erosion by placing rock channel protection..

Second Priority

The cleaning of the lake outlet channel below the stone stepped spillway, lining it with rock channel protection at each end, and seeding in between will retard future erosion.

The stream erosion downstream of Culvert Structures - C should be repaired. Without a detailed hydraulic analysis, we assume that a gabion mat at the outlet will suffice, along with rock channel protection along the stream bottom and banks for several hundred feet.

The trash racks just upstream of the inlet to the 14' x 8' box culvert should be cleaned of all debris and sediment, and then inspected for structural damage. If any is found, repairs should then be made as needed to restore their integrity.

The stone arch footbridge in the lower valley must be evaluated thoroughly from several viewpoints, and a decision made regarding its future. Its historic significance, aesthetic value, function and repair cost must be considered. If it is determined to restore this bridge, we recommend doing so as discussed previously. If it is determined that restoration is either not cost effective or not warranted based on significance, then the bridge could either be razed or left as is to continue deteriorating. If the latter is chosen, it should be inspected periodically by a structural engineer to assure safety to park patrons. It would eventually require razing if left untouched

The remaining three repair items for the overhead footbridge over Forest Hills Boulevard should be implemented. These include replacing the three missing keystones at the recessed circles, repairing and replacing stone caps on the parapets, and patching spalled concrete on the underside of the arch.

Third Priority

The vertical cracks in the headwalls of Culvert A and Culvert B should be repaired by tuckpointing.

The stone-faced concrete retaining walls along Forest Hills Boulevard should be repaired by tuck-pointing. Also, all trees immediately behind these walls should be removed.

The two stone gate columns at the trail entrance to the Great Meadow should be repaired by resetting and replacing stones as required.

The two stacked stone walls along Dugway Brook near the baseball fields, of brick and stone construction should be repaired by resetting and replacing stones as required and regrading and seeding adjacent embankment areas.

PRELIMINARY COST ESTIMATES

We have developed preliminary, budget-level cost estimates for each of the repair items discussed previously. It must be pointed out that these costs were developed without benefit of repair plans. Costs of similar work items on projects recently completed, as well as discussions with contractors, and our experience with construction are the basis for these estimates. Current costs of construction were used, with no allowance for future inflation since the actual schedule for any repairs has not yet been established.

The costs are arranged per the priorities discussed in the preceding section of this report.

First Priority

1) 72" reinforced concrete box culvert.

   a) Reconstruction to original configuration. Includes removal, new concrete apron, 50' of culvert barrel, headwall, earth fill, and rock channel protection.

   Estimated Cost $ 77,000

   b) Reconstruction to reduced length. Includes removal, new concrete apron, 10' of culvert barrel, headwall, channel excavation and rock channel protection.

   Estimated Cost $ 49,300

2) 5' x 5' concrete horseshoe arch culvert.

   Remove concrete apron and headwall, new concrete apron, rock channel protection, new headwall.

   Estimated Cost $ 17,300

3) Vertical shaft opening into 14' x 8' box culvert.

   Install steel bar grid over opening.

   Estimated Cost $ 20,000

4) Overhead footbridge over Forest Hill Boulevard.

   Seal expansion joints, clean and seal gutters.

   Estimated Cost $ 18,300

5) Erosion at storm water outlets.

A unit price was developed for a "typical" site. Assumptions were made regarding pipe size, length of repair, headwalls, channel lengths, amount of rock channel protection, etc. Three options were discussed for these repairs with a recommendation given for option 2). There are approximately 9 of these sites requiring attention.

a) Option 1), remove damaged pipe, construct new, extended length of pipe, new headwall and rock channel protection.

Unit cost = $7,000

Estimated cost = 9 x $7,000 = $ 63,000

b) Option 2), remove damaged pipe, reconstruct pipe and headwall to original configuration, refill eroded area, channel excavation down to stream with rock channel protection full length.

Unit cost = $5,000

Estimated Cost = 9 x $5,000 = $ 45,000

c) Option 3), remove damaged pipe, reconstruct pipe and headwall to original configuration, regrade immediate area.

Unit cost = $ 3,200

Estimated cost = 9 x $3,200 = $ 28,800

Sub-Total, First Priority, Recommended Options = $ 177,600

Second Priority

1) Cleaning and lining lake outlet channel below the stone stepped spillway.

Estimated Cost = $ 9,000

2) Repairing stream erosion downstream of Culvert Structures - C.

Construct gabion mat, several hundred feet of rock channel protection.

Estimated Cost = $ 45,000

3) Clean trash racks above inlet to 14' x 8' culvert.

Estimated Cost = $ 2,500

4) Stone arch footbridge in lower valley.

a) Complete restoration including pavement replacement with reinforced concrete, install steel bars to resist arch spreading, removing and replacing deteriorated stone and brick with new stone.

Estimated Cost = $ 300,000

b) Raze the bridge, grade and seed the area.

Estimated Cost = $ 127,000

5) Overhead footbridge over Forest Hill Boulevard.

Replace three missing keystones, repair and replace stone caps on parapets, patch spalled concrete on the underside of the arch.

Estimated Cost = $ 5,000

Sub-Total, Second Priority, Recommended Options = $361,500

Third Priority

1) Headwalls of Culvert A and Culvert B.

Repair vertical cracks by tuckpointing.

Estimated Cost = $ 300

2) Repair stone faced concrete retaining walls along Forest Hills Boulevard.

Includes tuckpointing and removing trees.

Estimated Cost = $ 10,000

3) Stone gate columns at the trail entrance to the Great Meadow.

Reset and replace stones at two columns.

Estimated Cost = $ 1,800

4) Stacked stone and brick walls along Dugway Brook near the baseball fields.

Reset and replace stones, regrade and seed embankment area.

Estimated Cost = $ 18,000

Sub-Total, Third Priority, Recommended Options = $ 30,100

SUMMARY OF ESTIMATED COSTS

First Priority	$ 177,600
Second Priority	$ 361,500
Third Priority	$ 30,100
Total	$ 569,200
Preliminary Engineering for Plans and Specifications	$ 40,000
Construction Inspection	$ 85,000
Contingencies	$ 140,000
Grand Total	$ 834,200

FOREST HILL PARK

Updated Master Plan 1999

Volume II

Master Plan for Civil and Structural Site Conditions

Prepared by: Adache-Ciuni-Lynn Associates, Inc.
Cleveland, Ohio

MASTER PLAN

FOR

FOREST HILL PARK

CIVIL AND STRUCTURAL

SITE CONDITIONS

PREPARED BY:

ADACHE-CIUNI-LYNN ASSOCIATES, INC.

4401 Rockside Road

Cleveland, Ohio 44131

MASTER PLAN

FOREST HILL PARK

CIVIL AND STRUCTURAL SITE CONDITIONS

The Proposed Action

This narrative consists of providing a report on the existing facilities at Forest Hill Park (the Park) in the cities of Cleveland Heights and East Cleveland. According to an undated General Plan, the Park is approximately 255 acres in size with approximately 82 acres in Cleveland Heights and 173 acres in East Cleveland.

The Park is bounded on the north by Terrace Road, on the east by Lee Boulevard, Superior Road on the west with Monticello Boulevard and Mayfield Road at the extreme south. Forest Hills Boulevard is a major thoroughfare between the two (2) cities and cuts the Park into two (2) sections. Forest Hill Park was originally part of the John D. Rockefeller estate, including trees, shrubs, lawns, gravel roads, bridle trails, and several lakes. In 1939 John D. Rockefeller, Jr., transferred the land to Cleveland Heights and East Cleveland with the stipulation that the land be used and developed for recreational purposes. Subsequently, the park was improved with swimming pools, basketball courts, baseball and football fields, tennis courts, and picnic areas.

It is hoped that the long-term plan is to restore the Park to a full range of activities as previously provided and enjoyed. To this end the existing conditions of civil and structural elements contained within the Park will be categorized and discussed.

The existing conditions are reported as taken from existing plans showing the Parks amenities, infrastructure, and utilities. Field visits were made to verify structures and their general location. Photographs were taken to show key elements within the Park and identify lesser known items and important information was documented for reporting purposes and used herein to map the above on a General Site Plan.

Subsequently this report will consist and catalogue the latter in the following manner:

Storm water/drainage
Erosion
Structures
Utilities
Closing Remarks

FOREST HILL PARK

INFRASTRUCTURE AND UTILITIES

STORM WATER/DRAINAGE:

East Cleveland

Storm water is directed into and out of the Forest Hill Park (the Park) via several culverted entrances and exit points. In the City of East Cleveland storm water enters the Park via a 3.5' x 5.5' concrete box culvert (Culvert-A) located on Henley Road and a 48 " diameter storm water pipe culvert inlet (Culvert-B) that enters the Park off Forest Hills Boulevard near Lee Boulevard. (See FIG. 1 and FIG-2) These two (2) storm water inlets are the primary tributaries that fill the Duck Pond (Lake), providing a steady source of water flow into the Lake. The storm water outlets the Lake via a control weir located at the Stone Arch Culvert Bridge. (See FIG. 3) The weir regulates the flow exiting the Lake via a directed opening. Storm water falls to a lower elevation via a stone stepped spillway and is then directed into a 60" RCP pipe sewer via an open channel. (See FIG.-4) The channel is filled with debris, consisting of leaves, trash, sediment, and toppled trees which creates water flow obstructions in the channel. (See FIG.-5) Storm water then outlets the Park via the 60" RCP pipe located on Forest Hills Boulevard. The 60" sewer then collects surface runoff via catch basins along Forest Hills Boulevard, and transmits this water into a 5' x 6' box culvert along Terrace Road which outlets into the Dugway Brook Culvert located near the intersection of Superior and Terrace Roads.

Cleveland Heights

In the City of Cleveland Heights storm water enters the Park via several large storm water conduits. A 72" reinforced concrete box culvert transfers storm water into the Park near the intersection of Lee Road and Monticello Boulevard. The storm water outlets the culvert through a concrete box headwall with single wingwall.(See FIG.-6) This structure has undergone severe structural distress due to erosion and undermining which has caused this outlet structure to fail. The outlet apron slab has cracked and fallen into the stream bed. Major erosion has caused the culvert joints to become dislodged causing the structure to shift and settle where multiple cracks have severed the culvert into sections. (See FIG.-7 & 8) Un-restricted water flow through the culvert joints has caused major erosion of the adjacent embankment at the culvert outlet. The structure is severely undermined as a result of the un-restricted flow and the outlet portion of this structure must be replaced.

Secondly, adjacent to the 72" culvert is a 5' x 5' concrete horseshoe arch culvert that also outlets storm water into the Park. The 5' x 5' culvert outlets storm water from Monticello Boulevard and is characterized by its concrete arch and concrete apron slab. The apron slab cantilevers several feet away from the concrete arch headwall and, as a result of erosion, has cracked and nearly fallen into the stream bed. (See FIG.-9)

The combined outlet flow from these two (2) structures (Culvert Structures-C) has caused considerable erosion and resulted in substantial undermining of the larger 72" concrete culvert outlet structure. The embankments have washed away causing sediment sand bars to develop and trees to fall into the stream channel. (See FIG.-10) Sediment sand bars re-direct the water flow up against the embankment thus starting the cycle of embankment washout and tree uprooting.

Storm water from Culvert Structures-C then travels through the channel via a winding water course until combining with the storm water stream outletting from Culvert Structure-D located North west of the Cleveland Heights Pavilion Recreation Building. (See FIG.-11 & 12)

Culvert Structure-D is a 7.5' x 9.5' corrugated metal/concrete base structure and is the third culverted structure that outlets into the Park from Cleveland Heights. Storm water received by this culvert comes from flows obtained from Cumberland and Cain Parks. (See FIG.-13)

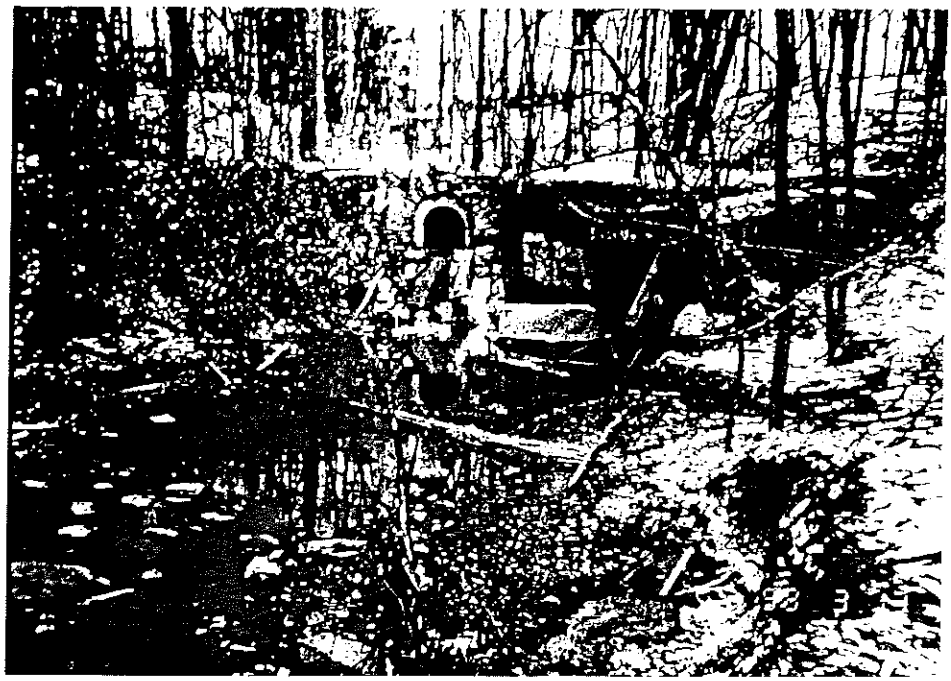
The stream channel and adjacent embankment consists of considerable rock outcropping formation. (See FIG.-14) There are areas where rock formation has filled the stream channel causing storm water flow to seek less resistant pathways adjacent to the embankment. This re-direction of flow is a major cause of tree uprooting. (See FIG.-14a)

The waterflow is slowed at the point where the two (2) streams meet by two (2) steel H-Pile trash rack weirs. (See FIG.-15 & 16) A gradual elevation change, sand bar mounds and a controlled outlet at the lower weir slows the water velocity and directs the flow into the 14' x 8' concrete box culvert (Culvert Structure-E), located in the lower valley. (See FIG.-17)

Culvert Structure-E then continues underground traversing the lower valley landscape of Dugway Brook until it outlets in Bratenahl.

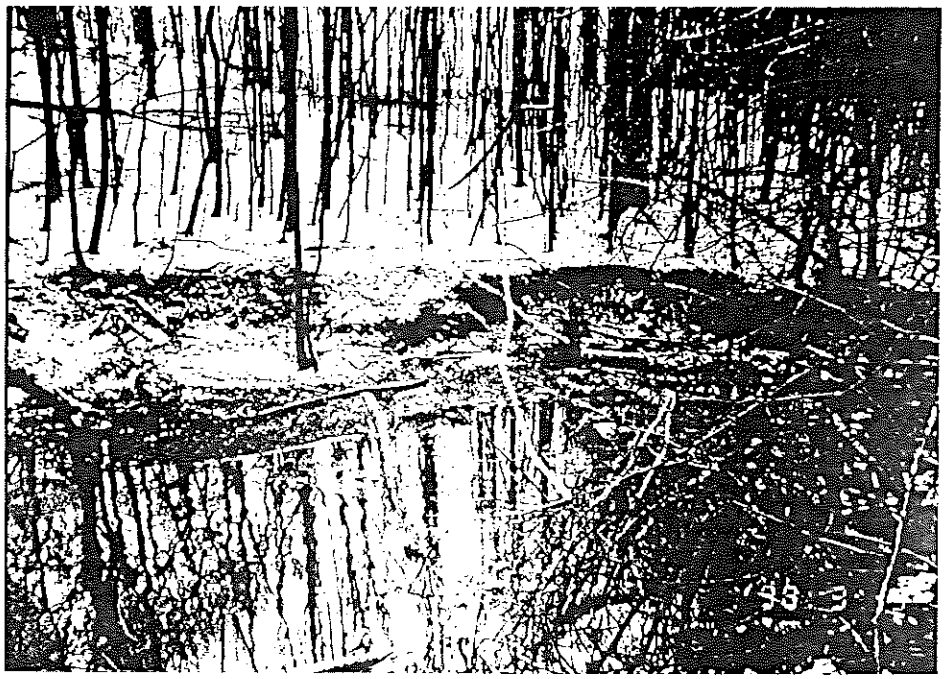
A storm water retention basin is located in the lower valley with conderable area for holding storm water. If the lower valley were ever flooded with substantial rain water the collected water would eventually drain into the corrugated metal pipe (CMP) drainage channel. (See FIG.-18) The CMP drainage channel outlets into Culvert Structure-E via a fenced vertical shaft opening in the top of the culvert. (See FIG.-19)

Additional storm water pipe sewers (I-1) that enter the Park contribute storm water as drainage streams. (See FIG.-20) These pipe sewers outlet into the drainage ravine from roadway storm sewers, parking lot catch basins, and recreational facility drainage. (See FIG.-21) The flow from these pipe sewers form streams that meander their way to collector streams via pipe culverts. Several pipe culverts have stone masonry headwalls, while other pipe culverts are concrete encased. (See FIG.-21a and 21b) These drainage streams cause erosion of embankment when their flow is unchannelled and the resulting erosion can grow into more substantial soil loss.



CULVERT STRUCTURES-C

FIG.9



EMBANKMENT WASHOUT

FIG. 10

EROSION:

Earth slopes can be negatively affected by hydraulic stresses that result in erosion. Several factors that contribute to earth slope destabilization include rainfall and surface runoff, concentrated and uncontrolled storm water outlet releases, and the instability of earth slopes due to their steepness.

Pipe sewers entering the ravine have caused erosion to the immediate embankment because drainage releases are allowed to run unchannelled and unrestricted. Drainage pipe from parking lots have eroded the embankment to the point where downstream of the pipe outlets huge gulleys develop over time thus leaving voids in the landscape. (See FIG.-22)

Landscaped surface water draining into grass swales and the flow from pipe culverts has eroded embankments downstream where unchannelled entrance into the ravine contributes to increasing soil cavities. (See FIG.-23 & 24) Several drainage streams that meander through the Park are controlled via pipe culverts. These pipe culverts are enclosed in stone headwalls or are concrete encased however, flow in many cases is restricted from entering these conduits due to debris clogging the pipe openings. (See FIG.-25 & 26) When the latter occurs surface water finds a path of least resistance around the conduit and headwall causing embankment erosion at stream tributaries. (See FIG.-27)

Furthermore, drainage pipes that enter the ravine unchannelled at high elevations may cause continuous erosion of the embankment and dislodge rock foundation thus contributing to embankment washout, root failure, and subsequent tree falling. (See FIG. 27a, 27b-27c)

STRUCTURES:

(A) Stone Arch Footbridge (Lower Valley)

This stone masonry one span bridge is in an advanced state of deterioration. (See FIG.-28 & 29) The structure is deteriorating primarily due to water draining through stone joints and percolating through the earth fill of the structure. Freeze and thaw cycles are displacing and disintegrating externally exposed sandstone blocks. (See FIG.-30) Previous attempts to pack spalled areas with brick did not contribute to nor preserve the historic and aesthetic value of the structure. (See FIG.-31)

The bridge arch span is held together with steel bars just above the arch opening. Their structural integrity and amount of section loss cannot be determined without invasive inspection. (See FIG.-32) The area of immediate attention shall include cleaning concrete drainage troughs along the inside of the stone parapets, along with filling and sealing cracks and joints on the deck to prevent water from further accelerating deterioration. (See FIG.-33) Close attention shall be directed to loose stones falling out from the bridge. Any further rehabilitation by grout injection could be investigated although this structure is probably reaching a point beyond cost effective repair, and an assessment of its functional use should be undertaken to determine its future within the Park landscape.

EROSION GULLEY

FIG.22

(B) Overhead Footbridge (Forest Hills Boulevard)

Existing plans indicate the bridge was designed in 1939. According to design plans the top of the Bridge spans approximately 347'. The span over Forest Hills Boulevard is enclosed with safety chain link fence.(See FIG.-34) The bridge deck is equipped with trench drains at each end . The concrete/stone balustrade parapets are in fair condition except in panels where the top railing stones are missing at the south east end section.

The 1939 design plans indicate an arched reinforced concrete structure encased with stone masonry veneer panels. The veneer panels were placed on the exposed abutment and superstructure surfaces. The underside of the arch was left with exposed concrete. (See FIG.-35) The bridge deck is asphalt pavement.

Expansion joints are located between the bridge superstructure at each abutment. The expansion joints are visible on the bridge deck surface and appear to be 1" wide transverse openings that currently do not have joint filler.

Surface water drains into the expansion joint openings before reaching the trench drains, thus negating the water collecting capabilities the trench drains would normally provide. Subsequently, surface drainage water escapes to a path of least resistence and has caused damage to occur to portions of the abutment sidewalls. Located at each abutment sidewall are decorative recessed 18 foot diameter stone circles with stone key-way at the top. (See FIG.-36 & 37) The key-way stones on 3 of 4 decorative circles are missing. (See FIG.-38) It is assumed the unrestricted flow of surface water through the expansion joints has contributed to the loss of the key-way stones. It is speculated that water has been trapped within these key-way areas and freezes during cold weather, thus pushing the key-way out of their original positions until they fall to the lower embankment. The remaining key-way stone does show advancing stages of distress and will likely fall out as previous stones have done.

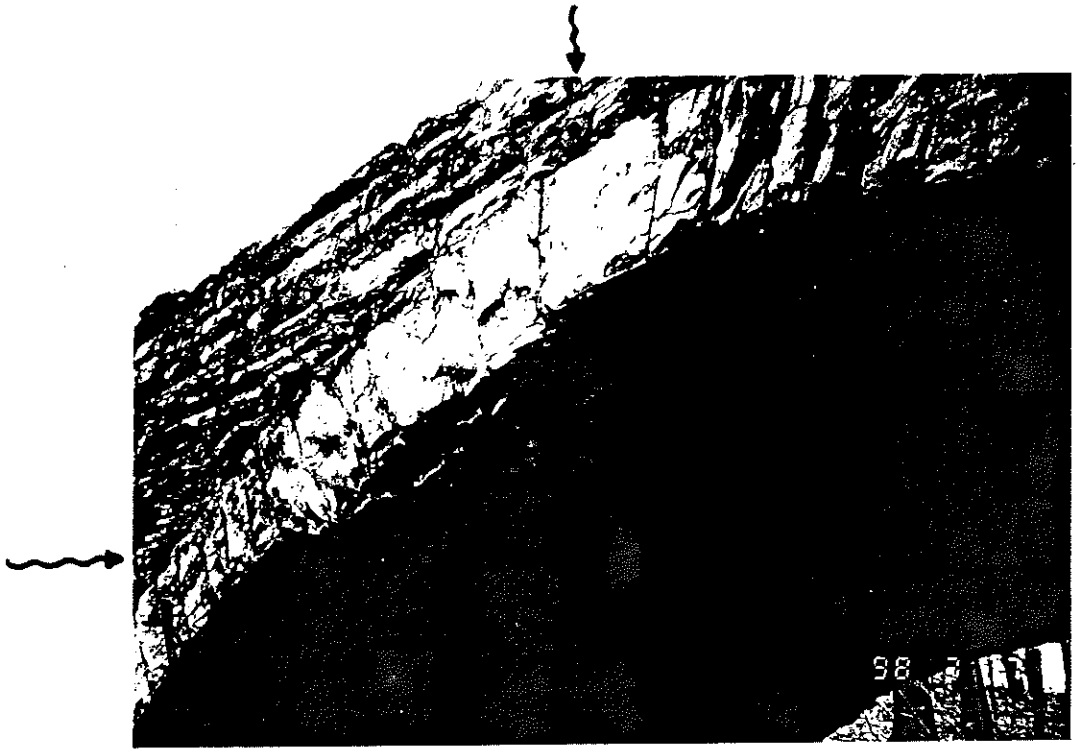
Finally, some minor spalling has occurred on the three (3) areas of the concrete arch, however not more than 10 square feet of damage is speculated. (See FIG.-39)

The bridge is in generally good shape but the following items should be considered.

- Installing prefabricated expansion joints
- Replacing key stones
- Repair parapet wall where stone caps are missing (See FIG.-40 & 41)
- Cleaning and sealing gutters
- Remove spalls and patch areas under the arch

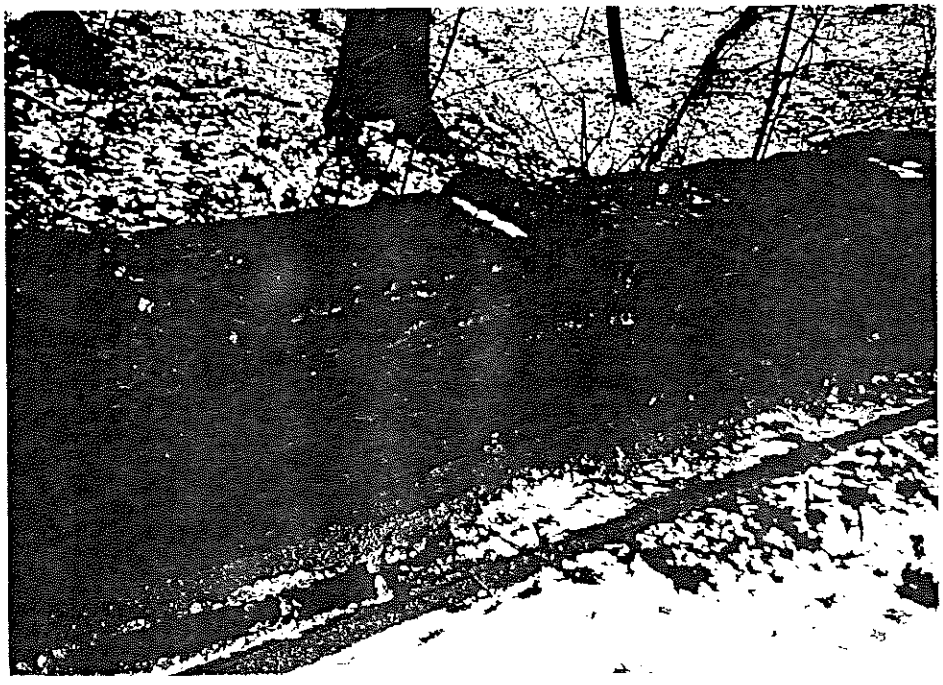
(C) Additional Structures

In addition to the structures mentioned in the storm water/drainage section the following are additional structures within the Park that have functions that need definition and elaboration.



STEEL TENDON BARS

FIG.32



CONCRETE TROUGH AND
STONE PARAPET

FIG. 33

Retaining Walls

Along Forest Hills Boulevard three (3) sections of stone masonry faced concrete stepped retaining walls stand in the vicinity of the overhead foot bridge which spans Forest Hills Boulevard. These retaining walls hold back earth embankment at the footbridge abutments and at points of steep embankment slopes. Generally the retaining walls appear to be in good condition with minimal repair needed. The retaining walls range from approximately 6' to 12' in height and 120' to 160' in length. (See FIG.-42 & FIG.43)

Stone Masonry Gate Columns

There are several locations where stone masonry columns stand as entrance gates into the Park. Four (4) columns stand along Forest Hills Boulevard and two (2) columns stand on Superior Road near Coventry. Two (2) columns on the northern side of Forest Hills Boulevard mark access entry into the Lake/Duck Pond area, while the two (2) columns on the south mark an access dirt trail into the Great Meadow. The north columns have withstood time and weather elements rather well over the years, however the south columns have not faired as well and rehabilitation will be required to restore their integrity. The stone caps are removed from the tops of each south column and they lay on the ground nearby. Furthermore several stone blocks are missing from one of the columns and should be replaced for complete restoration. (See FIG.-44)

Stone and Stone SlabTerrace Retaining Walls

In the lower valley there are several terrace walls located at higher walking trail elevations that act as retaining walls to hold back earth slopes. It is speculated that these walls were placed early in the Park history. (See FIG.-45a, 45b, 45c, 45d, 45e) Drain pipes protrude through the masonry structures providing outlets for higher elevation storm water. If consideration is given to maintaining the associated earth slopes, reconstructing these walls and adding fill to retard any further erosion of embankment should be given strong consideration in the immediate future.

Concrete Slab Dock

The concrete slab dock spans across rectangular concrete beams which bear on rectangular concrete columns that are assumed to be supported by the lake bottom. The depth of the columns could not be determined. The slab has some noticeable spalling and cracked concrete but in general the slab appears to be in fair condition. (See FIG.-46)

On occasion the lake water level will rise to the top of its perimeter concrete walls. This occurrence does cause localized erosion.

STONE MASONRY RETAINING WALLS

FIG.42

FIG. 43

UTILITIES:

The Park is used for recreational purposes and through its intended use patrons take part in a number of physical and leisure activities. As stated earlier the Park contains baseball, football and soccer fields, basketball and tennis courts, exercise, jogging and walking trails, picnic areas, comfort stations, and other amenities. However, over the years several of these amenities have deteriorated or have been vandalized into noticeable disrepair. The above components are reported in this section because patrons utilize these elements of the Park. Infrastructure supporting the above include water and sewer lines, electrical power sources, parking lots, facility lighting, comfort stations, and other similar items. The continued function of the Park in its intended use in large part is determined by the ability of its infrastructural elements to support the public. To this end we will give a general view of utility infrastructure in the following categories:

Water and Sewer Lines
Parking Lots
Electrical Power
Security

WATER & SEWER LINES:

East Cleveland (Water)

The Park does contain potable water services in areas where patrons frequently enjoy activities. In the City of East Cleveland water service is provided into the Park from several locations. At Terrace Road and Beersford a 6" waterline feeds an area up to and including the basketball and tennis courts, the baseball and football fields, the comfort station and the boat house. Water fountain service is provided at the baseball diamonds and outside the tennis courts, however, water fountain units are no longer connected to these services thus several patrons are not afforded the full intent of the utility. Several fire hydrants are provided in this service area and are assumed to be active and function adequately.

Secondly, water service is provided off Lee Road near Brewster where an 8" waterline, is capped at the Lee Road parking area entrance. This service was installed as part of the new 8" waterline, constructed on Lee Road in 1995.

Furthermore, a water service is provided into the lower valley from a 10" connection near Terrace Road and Superior. This waterline feeds the picnic shelter and lower valley comfort station. Water fountain service is provided, however, the fountain units are no longer connected.

Finally, water service is provided off Superior Road near Glenmont. According to the East Cleveland Water Department (ECWD) this service is not functional and may contain asbestos piping that collapsed several years ago. This service fed an area from the lower valley comfort station up to and including the garage ruins, the stone arch bridge (lower valley), the stone arch footbridge, and up to the East Cleveland/Cleveland Heights border.

Water meters for the park are located at Terrace Road and Beersford, Terrace Road and Belmore Road, Superior and Eddington, and Superior and Glenmont.

East Cleveland (Sewer)

According to record drawings sewer service is provided throughout the parks' numerous activity venues. The basketball and tennis courts and the baseball and football fields are all underdrained to collector sewers. The collector sewers outlet into a mainline combined sewer that drains toward Terrace Road. Similarly, parking areas have catch basins that drain to collector sewers which outlet either into combined sewers or Culvert Structure-E in the lower valley. Field drains are provided in the picnic and the lawn bowling area which also drain to collector storm sewers.

Sanitary sewers are provided at comfort stations which outlet into either sanitary sewer collectors or combined sewers.

The actual condition of these sewers must be field verified and surveyed to determine their actual condition and location.

Cleveland Heights (Water)

The City of Cleveland Heights does contain potable water services in areas where patrons enjoy activities. Water service is provided to the recreation building located in the center of the four (4) baseball fields and comfort stations, however, record drawings verifying their location must be researched further.

In addition, according to a 1984 un-official sketch obtained from the Cleveland Heights Water Department (CHWD), a 2" water service tap is shown connecting off of the existing 12" waterline on Lee Boulevard at Burlington Road. However, the reliability of this sketch cannot be verified.

Cleveland Heights (Sewers)

Record drawings were found showing catch basins and sewers in the parking lot near Monticello Boulevard, however , record drawings for other parking lots must be researched further. If record drawings cannot be found a detailed survey must be done to identify and locate the sewer system.

PARKING LOTS:

East Cleveland

The City of East Cleveland has several asphalt surface parking lots that patrons can use to access park activities. Their entrance points are listed below:

Beersford Road at Terrace Road
Lee Road (near Brewster Road)
Forest Hills Boulevard (Lower Valley)
Forest Hills Boulevard (Lawn Bowling)
Superior Road at Eddington

In general the asphalt surfaces are in fair/poor condition and are in need of some type of rehabilitative repair at selected locations. The Superior Road lot does have lighting, however drainage appurtenances were not found and the Beersford Road lot does have lighting and drainage facilities provided however, the remaining lots do not have lighting.

Cleveland Heights

The City of Cleveland Heights has several asphalt surface parking lots that patrons can use to access park activities. Their entrance points are listed below:

Superior Road near Mayfield
Lee Road near Monticello
Forest Hills Boulevard near Lee Road

In general the asphalt surfaces are in good condition and not in need of repair. Each parking facility has lighting and drainage facilities provided and is adequately maintained.

ELECTRICAL POWER:

East Cleveland

In the City of East Cleveland electrical power is provided to the Park from two (2) separate locations. According to the East Cleveland Electrical Department (ECED) power is fed from a manhole off Lee Boulevard near Brewster where conduit runs behind the tennis courts and junctions at the transformer pole located near the storage building. A junction box is located adjacent to the transformer pole. Three (3) separate conduit are fed from the junction box into the storage building, the field office building, and the tower building.

Secondly, power is fed from a manhole located near 2133 Lee Boulevard, to the boat house. Electrical power is then fed from the boat house to the traffic light at Forest Hill Boulevard and Lee Boulevard.

Cleveland Heights

In the City of Cleveland Heights electrical power is provided to the park. Record drawings showing the locations of these provisions are not available at this time and must be researched further.

SECURITY:

Finally, security has become more of a noticeable issue because the illegal dumping of tires, sofas, miscellaneous metals, and other undesirable items has increased inside the park thus impacting part of its beautiful character.

CHAIN LINK FENCING:

For security purposes the Park is fenced around its perimeter with chain link fencing and stone posts. It is assumed to be the original fence due to its aged appearance. There are gates at selected locations, which are usually locked to retard unauthorized entry, however, there are several locations where gates are not locked leaving the opportunity for additional unintended access openings. (See FIG.-44) The posts have deteriorated and fallen in several locations thus weakening the structural integrity of the fence giving rise to subsequent failure and unintended access openings around the Park perimeter. A complete boundary survey would indicate the exact locations where fence breakdowns have occurred and the general security of the Parks boundary.

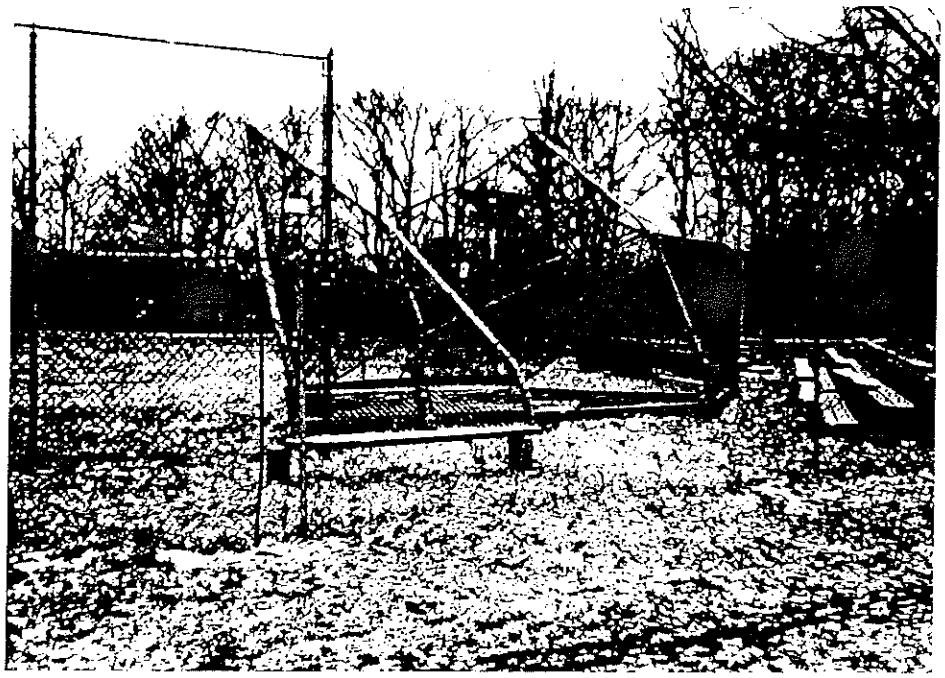
Another example of damaged fencing is found at the baseball field located at Superior and Eddington Roads. The baseball field is bounded by chain link fencing on Superior Road. Inside this fencing stands a chain link backstop that has been vandalized into subsequent failure. (See FIG.-47)

CLOSING REMARKS:

Forest Hill Park is a beautiful site that has numerous qualities that attract people to its confines. Sporting and leisure activities can be continued and enjoyed in the future provided constructive and prudent methods are taken in the immediate future to facilitate a rebirth of the natural beauty within the Park. Over the years the cities of Cleveland Heights and East Cleveland have made improvements to various recreational nodes within the Park. In Cleveland Heights baseball fields were redesigned several years ago and patron response to those improvements have been noteworthy. In East Cleveland the asphalt jogging/walking trails and tennis courts were recently repaved in an effort to rekindle public interest.

However, over a similar time period portions of the Park have experienced an increasing decline in natural beauty, infrastructure and buildings, maintenance, and patron interest.

To spur private and public interest in restoring Forest Hill Park toward the splendor that it can attain, it has become imperative that constructive dialogue be undertaken to insure the future of Forest Hill Park.



VANDALIZED BASEBALL BACKSTOP

FIG. 47

CULVERT-A
(3.5' X 5.5' Box Culvert)

FIG.1

CULVERT-B
48" Dia. Concrete Pipe

FIG. 2

STONE ARCH CULVERT
(With Control Weir)

FIG.3

STONE STEPPED SPILLWAY

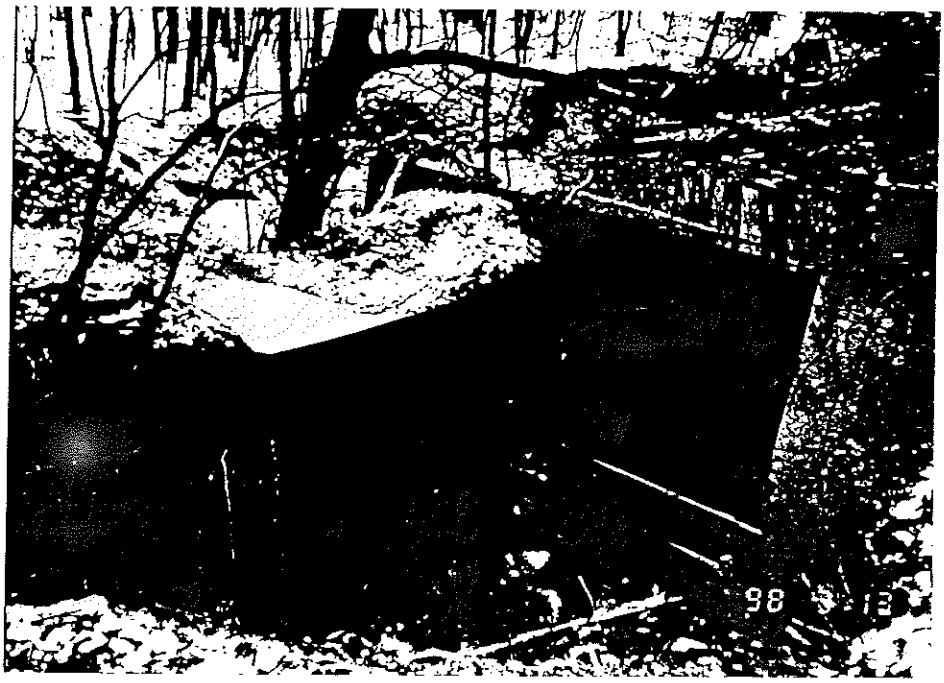
FIG. 4

60" RCP PIPE SEWER

FIG.5

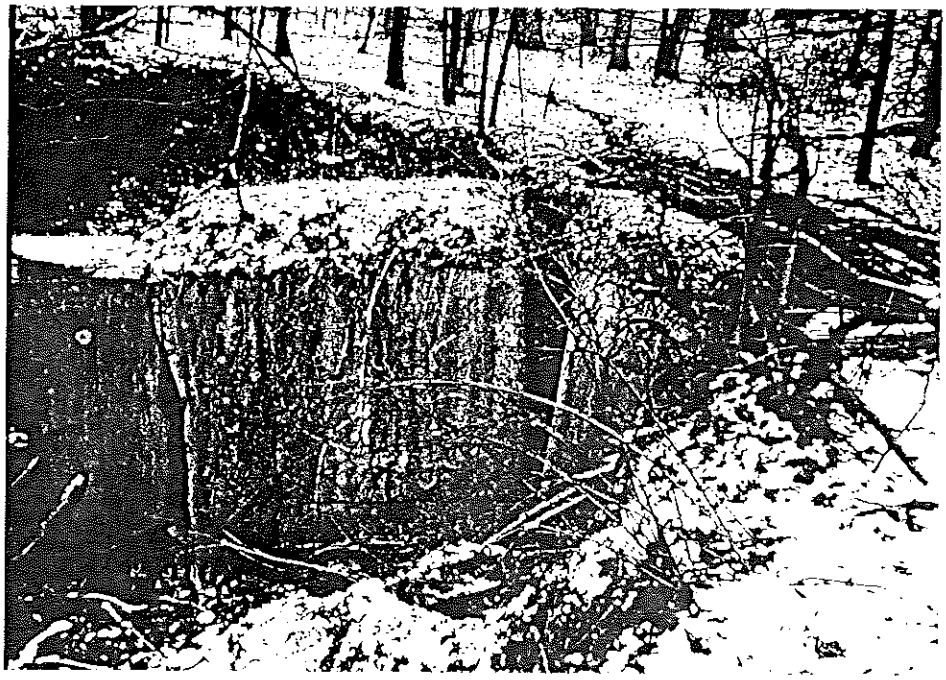
72" REINFORCED CONCRETE BOX CULVERT

FIG. 6



MAJOR EROSION BEHIND HEADWALL

FIG.7



SEVERED BOX CULVERT

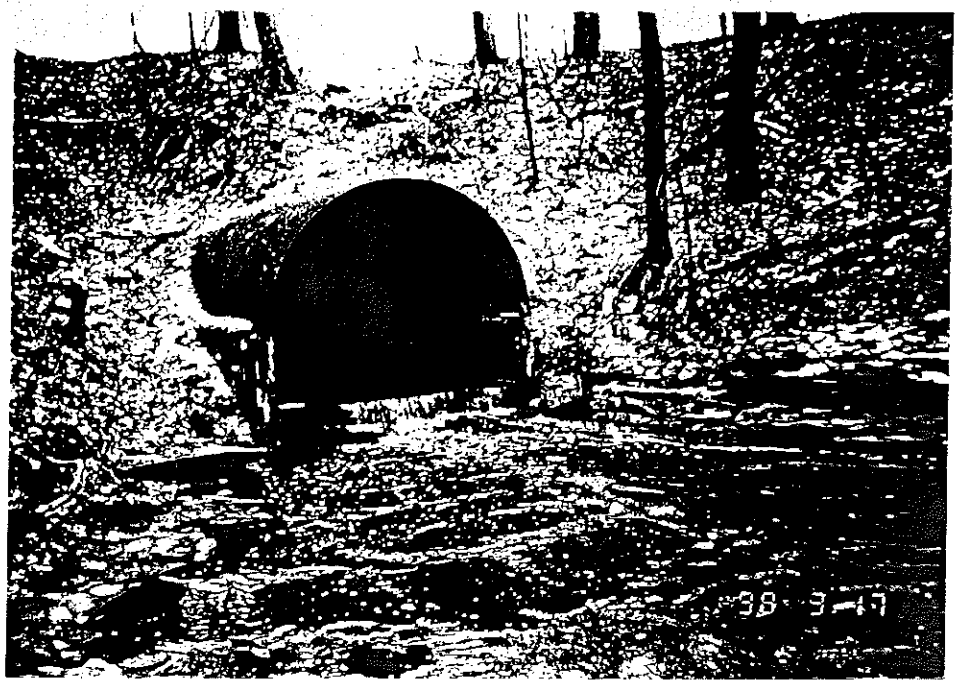
FIG. 8

WINDING WATER COURSE

FIG. 11

STREAMS COMBINE
From
Culvert Structures-C
and Culvert Structure-D

FIG. 12



CULVERT STRUCTURE-D

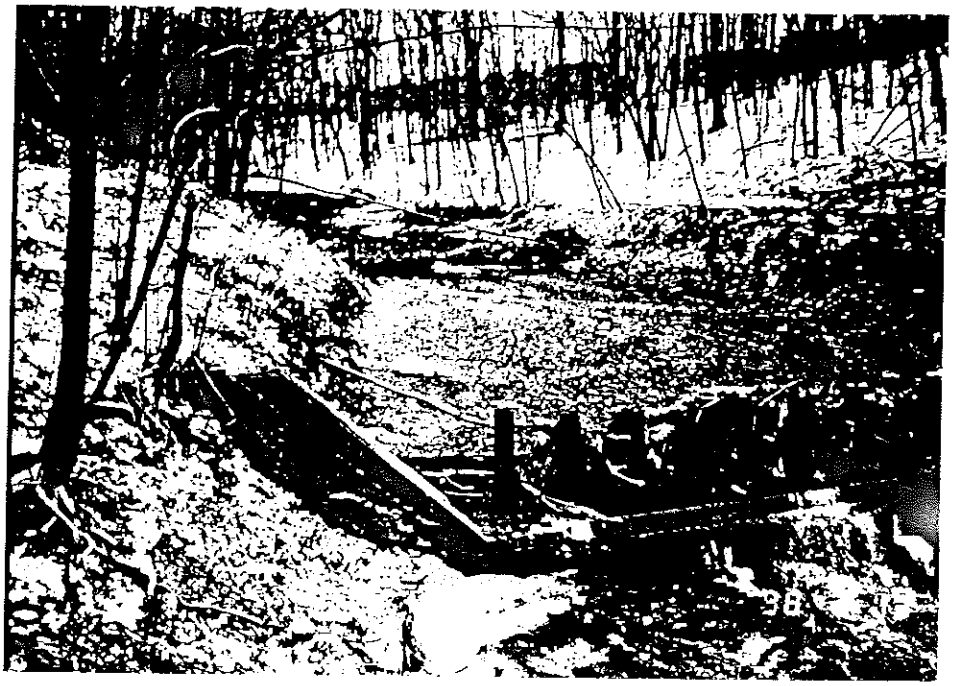
FIG.13

STREAM CHANNEL ROCK OUTCROPPING

FIG. 14

ROCK FORMATION IN STREAM CHANNEL

FIG. 14a

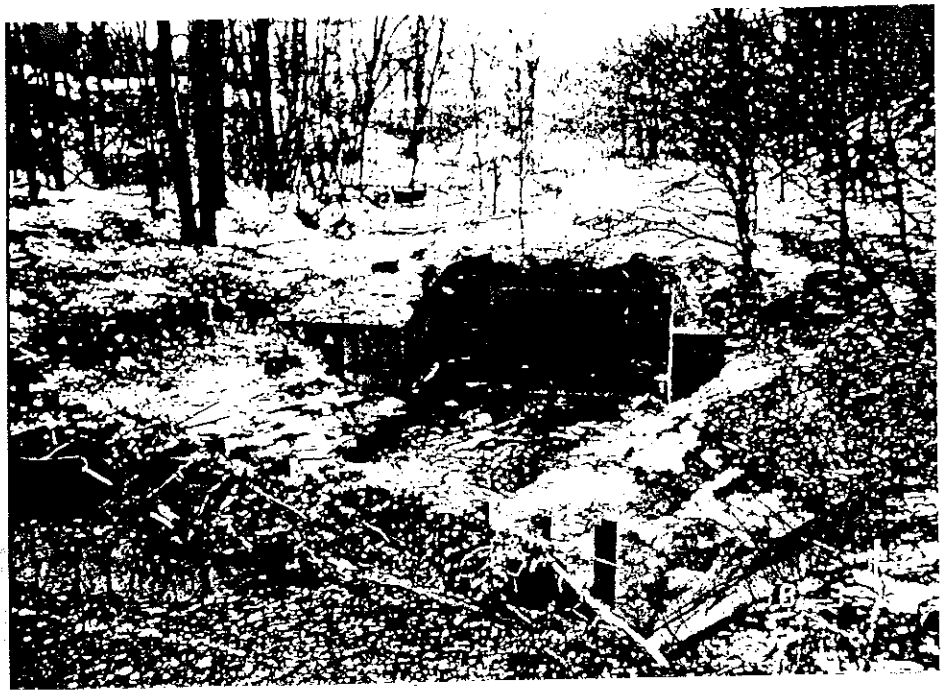


REAR AND FORWARD
H-PILE TRASH RACKS

FIG.15

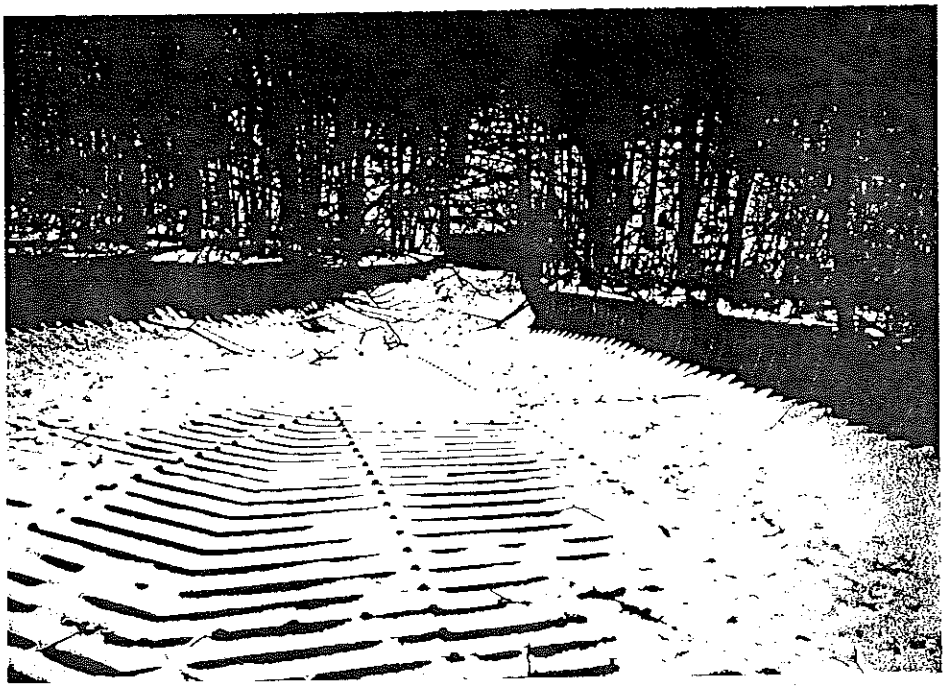
FORWARD H-PILE TRASH RACK

FIG. 16



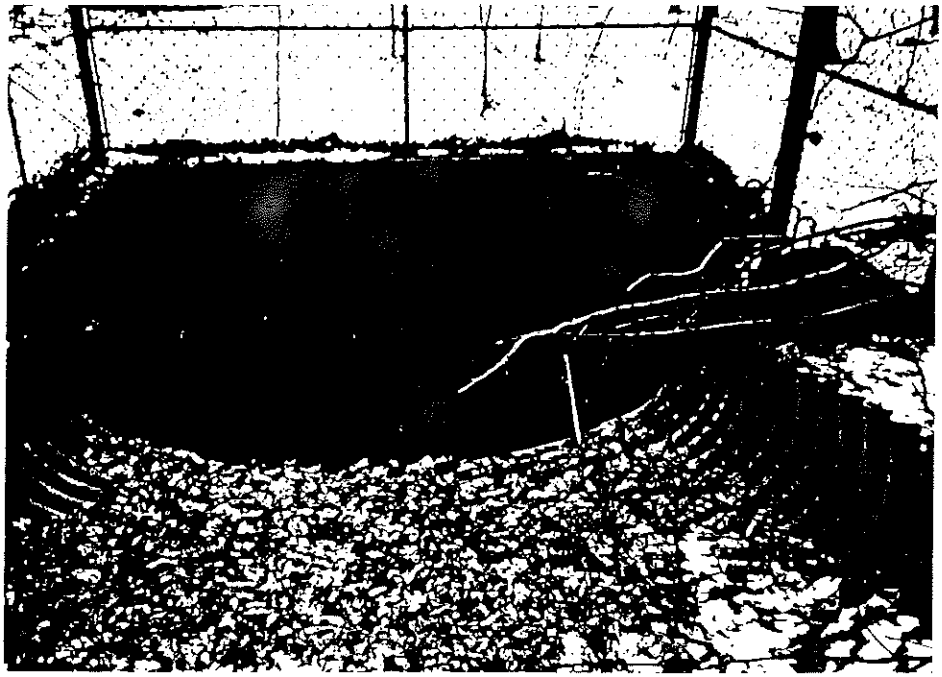
CULVERT STRUCTURE-E
14' X 8'
CONCRETE BOX CULVERT

FIG. 17



CORRUGATED METAL PIPE DRAINAGE CHANNEL

FIG. 18

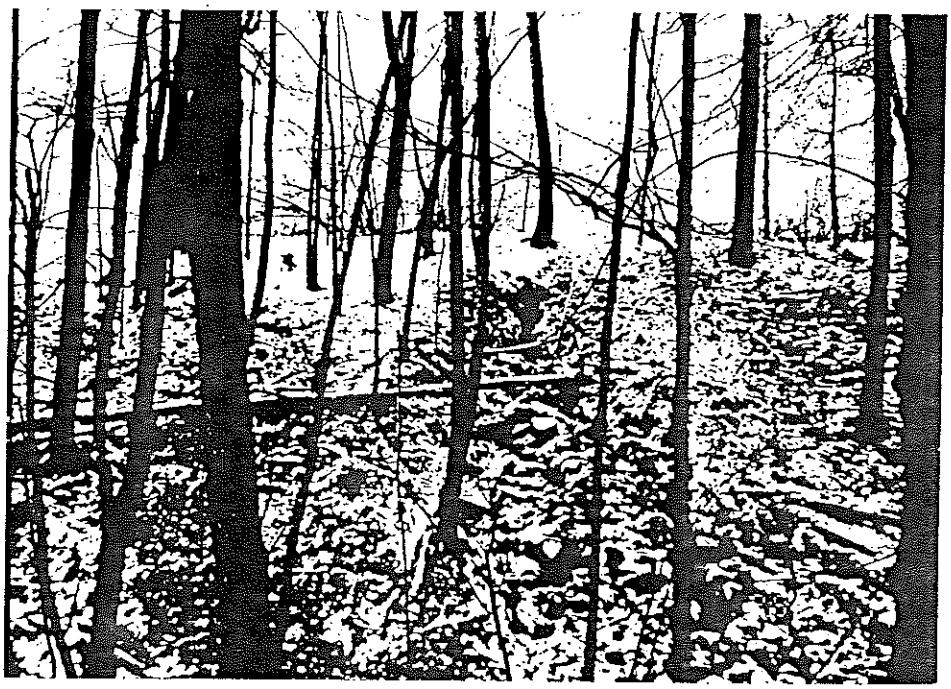


VERTICAL SHAFT OPENING
IN
CULVERT STRUCTURE-E

FIG.19

STORM WATER PIPE SEWER (I-1)

FIG. 20



PARKING LOT
STORM WATER PIPE SEWER

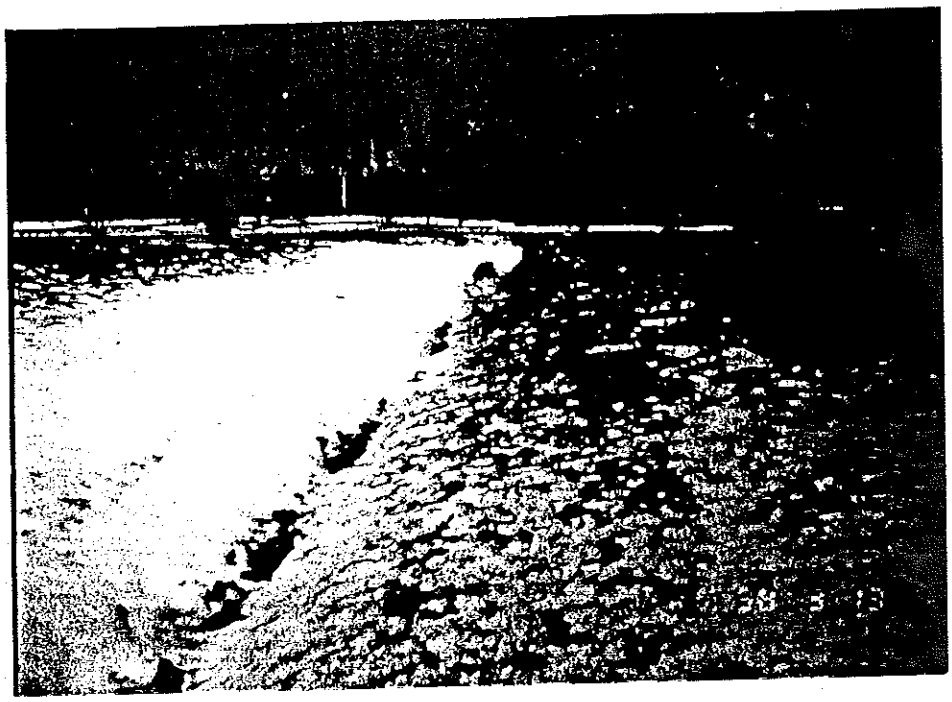
FIG. 21

CONCRETE ENCASED PIPE CULVERT
(Looking Downstream)

FIG. 21a

CONCRETE ENCASED PIPE CULVERT
(Looking Upstream)

FIG. 21b



GRASS SWALE

FIG. 23

EROSION FROM GRASS SWALE

FIG. 24

CLOGGED PIPE CULVERT

FIG.25

STONE HEADWALL PIPE CULVERT

FIG. 26

PIPE CULVERT
EMBANKMENT EROSION

FIG. 27

STORM WATER PIPE SEWER
24" Diameter (I-2)

FIG. 27a

STREAM CHANNEL ROCK FOUNDATION

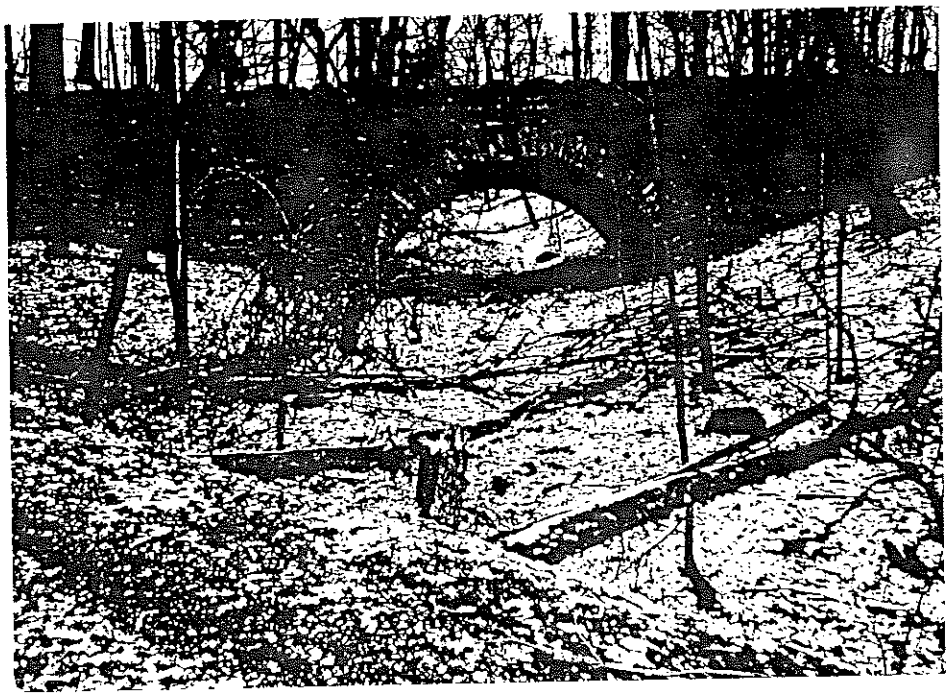
FIG. 27b

EMBANKMENT WASHOUT AND FALLEN TREES

FIG. 27c

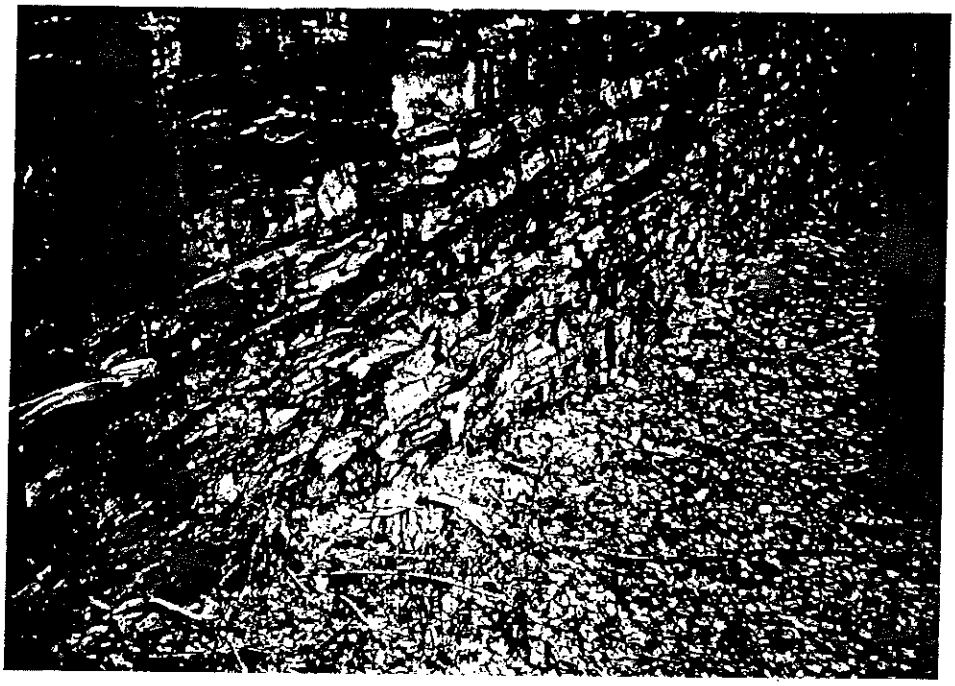
STONE ARCH BRIDGE (Lower Valley)

FIG. 28



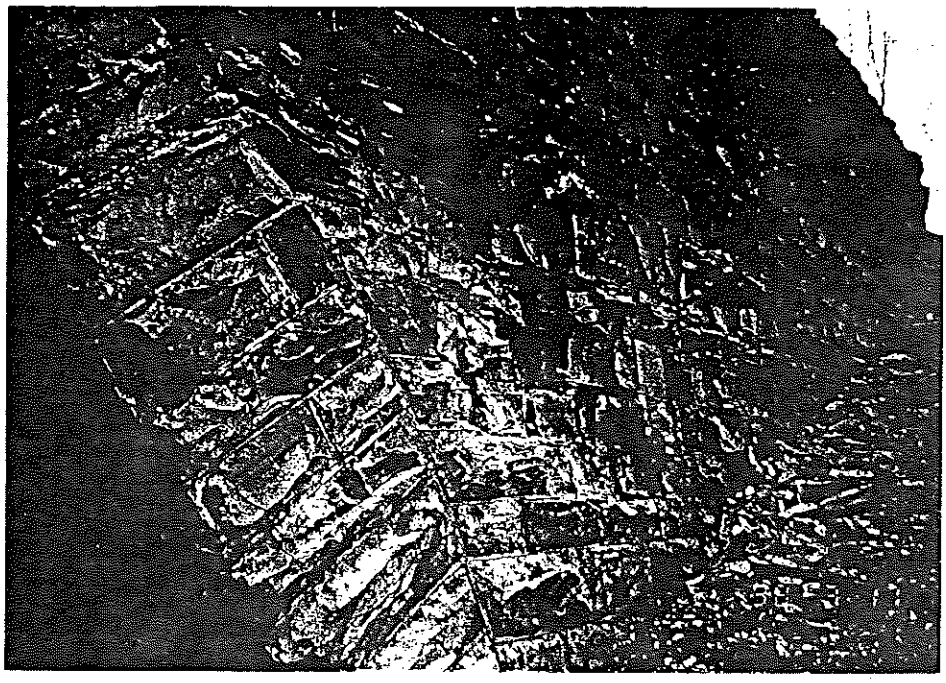
ELEVATION

FIG. 29



DISINTEGRATING STONE BLOCKS

FIG.30



BRICK PACKING SPALLED AREAS

FIG. 31

OVERHEAD FOOTBRIDGE

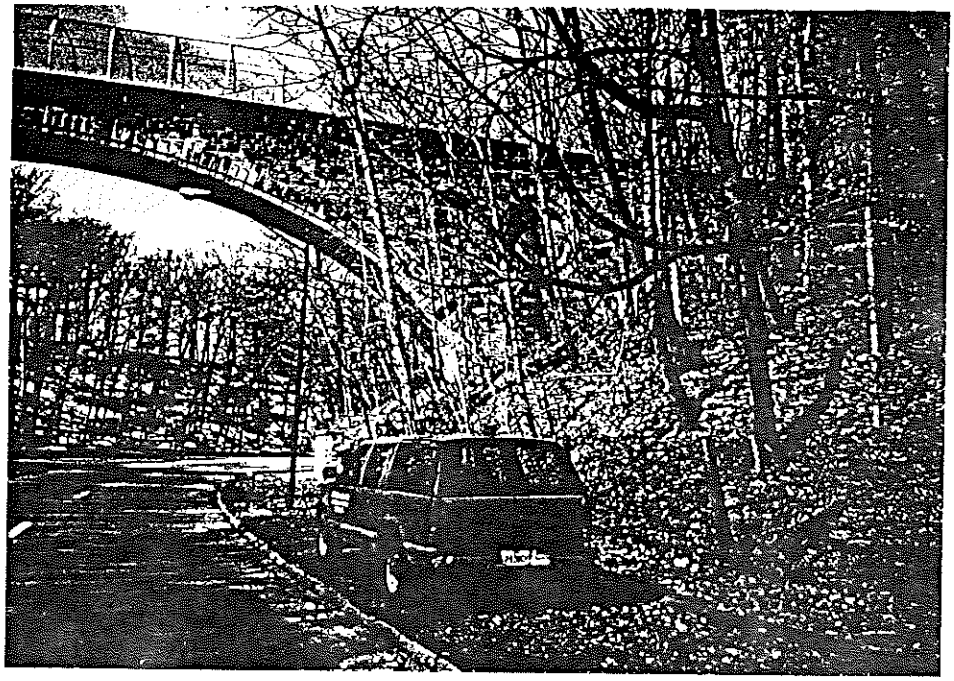
FIG.34

STONE MASONRY VENEER PANELS

FIG. 35

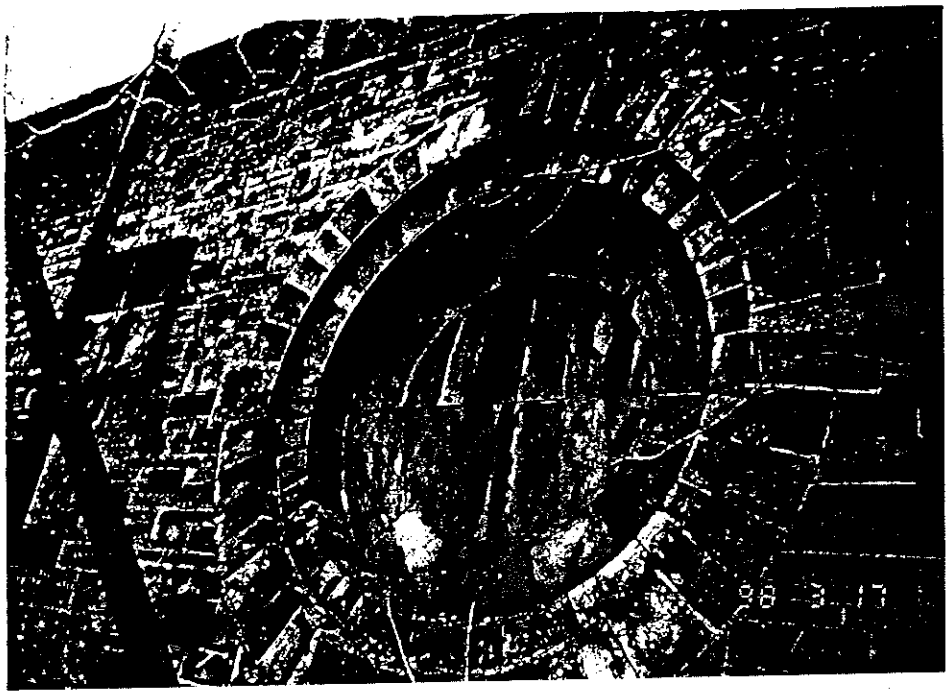
LOOKING NORTH
Left Decorative Stone Circle

FIG.36



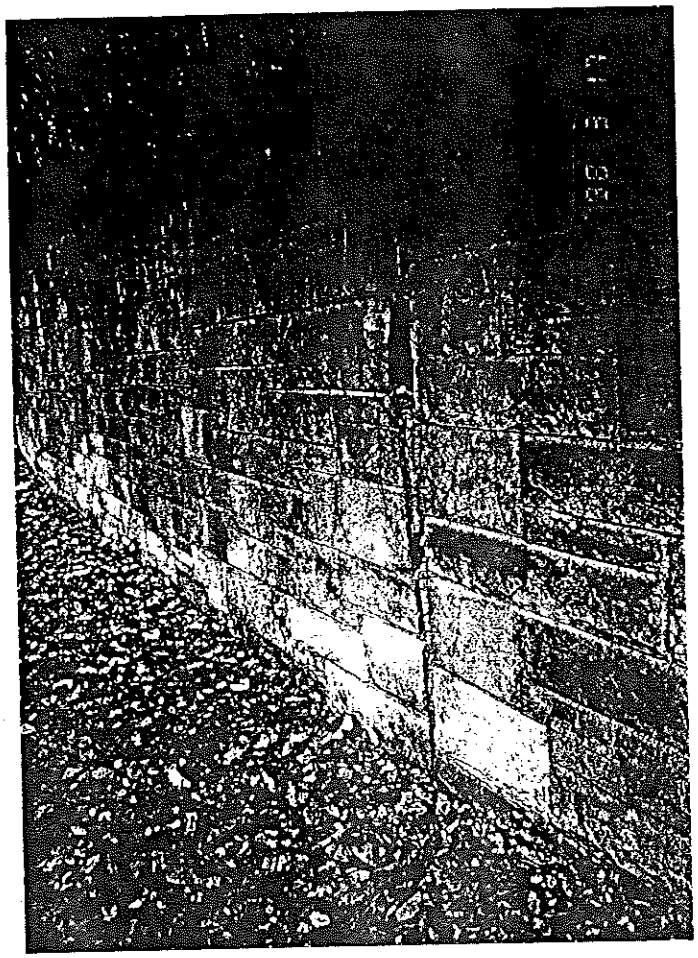
LOOKING NORTH
Right Decorative Stone Circle

FIG. 37



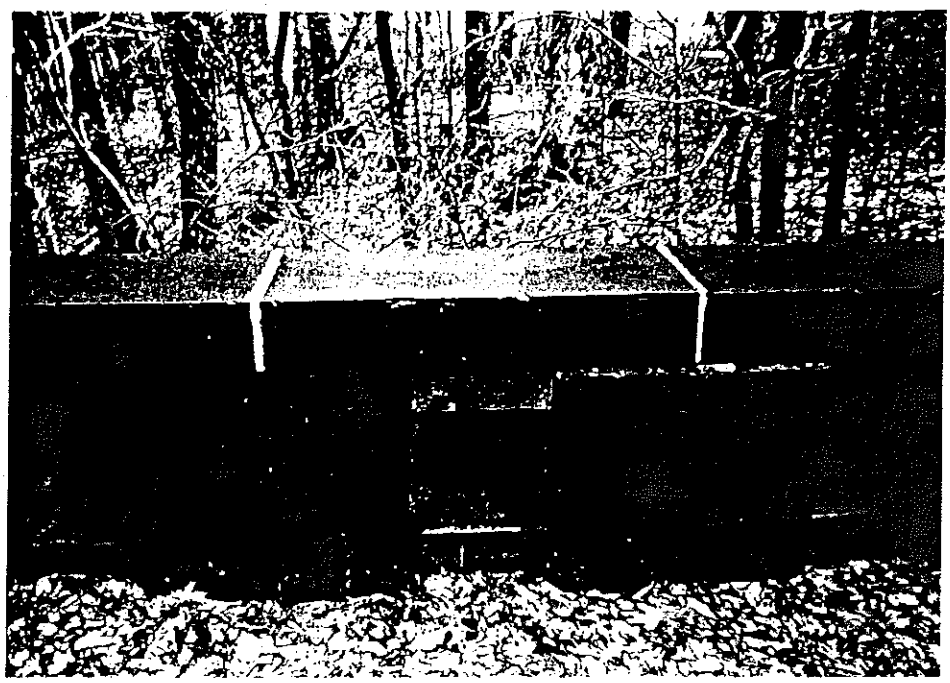
KEYSTONE STONE MISSING
18" Diameter Circle

FIG. 38



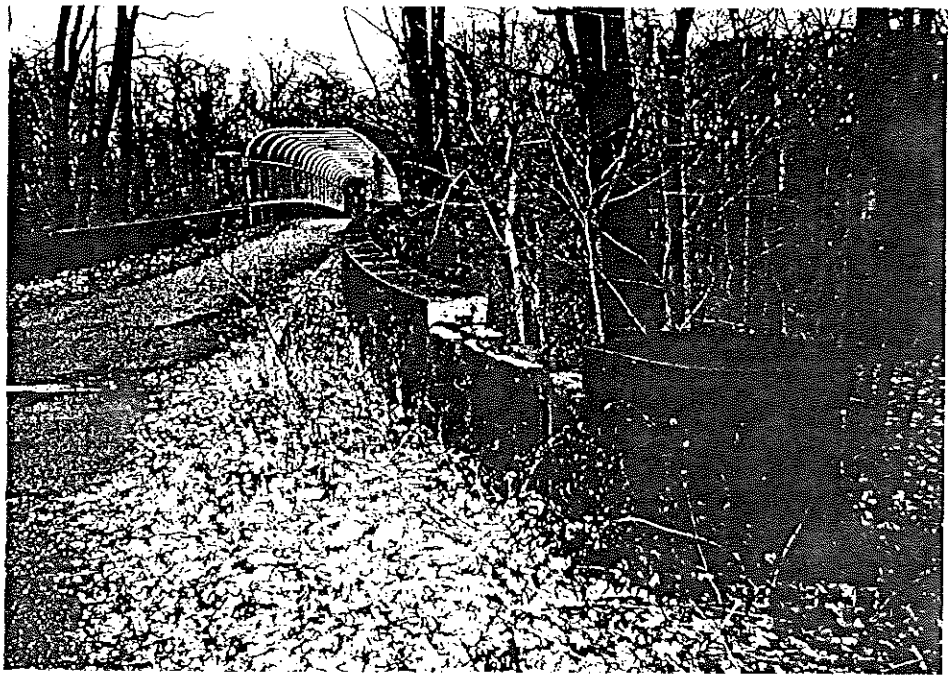
VENEER WALL PANEL OPENING

FIG. 39



STONE BALLUSTRADE PARAPET

FIG.40



MISSING STONE CAPS

FIG. 41

STONE GATE COLUMN

FIG. 44

STONE TERRACE RETAINING WALL

FIG. 45a

STONE SLAB TERRACE RETAINING WALL

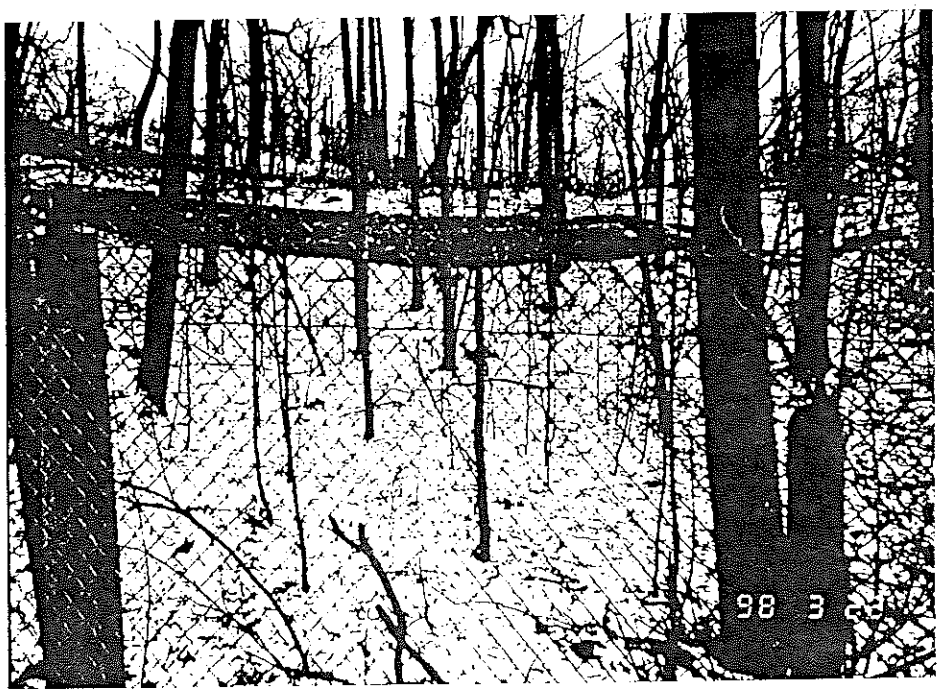
FIG. 45b

STONE TERRACE RETAINING WALL

FIG. 45c

BRICK AND STONE RETAINING WALL

FIG. 45d



STONE SLAB RETAINING WALL

FIG. 45e

CONCRETE SLAB DOCK

FIG. 46

FOREST HILL PARK

Updated Master Plan 1999

Volume II

National Register of Historic Places Registration Form for Forest Hill Park

National Park Service

U.S. Dept. of the Interior, Washington, D.C.

NPS Form 10-900
(Oct. 1990)

OMB No. 10024-0018

United States Department of the Interior
National Park Service

National Register of Historic Places Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in *How to Complete the National Register of Historic Places Registration Form* (National Register Bulletin 16A). Complete each item by marking "x" in the appropriate box or by entering the information requested. If an item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items.

1. Name of Property

historic name Forest Hill Park

other names/site number

2. Location

street & number Between Lee Boulevard and Superior Road, and Terrace and Mayfield Roads ☒ N/A ☐ not for publication

city or town East Cleveland and Cleveland Heights ☒ N/A ☐ vicinity

state Ohio code OH county Cuyahoga code 035 zip code 44112/44118

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 ☐ nationally ☐ statewide ☐ locally. (☐ See continuation sheet for additional comments.)

Signature of certifying official/Title Date

State of Federal agency and bureau

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

Signature of certifying official/Title Date

State or Federal agency and bureau

4. National Park Service Certification

I hereby certify that the property is: Signature of the Keeper Date of Action

☐ entered in the National Register.
☐ See continuation sheet.

☐ determined eligible for the National Register
☐ See continuation sheet.

☐ determined not eligible for the National Register.

☐ removed from the National Register.

☐ other, (explain:) _____

5. Classification

Ownership of Property
(Check as many boxes as apply)

- ☐ private
- ☒ public-local
- ☐ public-State
- ☐ public-Federal

Category of Property
(Check only one box)

- ☐ building(s)
- ☒ district
- ☐ site
- ☐ structure
- ☐ object

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

Contributing	Noncontributing	
5	2	buildings
1	2	sites
6	1	structures
		objects
12	5	Total

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

_____

Number of contributing resources previously listed in the National Register

N/A

6. Function or Use

Historic Functions
(Enter categories from instructions)

LANDSCAPE/park
RECREATION AND CULTURE/outdoor recreation
DOMESTIC/camp

Current Functions
(Enter categories from instructions)

LANDSCAPE/park
RECREATION AND CULTURE/outdoor recreation

7. Description

Architectural Classification
(Enter categories from instructions)

Late 19th and Early 20th Century American Movements
Other: Rustic

Materials
(Enter categories from instructions)

foundation Sandstone
walls Sandstone
Wood
roof Asbestos
other

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

Forest Hill Park
Name of Property

Cuyahoga County, OH
County and State

8. Statement of Significance

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

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

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

Property is:

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

Areas of Significance
(Enter categories from instructions)

LANDSCAPE ARCHITECTURE

Period of Significance

1880-1917

1936-1941

Significant Dates

1938

1880

1936

Significant Person
(Complete if Criterion B is marked above)

N/A

Cultural Affiliation

N/A

Architect/Builder

Taylor, Albert Davis

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

9. Major Bibliographical References

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

Previous documentation on file (NPS):

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

Primary location of additional data:

- ☐ State Historic Preservation Office
- ☐ Other State agency
- ☐ Federal agency
- ☐ Local government
- ☒ University
- ☒ Other

Name of repository:

Ohio State University
Ohio Historical Society

Forest Hill Park
Name of Property

Cuyahoga County, OH
County and State

10. Geographical Data

Acreage of Property 235

UTM References
(Place additional UTM references on a continuation sheet.)

	Zone	Easting	Northing
1	17	451060	4595810
2	17	451980	4597820
3	17	452500	4595980
4	17	452180	4595800

☐ See continuation sheet

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

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

11. Form Prepared By

name/title Carol Poh Miller/Historical Consultant

organization under contract with Forest Hill Historic Preservation Society date September 26, 1997

street & number 17903 Rosecliff Road telephone (216) 692-0747

city or town Cleveland state OH zip code 44119

Additional Documentation
Submit the following items with the completed form:

Continuation Sheets

Maps

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

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

Photographs

Representative black and white photographs of the property.

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

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

name City of East Cleveland/City of Cleveland Heights

street & number 40 Severance Circle/14340 Euclid Avenue telephone (216) 681-5020/291-4444

city or town East Cleveland/Cleveland Heights state OH zip code 44112/44118

Forest Hill Park
East Cleveland and Cleveland Heights, Cuyahoga County, Ohio

Description

Located 6 miles east of the Cleveland Public Square and about 3 miles from Lake Erie, Forest Hill Park occupies approximately 235 acres, of which 170 acres, or approximately two-thirds, lies within the limits of the City of East Cleveland and 65 acres, or approximately one-third, lies within the limits of the City of Cleveland Heights. Each municipality is responsible for the administration and maintenance of its own portion of the park.

Forest Hill Park lies on the northwesterly-facing slope and near the base of the Portage Escarpment, which separates the Appalachian Plateaus to the east and south from the Lake Plain to the north and west. The topography is gently rolling. The property is cut by two ravines that start at the southeast edge of the park and drop from 80 to 100 feet northwest toward the lake. The main valley carries Dugway Brook, which is enclosed by a concrete box culvert in the East Cleveland section of the park; the other is occupied by Forest Hill Boulevard, a four-lane vehicular road that divides the park almost exactly in half.

The northwest (Terrace Road) frontage of the park is marked by a series of terraces cut by glacial lake waters during the withdrawal of the Wisconsin ice sheet in Pleistocene times. In the Dugway Brook Valley are good exposures of Cleveland Shale and a sandstone deposit known locally as Euclid Bluestone, a fine-grained, bluish sandstone that once was extensively quarried on the property near the corner of Lee and Monticello Boulevards. Beneath the surface soil (Miami clay loam) is a heavy clay subsoil.

During his occupancy of the property, from 1880 to 1917, John D. Rockefeller developed an extensive network of carriage, foot, and bridle trails, many of which A. D. Taylor incorporated into his plan for the park. Using locally quarried bluestone, Rockefeller also built a number of bridges, culverts, and retaining walls along the course of Dugway Brook, examples of which can still be seen today. Rockefeller erected the family's summer home on the flat-topped ridge lying between the ravine today occupied by Forest Hill Boulevard and the Dugway Brook Valley, and laid out a nine-hole golf course in the area today known as the Great Meadow. He took care to preserve the original forest cover in many parts of the estate, at the same time planting a considerable number of exotic ornamentals, especially in the vicinity of the residence.

A survey of the trees of Forest Hill Park made under the direction of Cleveland naturalist Arthur B. Williams in 1943 revealed the dominant presence of native deciduous trees, especially sugar maple *(Acer saccharum)*, red oak *(Quercus borealis)*, American beech *(Fagus grandifolia)*, wild black cherry *(Prunus serotina)*, red maple *(Acer rubrum)*, white ash *(Fraxinus americana)*, and American elm *(Ulmus americana)*. Beech and sugar maple, Williams reported, appeared as closely associated species throughout the Dugway Brook Valley, while on the flat ridge tops and upper edges of the ravines and valley walls was what he described as "a remarkably fine assemblage of oaks." Also present, though far less numerous, were non-native deciduous trees, with black locust *(Robinia pseudoacacia)* and horse chestnuts *(Aesculus hippocastanum)* comprising the largest species in numbers; and coniferous evergreens, with Eastern hemlock *(Tsuga canadensis)* and Austrian pines *(Pinus austriaca)* comprising the largest species in numbers. Williams concluded that, before the coming of Moses Cleaveland to the Western Reserve in 1796, much of the ravines within Forest Hill Park were covered by a forest in which beech and sugar maple dominated, while the drier ridge tops and upper edges of the ravine and valley walls were occupied by an oak-chestnut association. He noted the presence of 65 sugar maples and 95 beech trees, as well as numerous oaks that, based on size, he estimated to have been part of the original forest. Of the oaks, he wrote: "There are some fine examples of stately old trees among them. If one would study our native oaks in their natural setting, Forest Hill is the place to go."[1]

As part of the survey, Williams mapped and measured the largest specimen trees, most of which were found in the upper reaches of the Dugway Brook Valley. There he reported finding the largest sugar maple, 43 inches in diameter; white ash, 38 inches; American elm, 51 inches; slippery elm *(Ulmus rubra)*, 22 inches; basswood *(Tilia americana)*, 50 inches; sycamore *(Platanus occidentalis)*, 43 inches; and yellow birch *(Betula lutea)*, 23 inches. The largest beech, 48 inches; red maple, 36 inches; and tulip *(Liriodendron tulipifera)*, 48 inches, were found on the south-facing slope of the Dugway Brook Valley, the largest rock chestnut oak *(Quercus prinus)*, 42 inches, on the opposite slope. On the flat-topped ridge today known as

[1]Cleveland Museum of Natural History, "The Trees of Forest Hill Park: Report of Survey Made by the Kirtland Tree Club," prepared by Arthur B. Williams (Typescript, December 31, 1943), pp. 12-28.

the Great Meadow, Williams found the largest white oak *(Quercus alba)*, 53 inches, and tupelo *(Nyssa sylvatica)*, 31 inches. On the south-facing slope near the Superior-Terrace parking lot he found the largest black oak *(Quercus velutina)*, 32 inches, and scarlet oak *(Quercus coccinea)*, 33 inches. "But these are only a few of the big ones," he wrote. "There are many others."[2]

In addition to old-growth forest, Forest Hill Park contains habitats that support diverse plant life, including several plants that are on the Ohio endangered-species list. Dr. George Wilder, a botanist and professor of biology at Cleveland State University, has identified approximately 450 plants within the park, noting the presence of two especially rich plant habitats. One is the promontory above the confluence of the north and south branches of Dugway Brook. There, withe-rod *(Viburnum cassinoides)* and common hairgrass *(Deschampsia flexuosa)* can be found; both plants are rare in Cuyahoga County, and here the latter plant is believed to be found only in Forest Hill Park. A relatively pristine natural area, the promontory is also home to white goldenrod *(Solidago bicolor)*, maple-leaved viburnum *(Viburnum acerifolium)*, low-bush blueberry *(Vaccinium vacillans)*, and Canada hawkweed *(Hieracium canadense)*. (The latter plant is listed as "threatened" by the Ohio Department of Natural Resources.) Notable trees in this location include, among others, shadbush *(Amelanchier arborea)*, hemlock, yellow birch, and white oak *(Quercus alba)*. Another notable plant habitat is found along the northern edge of an area today known as the Meadow Vista, where withe-rod, Canada hawkweed, zig-zag goldenrod *(Solidago flexicaulis)*, large-leaved aster *(Aster macrophyllus)*, and diverse other species mingle beneath a thick forest of scarlet, black, and chestnut oaks.[3]

The park features an extensive network of winding paths varying in width. Some of these are former carriage roads built by Rockefeller; some are paved with asphalt, others are unpaved; some (especially those in the wooded portion of the Dugway Brook Valley) are narrow trails through the woods. As prescribed by Taylor, vehicular roads are confined to the short

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[2]"Trees of Forest Hill Park," pp. 29-30.

[3]Dr. Wilder hiked through the park with the preparer of this nomination on September 16, 1997.

drives leading to several designated parking areas at the perimeter of the park. Much of the park is enclosed by a four-foot-high chain-link fence supported by obelisk-shaped concrete posts. The fence, which can be glimpsed in photographs contained in Taylor's 1938 park plan, probably dates to 1936 when this section of Forest Hill Boulevard was built.

Note: Park features described below are keyed by number to the Development Plan for Forest Hill Park prepared by A. D. Taylor in 1938, included with this nomination.

North Section

Entering the park from Forest Hill Boulevard through a pair of square sandstone pylons that frame the foot trail on both side of the road, one comes upon a delightful vista: a small artificial lake (1) situated in the same location as the one enjoyed by the Rockefellers and their guests for swimming, boating, and skating. When rebuilt in 1939, the lake was enlarged (to 5.6 acres) and reduced to a depth of about three feet. The broad stretch of shallow water is framed by a small stone-faced footbridge that carries the foot trail over the outlet for the lake; just beyond, at the northerly edge of the water, is a rustic stone boathouse (2). The boathouse, erected in 1940, is 74 by 26 feet in size, with rock-faced random-ashlar walls and a hipped roof with deep, bracketed eaves. The long facades are articulated by three wide arched openings; inside, the shelter features a handsome open-hearth stone fireplace and tongue-in-groove ceiling. Rest rooms and storage areas are located at each end of the building. Immediately east of the boathouse, a mature European beech *(Fagus sylvatica)* casts its shadow. Elsewhere in the vicinity of the lake are willows *(Salix spp.)*, exotic cherries *(Prunus spp.)*, and swamp white oaks *(Quercus bicolor)*.

The outlet for the lake consists of a fine naturalistic stone spillway, or cascade (3), now heavily overgrown but still visible. The lake's original stone retaining wall has been substantially rebuilt with concrete, and in 1973 a small island planted with flowering trees and evergreens was added to provide a haven for waterfowl. (Taylor's plan showed an island accessible by foot trail, but it was not built as part of the initial development of the park.) The lake is rimmed by curving paths, beyond

which a variety of mature trees screen the area from nearby roads. At the south end of the lake is a small concrete casting platform built in 1950 to a plan prepared by A. D. Taylor. Nearby is a small stone water bubbler (now defunct). In the vicinity of the lake and boathouse are a children's playground and remnants of calisthenic exercise stations, both of recent vintage. A series of tall floodlights were also added later.

From the lake, meandering foot trails lead to the recreational facilities at the northwest corner of the park (4), including ball fields, a basketball court, and a group of eight tennis courts. These facilities, together with an adjacent landscaped parking lot, all survive largely as built to Taylor's plan in 1940. Nearby to the west, on the proposed site of a swimming pool and bathhouse (5), are one non-contributing structure and two non-contributing buildings. These are: a police radio antenna, installed in 1948; a small one-story caretaker's house, erected in 1959 on the site of a two-and-one-half-story wood-frame "lodge house" dating to Rockefeller's tenure (the house served as headquarters for the engineers and draftsmen who developed the park, later as a caretaker's house and comfort station); and a 76- by 32-foot concrete-block service building, erected in 1965. A short distance to the west, a winding drive, entered from Terrace Road (6), leads to a landscaped parking area, both built about 1940. The drive is framed by thick stands of black locust trees. The parking area is quintessential Taylor: the automobile rows are divided by planting strips — here consisting of mature pin oaks *(Quercus palustris)* — and the lot is screened from the park by gentle berms planted with both native and exotic trees.

The northerly half of Forest Hill Park features a fine wooded area of oaks and maples underplanted with a scattering of dogwoods *(Cornus florida)*, designated by Taylor as the Meadow Vista (7). At the perimeter of this attractive area are numerous small picnic groves, now in poor condition and no longer used. At the eastern edge of the Meadow Vista is a small rustic-style comfort station (8) erected in 1939-40. Vandalized and no longer used, the building features rock-faced random-ashlar walls and a hipped roof. Beyond the Meadow Vista, an unpaved former carriage road (sometimes used by the City of East Cleveland for vehicular access to the park) leads down a wooded slope to a lawn-bowling complex (9). Leased by the East Cleveland Bowling Club and surrounded by a chain-link fence topped by barbed wire, it survives in excellent condition and is virtually unaltered. Two bowling greens (only one is still used) flank a 64- by 20-foot rustic

stone shelter with hipped roof erected in 1940. Flanking an open central section (protected by tarpaulins when not in use) are locker rooms, rest rooms, and a kitchen. The shelter building, with its rock-faced random-ashlar walls, features a handsome stone fireplace.

South Section

The two halves of Forest Hill Park are connected by a high-level, reinforced-concrete footbridge veneered with sandstone (10). The flat-arch bridge was among the last works designed by Cleveland civil engineer Wilbur J. Watson (1871-1939), a national authority on bridge history and design. Erected in 1939-40 and having a span of 360 feet, the bridge is a fine example of the mason's craft. Particularly notable are the handsome tooled railings, which are carried well beyond the abutments at both ends of the bridge and flare into circular wing walls, the tops of which feature a hub-and-spoke design. The chain-link screen enclosing the top of the bridge (damaged in 1996 by a storm but since replaced) was added in 1968 after vandals repeatedly threw objects (in one instance a park bench) at cars and pedestrians below.

The southerly portion of the park is dominated by the Great Meadow and the rugged Dugway Brook Valley. Once the site of Rockefeller's nine-hole golf course and half-mile trotting track, the Great Meadow (11), with its beautiful vistas of mature hardwoods and sweep of green lawn, is reminiscent of the great pastoral landscapes of Olmsted and Vaux. The area is dotted with handsome specimen trees (many of which were part of the original forest cover) and rimmed by winding footpaths that follow the edges of the park's wooded slopes. At the western end of the Meadow is the former Rockefeller residence site (12) with its expansive view of downtown Cleveland and Lake Erie. Nearby are large specimens of three exotic ornamentals — copper beech *(Fagus sylvatica)*, ginkgo *(Ginkgo biloba)*, and golden raintree *(Koelreuteria paniculata)* — almost certainly planted by Rockefeller to enhance the grounds in the immediate vicinity of the residence. Beyond the plateau, a steep slope functions as a popular sledding hill in winter.

At the southern edge of the Great Meadow, occupying the former site of the Rockefeller horse barns, is a large and unsightly dump (13) comprised of tree limbs, used tires, and other debris. The area is included in this

nomination as a non-contributing site.

The southern half of the Great Meadow, located wholly within the City of Cleveland Heights, has been obliterated by the construction of a large recreation complex (14) consisting of four ball fields separately enclosed by high chain-link fences and arranged, like wedges of pie, to form a circle, at the center of which is a one-story concession building. Tall pole lights illuminate the complex year-round from dusk to dawn, and posted signs facing the intact portion of the Great Meadow to the northwest warn park visitors that they are "Entering Cleveland Heights." The change in use from passive to active recreation, and the stark visual intrusion of this complex, constitute a serious loss of integrity. Thus, this section of the park, together with an adjacent area containing picnic shelters, restrooms, tennis courts, and a parking lot – with one exception, all built in 1989 and wholly incompatible with the Taylor park plan – has been deleted from the nominated historic district.

Along the southern edge of the Great Meadow is a picturesque carriage road that once led from Euclid Avenue to the Rockefeller residence and the estate's horse barns and service buildings. (The barns were destroyed by fire in 1964.) Entered off Forest Hill Boulevard, the road is carried across a small stream on a handsome rubble-stone arch bridge (15) dating to the late nineteenth century. Below the road are a picnic grove and parking area (16). The picnic grove features a large gable-roofed shelter whose posts and brackets recall the joinery of early American barns and a small comfort station with rock-faced random-ashlar walls and hipped roof, both erected in 1939-40. The comfort station has been vandalized and is no longer used.

Dugway Brook in this area of the park is contained in a concrete box culvert built in 1939-40 as part of the original development of the park. East of the picnic grove, extensive illegal dumping has occurred in recent years and the landscape is scarred with thousands of cubic yards of excavated subsoil and construction debris, and, to a lesser extent, yard waste and trees disposed of by the City of East Cleveland. Badly degraded, this area (17) is included in the nomination as a non-contributing site. The dumping abates at the Cleveland Heights municipal line, beyond which lies the unculverted portion of Dugway Brook (18), a wild piece of land where it is possible to hike and feel, as one reporter put it in 1938, "a thousand miles from nowhere" despite its proximity to the city (*Cleveland*

Press, June 9, 1938). Here are good exposures of both Cleveland Shale and Euclid Bluestone, unmaintained foot trails, remnants of retaining walls and two small bridges built of local sandstone during Rockefeller's tenure, and a thick beech-maple forest. In this section of the park, Dugway Brook separates into north and south branches. The south branch enters the park through a culvert in the vicinity of Mayfield and Superior Roads, cascading through a series of small waterfalls. The north branch enters the park through a pair of culverts near Monticello and Lee Boulevards. The Rockefeller quarry was formerly located in this vicinity, but extensive backfilling and a thick growth of trees have erased any trace of it.

Along the southwestern rim of the Dugway Brook Valley, sandwiched between Superior Road and the dense woods at the top of the slope, is a narrow strip of parkland known as the Superior Road Recreation Area (19). Developed in 1949-52, it consists of a ball diamond, basketball court, children's playground, and a small parking lot. These facilities are badly neglected and largely abandoned, and a comfort station built as part of the project has been demolished. A short distance to the south, set back from the corner of Mayfield and Superior Roads, is a large brick recreation pavilion (20). Erected by the City of Cleveland Heights in 1968 and substantially expanded in 1975, the pavilion, together with a large asphalt parking lot at the rear, are excluded from this nomination. East of the pavilion, three ball fields occupy a site marked "Recreation Field" on the Taylor plan (21). To the north, the ball fields are rimmed by the thick woods that clothe the upper slopes of the Dugway Brook Valley. A parking lot (22), entered off Lee Boulevard and built to Taylor's plan in 1940, completes the historic landscape elements included in the nomination. At the southern edge of the lot, near the top of the slope, is a magnificent cucumber-tree *(Magnolia acuminata)*.

No original site furnishings remain.

Statement of Significance

Designed in 1938 and substantially developed between 1938 and 1941 under the auspices of the Works Progress Administration (WPA), Forest Hill Park is significant under Criterion C for its association with the productive career of Cleveland landscape architect Albert Davis Taylor (1883-1951). A prolific author, three-term (1936-41) president of the American Society of Landscape Architects, and with a diverse office practice ranging from country estates to town planning, Taylor was a national leader in the landscape architecture profession from the early 1920s until his death in 1951. Encompassing the one-time country estate and summer home of industrialist John D. Rockefeller, known as Forest Hill, the site Taylor found featured an extensive network of winding roads and trails, stands of old-growth forest, large specimen trees, an artificial lake, and a rugged, shale-rimmed valley. Taylor's plan for Forest Hill Park combined preservation of the existing character of the property with the provision of active and passive recreational facilities intended to serve a large metropolitan population. In addition to its Great Meadow, wooded rambles, and picturesque lake in the tradition of Olmsted and Vaux, Taylor's design for the 235-acre park included ball fields, tennis courts, bowling greens, and a swimming pool. Taylor's plan was substantially realized during the waning years of the Depression, and much of Forest Hill Park remains unchanged since that time. The park's many WPA-built structures of native stone embody the distinctive characteristics of rustic park architecture of the period and exhibit a high degree of craftsmanship, while the imprint of Rockefeller's occupancy, and Taylor's respect for the natural beauty of the land, are still clearly evident. One landscape historian has recognized Forest Hill Park as Taylor's "most noted park project,"[4] while Jot D. Carpenter, professor of landscape architecture at Ohio State University, has cited it as "one of our state's most important designed public places."[5]

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[4] Noël Dorsey Vernon, "Albert Davis Taylor," in William Tishler, ed., *American Landscape Architecture: Designers and Places* (Washington, D.C.: Preservation Press, 1989), p. 105.

[5] Jot D. Carpenter, FASLA, to Mary Hughes, Chair, Forest Hill Park Commission, August 26, 1996. This letter is in the files of the Forest Hill Historic Preservation Society.

HISTORICAL BACKGROUND

In 1873, John D. Rockefeller (1839-1937) purchased a tract of 109 acres fronting on Euclid Avenue in East Cleveland. The site was four miles east of Rockefeller's Euclid Avenue home and seven miles from the headquarters of the Standard Oil Company (both properties long since demolished). Rockefeller purchased the property as an investment, selling it to the Euclid Avenue Forest Hill Association (in which Rockefeller was himself an investor) in 1875 for the purpose of establishing a "water-cure and place of public resort." When the project failed, Rockefeller bought back the property and remodeled the sanitarium as a private club. About 1880, he adapted the rambling, four-story building as a country home, and for the next thirty-five years the Rockefeller family occupied the property, known as Forest Hill, each summer. "With a zest," writes Ohio historian Grace Goulder, Rockefeller "went about the refinement of the grounds," carefully developing the tract as a country estate. He planted trees and shrubs of great variety and laid out more than six miles of winding gravel roads, bridle trails, and footpaths in the vicinity of the residence and through the deep and attractive ravines on either side of the residence plateau. To carry the roads and paths across Dugway Brook, he built a series of bridges using native stone from a quarry on the property. He built an artificial lake for swimming and boating, and laid out a half-mile track for exercising his fast driving horses. About 1901, Rockefeller added a nine-hole golf course stretching southeast from the residence in the location that would later become the Great Meadow. Forest Hill eventually comprised some seven hundred acres stretching from East Cleveland into Cleveland Heights and included a fully functioning farm, with houses for workers and their families and barns for stock and carriages. Although the Rockefellers made New York their legal residence in 1884, they returned to Forest Hill each summer, normally staying from May through October. Here, under his father's tutelage, John D. Rockefeller, Jr. (1874-1960) was put in charge of various landscape and construction projects and is said to have developed both his love of the outdoors and his lifelong interest in conservation.[6]

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[6]Nancy Newhall, *A Contribution to the Heritage of Every American: The Conservation Activities of John D. Rockefeller, Jr.* (New York: Alfred A. Knopf, 1957), pp. 5-7.

Following his wife Laura's death in 1915, Rockefeller returned only for brief and infrequent stays, and, after the four-story house was destroyed by fire in December 1917, he never returned. "In the loss of Forest Hill," John Jr. wrote to his father, "I feel as though we had all lost a very dear and lifelong friend."[7] In 1923, Rockefeller left the disposition of the estate to his son, selling him his entire real estate holdings in Cleveland, East Cleveland, and Cleveland Heights for $2.8 million. John D. Rockefeller, Jr., gradually gave or sold portions of Forest Hill to provide sites for Huron Road Hospital, Kirk Junior High School, and a Masonic hall, and to provide for the widening of existing streets bordering the estate. In the late 1920s, Rockefeller undertook the development of a model housing project on the portion of the estate east of Lee Boulevard; eighty-one French Norman-style houses and a business block [all National Register] were built before the onset of the Depression and the collapse of the real estate market. In 1936, Terrace Road was extended through a portion of the property abutting Euclid Avenue, and Forest Hill Boulevard (erroneously styled, on street signs and maps, "Forest Hills Boulevard") was developed through a ravine on the property, dividing what had once been the heart of the estate into two parts.

In 1937, representatives of John D. Rockefeller, Jr., including his Cleveland agent, James C. Jones, and Jay Downer, a member of Rockefeller's staff who had previously served as chief engineer of the Westchester County (New York) park system, met with Cleveland Heights Mayor Frank C. Cain and East Cleveland City Manager Charles C. Carran to discuss the possible donation of the Forest Hill property for use as an intercity park. Cain and Carran selected Cleveland landscape architect A. D. Taylor to make a study of the former estate and devise a plan for its development as a public park; Rockefeller would pay for the study, and, if the plan proved satisfactory, he would offer the land, valued at $1,000,000, at no cost to the two cities. "The plan," noted the *Cleveland Plain Dealer* in an article on the deal, "must provide for development, maintenance and use of the park as a unified whole without regard to the [Cleveland] Heights and East Cleveland boundary lines." In the same article, Cleveland Heights Mayor

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[7] John D. Rockefeller, Jr., to John D. Rockefeller, December 18, 1917, in Joseph W. Ernst, ed., *"Dear Father"/"Dear Son: Correspondence of John D. Rockefeller and John D. Rockefeller, Jr.* (New York: Fordham University Press, 1994), p. 79.

Frank Cain cited Taylor's long experience as a professor of landscape architecture at Ohio State University, his service on the Cleveland City Plan Commission, and his work as consulting engineer for the National Forest Service, saying, "we chose him as the best man."[8]

A. D. Taylor

Albert Davis Taylor was at the height of his career and serving the second of three terms (1936-41) as president of the American Society of Landscape Architects when he was commissioned to prepare a development plan for Forest Hill Park. Born in Carlisle, Massachusetts, Taylor (1883-1951) was the twin son of Nathaniel A. and Ellen F. (Davis) Taylor. He attended Massachusetts State Agricultural College (now the University of Massachusetts), receiving his B.S. degree in 1905. He went on to Cornell University, receiving a master's degree in landscape architecture from the College of Agriculture in 1906. Taylor remained in Ithaca, New York, for two more years as an instructor in landscape architecture, rounding out his education with visits to the important planned landscapes of Europe during the summer of 1907. In 1908, Taylor joined the office of landscape architect Warren H. Manning (1860-1938), a nationally prominent practitioner and protégé of Frederick Law Olmsted. He was promoted from draftsman to associate four years later; in that position he was responsible for supervising the design and execution of field work, sometimes directing the labor of up to twelve hundred men. With Manning, Taylor executed designs for large estates, including those of Frank A. Sieberling (Stan Hywet) in Akron and A. H. Chatfield in Cincinnati. He was also responsible for preparing the topographic survey for the new campus of the Ohio State Normal College (Kent State University).

In 1914, Taylor left the Manning firm to open his own office in Cleveland. While much of his early work was devoted to the planning of private estates, Taylor's office practice grew to become extremely diverse, embracing gardens, suburban places, land subdivisions, parks, expositions,

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[8]"Taylor to Make Forest Hill Plan," *Cleveland Plain Dealer*, July 29, 1937, p. 12. In the mid-1920s, Taylor had prepared plans for Cumberland Park in Cleveland Heights, a small park that abuts Forest Hill Park on the south side of Mayfield Road and shares the same watershed.

defense-plant housing projects, state highway improvements, and grounds for schools, colleges, hospitals, and other institutions. His knowledge of Olmstedian subdivision design brought him the commission to design the Cincinnati suburb of Rookwood (1922), while his government work ranged from site plans for the U.S. Marine Hospital in Cleveland (1931) to the Pentagon (1942) outside Washington, D.C., to defense-housing projects in Kingsbury, Maryland; Windham, Ohio; and Erie, Pennsylvania. He laid out Father Flanagan's Boys Home in Boys Town, Nebraska (1939) and the Lincoln Park approach to Cincinnati Union Terminal (1931). In 1936, two years before he was commissioned to design Forest Hill Park, Taylor inspected Regions 1-9 of the United States Forest Service with R. D'Arcy Bonnet. Their report, *Problems of Landscape Architecture in the National Forests* (1936), became the standard authority for the development of recreational facilities in the national forests.

"A. D.," as Taylor was universally known, was one of the first professional landscape architects to practice in Ohio, and his Cleveland office served as a training ground for a generation of noted practitioners, including Gordon D. Cooper and Herbert L. Flint. Through his active association with the American Society of Landscape Architects, and through his teaching, lecturing, and extensive writings, Taylor fostered recognition of the profession and the appreciation of good design. Named a Fellow of the ASLA in 1919, Taylor was instrumental in formulating several documents recognized as milestones in the development of the ASLA, including the Code of Professional Ethics (1927). During the Depression, as chairman of the ASLA Committee on Practice of Landscape Architecture by Government Agencies, he served as a clearinghouse for government jobs in landscape architecture, helping many ASLA members weather hard times by finding opportunities with such agencies as the National Park Service, the Civil Works Administration, and the Civilian Conservation Corps.

From 1916 to 1924, Taylor served as non-resident professor of landscape architecture at Ohio State University (a department he helped to establish) and, beginning in 1938, as lecturer on landscape architecture at the University of Michigan. He served as a member of the jury in landscape architecture for the American Academy in Rome and was a longtime member of the Cleveland City Plan Commission. He was noted, too, for his extensive and literate writings in the field. Between 1922 and 1936 his "Landscape Construction Notes" were a regular feature of *Landscape Architecture*, the organ of the profession, providing important information on such subjects

as the construction of flagstone walks, roads for private estates, bowling greens, pruning, and the treatment of stream banks at a time when there were no standard references available to the profession. With office associate Gordon D. Cooper, he wrote *The Complete Garden* (1921), a durable reference work. When he died in 1951, an appreciation of his life and work published in *Landscape Architecture* noted that he "was and still is an outstanding influence in the field of landscape architecture."[9]

Forest Hill Park

Taylor laid out his plan for Forest Hill Park in a handsomely illustrated 104-page report, *Forest Hill Park: A Report on the Proposed Landscape Development*, published in the spring of 1938. In it, he described the property as he found it in the winter of 1937-38: its "gently rolling" topography, most of it on the "heights" 225 to 325 feet above Lake Erie; the rugged Dugway Brook Valley with its "growth of fine trees, mostly beeches and maples, with a few oaks"; its quarry of Euclid Bluestone, "more dense, finer grained, harder and stronger than most sandstones"; the grove of large old specimen trees east of the site of the former Rockefeller residence, "remnants of the original hardwood forest"; some six-and-one-half miles of winding gravel roads; the golf course, "a beautiful expanse of greensward" extending from the former residence site east to Lee Boulevard; and a four-acre artificial lake. Comparatively few buildings remained on the old estate. Among these were the Rockefeller boathouse, and two large frame barns and a number of smaller garage and storage buildings that formed the service area of the former estate.

Taylor noted, around the perimeter of Forest Hill Park, "a limited amount of frontage which is ideal for the development of apartment houses and stores." These parcels — two on the north side of Superior Road, one on the east side of Terrace Road, and another at the northwest corner of Lee Boulevard and Mayfield Road, slated to be separated from the park by the

[9] W. A. Strong, "Albert D. Taylor, July 8, 1883 - January 8, 1951, A Biographical Minute," *Landscape Architecture* 41 (April 1951): 127-129.

proposed extension of Monticello Boulevard — he excluded from the park.[10] Next, he considered existing features that could be incorporated into the design of the park. Taylor proposed that the artificial lake — which he called "one of the great assets on this property" — remain as part of the permanent park, but that the golf course, which could serve only a limited number of people and which posed a safety risk, become what he called the "Great Meadow." Existing roads winding through the Dugway Brook Valley, Taylor wrote, "can be converted to fine walks," while the straight gravel and hard-surfaced roads that dominated and divided the Great Meadow should be removed. With the exception of those in the proposed Great Meadow and in the vicinity of the barn group, existing walks and trails were incorporated into the plan, though they were to be widened to four or more feet. Existing tennis courts located southwest of Forest Hill and Lee Boulevards, he wrote, "must ultimately be eliminated and replaced by more appropriately located tennis courts which do not interfere with the landscape composition of the Great Meadow." Lastly, Taylor considered the quarry, which, with its handsome stone outcrop preserved and its stone crusher removed, "can become one of the unique features in Forest Hill Park."

According to Taylor, Forest Hill represented an "unusual opportunity in that one seldom finds an area of such size possessing such diversity of topography, abundance and variety of existing vegetation, and many other natural advantages, located within the metropolitan area of a large city. To have had such assets carefully preserved through a period of many years in such [urban] surroundings is most unusual." The problem of planning the park, he wrote, "is that of preserving to the maximum extent the existing character of the property and at the same time providing recreational facilities for considerable numbers of people...." In planning Forest Hill Park, Taylor's task was to determine which forms of recreational activity the park should accommodate and, as he put it, "the extent to which the otherwise rural landscape will be sacrificed to the needs of these recreational activities. The ultimate object of the city park should be that of serving the maximum number of people to the greatest advantage of

[10]Under the terms of the Rockefeller gift, the cities of East Cleveland and Cleveland Heights were permitted to sell these choice development sites, but were required to use the proceeds for development and maintenance of the park.

all concerned, without sacrificing unnecessarily the natural landscape effects."

In what he admitted some might consider a "radical innovation," Taylor called for the elimination of automobile traffic from the park except those roads necessary to provide access to designated parking areas. "Rare indeed," he wrote, "is the urban land area available for park purposes that exists free of this menace to complete relaxation and recreational use. The avoidance of such destructive intrusion has been one of the basic principles in the design of Forest Hill Park." A second guiding principle was the preservation and enhancement of the natural features of the property. Opportunities for the study and enjoyment of trees, and bird and animal life, he wrote, "will be an important asset in a park of this size, and in order that it may be developed to its maximum value, adequate protection must be provided to encourage native flora and fauna." No planner who realized the superb natural beauty of the property, Taylor wrote, "could fail to set as his goal the preservation and enhancement of such natural features with their ever-increasing contrast to the built-up areas they serve." To this end, Taylor proposed "only such structures ... as will increase the utility of definite areas without detriment to their natural beauty, only such parking and service areas as are definitely needed to serve the area, and only such changes in the natural vegetation as will increase the beauty and utility of that already existing within the park."

Detailed Design

Entrance Drives and Parking. Taylor recommended six automobile and fourteen pedestrian entrances to the park. Proposed parking areas would provide for 775 automobiles. One drive, entering the property from Forest Hill Boulevard east of Terrace Road, was to continue to a proposed central parking lot on the site of the former barn group. Another would enter the property from Terrace Road west of Kirk School; the curving road, leading to a large parking area, would "follow through an interesting swale and small wooded valley making a natural and most attractive approach to this parking area." Taylor recommended bituminous madacam or another hard surface construction for all entrance drives and parking areas.

Walks and Trails. Walks and trails would consist of two types: walks

connecting two points and scenic trails. "Economy of park design, " Taylor wrote, "demands a continual combination of the two ideas. Naturalists tired of city blocks will find in Forest Hill Park's trail system a four-hour walk beside Dugway Brook, under fine old forest trees, over meadows and green lawn with never a retraced step. On the other hand, a person entering at any major entrance will be able to walk to any other entrance with a minimum of effort." In Taylor's opinion, a "considerable portion" of the property's existing gravel drives, originally located to take maximum advantage of interesting landscape compositions on the Rockefeller estate, would ideally meet the requirements for proposed walks and trails, especially through the wooded Dugway Brook Valley.

Recreational Activities. Taylor provided space for baseball, softball, basketball, bowling, football, horseshoes or quoits, ice skating, playgrounds, practice putting greens, soccer, swimming, tennis, track, and winter sports. At the same time, he cautioned that the space allotted for active recreation "should not interfere to an unwarranted extent with the scenic beauty of the open meadows, nor damage unnecessarily the established vegetation on the wooded slopes and in the valley." Facilities proposed near Kirk Junior High School, including a track, football field, swimming pool, and tennis courts, were expected to serve both school and general public recreational needs. Limited picnic facilities, including camp stoves and fireplaces, were proposed for development in the Dugway Brook Valley, in the quarry area, and on the east and west sides of the Meadow Vista.

Structures. The location of some park structures was dictated by the topographical features of the property; others, by the use of different parts of the property. Taylor proposed a main pavilion on the former site of the Rockefeller residence, located on a knoll at the west rim of the plateau commanding a wide view of the eastern part of the city and Lake Erie beyond. A steep slope to the west, he noted, already was heavily used for skiing and coasting in winter.

Lake. Taylor proposed to enlarge the area of the existing lake by about 20 percent and, for safety, to regrade it to create a maximum depth of three to three-and-one-half feet. He proposed construction of a new boathouse (which could also serve as a skating shelter in winter) on the north side of the lake. Outlets for draining the lake and for overflow would be reconstructed. "The ideal solution," he wrote, "would be the construction

of a naturalistic stone masonry spillway which ought to be carefully designed in detail and equally carefully constructed."

Dugway Brook. This waterway, one of several streams draining water from Cleveland's eastern "heights" to the lower level of Lake Erie, was problematic. In times of heavy rainfall, the stream cut away its shale bed, resulting in an ever larger and deeper channel. Extensive development of residential areas to the south and east of the park had greatly changed the rate of discharge and the condition of water in the brook; unexpected flooding, together with presence of colon bacteria, meant that the stream bed should be made "rather inaccessible" to children. While Taylor thought that Dugway Brook should remain an open channel between the upper and lower boundaries of the park, he deemed it necessary to confine and culvert a portion of the channel to provide for the "logical development" of those portions of Forest Hill Park near Mayfield Road, Lee Boulevard, and Terrace Road. Taylor recommended the construction of new stone masonry walls and repair of existing stone walls to protect the stream bank from erosion. He also recommended the reconstruction of eight bridges built to carry Rockefeller carriage roads and now proposed to carry foot trails through the valley. (Of the eight bridges Taylor noted, three survive today.)

Bridge Over Forest Hill Boulevard. Forest Hill Boulevard, which bisects the park through a major valley extending east and west across the original estate, required the construction of a footbridge to allow safe and convenient movement between the two sections of the park. The valley's steep walls made it "admirably adapted" to the construction of a high-level bridge. In his report, Taylor illustrated two proposed designs: a reinforced-concrete bridge veneered with stone and a less costly (and less aesthetic) steel arch.

Quarry. Stone from the quarry on the Forest Hill property, Taylor wrote, "can be used to excellent advantage in connection with construction work within Forest Hill Park." He advised against extending the borders of the quarry "in view of the specimen trees which are now growing near the top of the bank on the south and west sides of the quarry."

Utilities. Taylor's plan for the park discussed requirements for sanitary and storm sewers, water lines, power, and lighting. He recommended the "pendant luminaire with a low mounting" for parking space and lake lighting, and floodlights for softball areas, bowling greens, quoits areas,

and the swimming pool.

Street Frontage of Park. Taylor recommended a three-foot-high masonry boundary wall to preserve the park as a refuge and to protect plant growth along boundaries of the park.

Planting. Taylor called for a mixture of native and exotic plants. Where woodlands in the park were to be retained, he recommended that they be further planted, if necessary, using native trees and shrubs, with emphasis on the introduction of small native flowering trees such as shadblows, dogwoods, and hawthorns, especially along the edges of woodlands and on the ravine slopes. In the open spaces, especially bordering the Great Meadow, he recommended that "specimen trees and clumps of trees . . . be planted in such a way as to provide shade and interest without interfering with the use of the areas or destroying their effectiveness as open spaces." In his discussion of planting, Taylor expressed concern for preservation of the many fine specimen trees in the upland areas and in the Dugway Brook Valley "where intensive use of any area immediately surrounding them will be most injurious to the future growth of these trees unless use of these areas is restricted." Although Taylor believed that every effort should be made to have new plants in the wooded areas of the park appear "indigenous and naturalistic," he believed that buildings and entrance drives required the development of detailed planting studies. "The general effect desired in the planting of the park," he wrote, "should be one of richness, dignity and luxuriance."

Taylor's plan for Forest Hill Park represented a skillful blending of preservation of the stunning scenic qualities of the former Rockefeller estate with recreational and service facilities required to accommodate twentieth-century public use. With its Great Meadow, wooded rambles, and picturesque lake, Taylor's design for Forest Hill Park was in the manner of Olmsted and Vaux's Central and Prospect Parks in New York, reflecting Taylor's early apprenticeship with Warren H. Manning, a student of Frederick Law Olmsted. But it differed from those prototypical nineteenth-century pleasure grounds in its provision for both active and passive recreation, and in its recognition that automobiles would need to be accommodated in certain areas of the park. "Its genius," according to a recent article in *Landscape Architecture* magazine, "lies in the artful way in which Taylor incorporated the realities of modern park usage while

retaining the most important pastoral qualities of the site."[11]

Besides Forest Hill, Taylor's other park work included designs for Cumberland Park in Cleveland Heights (1926), Ault Park in Cincinnati (1930), Ambler Park in Cleveland (1930), Walnut Beach Park in Ashtabula (1931), a planting plan for the Shaker Lakes in Cleveland (1935), and the Ashtabula Township Parks (1936). Not all of these plans were realized, and none approaches Forest Hill Park in either size or scope. Forest Hill Park stands out, too, in comparison to other large Cleveland-area parks of this period. The reservations of the Cleveland Metropolitan Park District, substantially developed with the assistance of federal work-relief projects during the 1930s, made automobile parkways a central feature and paid little or no attention to the cultural landscapes that may have preceded park development; formerly agricultural lands, for example, were reforested, often with non-native species.[12] A contemporary review of the Forest Hill Park park plan, by Milwaukee landscape architect Phelps Wyman, praised Taylor's creation of "a single unified city park" from land owned by two different muncipalities, the placement of active recreation around the borders of the park (leaving the "inspirational" center intact), and the absence of pleasure drives.[13]

Taylor's plan more than satisfied John D. Rockefeller, Jr. In response to a letter from Cleveland Mayor Harold H. Burton expressing appreciation for Rockefeller's "thoughtful, generous and constructive action" in making Forest Hill Park available to the public for generations to come, Rockefeller wrote:

> Mr. Taylor has done an extraordinary piece of work, which has been successful beyond my fondest hope or expectation. He

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[11]Alicia Rodriguez, "Can This Park Be Saved?" *Landscape Architecture*, September 1997, p. 79.

[12]Carol Poh Miller, *Cleveland Metroparks, Past and Present: Celebrating 75 Years of Conservation, Education, and Recreation* (Cleveland: Cleveland Metroparks, 1992), pp. 9-13.

[13]"Forest Hill Park Review," *Parks & Recreation* 22 (February 1939): 290-291.

> has prepared his plans from the point of view of one who loves nature and all that it has to offer; from the point of view of one who knows well how to make available without spoiling them, nature's beauty and charm.

In the same letter, Rockefeller credited City Manager Charles Carran and Mayor Frank Cain, who had worked together to realize the park plan, writing: "... it is only because of the vision, the broadmindedness and the willingness to cooperate of the political leaders of East Cleveland and Cleveland Heights that my gift of the Forest Hill area and Mr. Taylor's skillful plans for its development have been brought to fruition."[14]

The agreement between John D. Rockefeller, Jr., and the cities of Cleveland Heights and East Cleveland for the establishment of Forest Hill Park called for the transfer of three parcels totaling 266.3 acres (including those sites earmarked for development): one parcel, 82.6 acres in size, to Cleveland Heights; and two parcels, one 91.3 acres in size and the other 92.4 acres in size, to East Cleveland. Though the land was not deeded over until February 1, 1939, both cities quickly pushed forward with applications for Works Progress Administration for funds with which to start developing the park. On May 26, 1938, East Cleveland City Manager Charles Carran announced that WPA authorities had approved grants to the two suburbs totaling $425,000 to improve the former Rockefeller estate, and that work on the project, which was expected to employ several hundred men, would start about June 1.[15] Construction, which began in the summer of 1938, continued through 1939 and 1940 and into the autumn of 1941. Through his staff expert on park matters, Jay Downer, John D. Rockefeller, Jr., kept close watch on the project as it proceeded, even giving the City of East Cleveland $27,000 to subsidize the construction of a stone-veneered footbridge rather than a less aesthetic steel arch.[16] Designed by

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[14]John D. Rockefeller, Jr., to the Honorable Harold H. Burton, January 18, 1939, Rockefeller Archive Center, Tarrytown, New York.

[15]On September 11, 1940, the *Cleveland Press* reported that "about $2,000,000 has been expended by the two suburbs, the Rockefellers and the WPA" in development of the park.

[16]East Cleveland, Ohio, *Annual Report*, 1938.

Cleveland civil engineer Wilbur J. Watson (1871-1939), a nationally prominent bridge designer, the bridge with its exquisite tooling is a fine example of the mason's craft.

In a letter to Jay Downer dated November 22, 1939, A. D. Taylor reported on the progress of the work. The letter illustrates Taylor's close ongoing connection to the project, at the same time documenting the chronology of construction of some of the principal features of the park. Following a discussion of the footbridge over Forest Hill Boulevard, in which he expresses concern about the uniformity of the stone facing on the reinforced-concrete structure, Taylor writes:

> The lake is entirely completed (including the spillway), and water is now within about four inches (4") of the top of the spillway. By the time this letter reaches you water will probably be flowing over the spillway. The lake is a great addition to this area and is really a beautiful piece of water.
>
> The culvert is practically completed in the lower Dugway Brook Valley, work is progressing on the walk, and all of the walks and the area near Forest Hill Boulevard in the vicinity of the old original boathouse are now completely graded and finished except seeding. It looks fine.
>
> The grass has made an excellent growth and we have had ideal weather conditions for these turf areas.
>
> The large parking area is now being paved, and the large football area is about one-third graded.
>
> The entrance drive to the parking area from Terrace Road is now completed.
>
> The foundation[s] for the two comfort stations (one in the lower Dugway Brook Valley and one on the north side of the Meadow Vista) are now being completed, and the foundations for the large shelter building in lower Dugway Brook Valley are also completed. They are now starting with the foundation for the shelter building in the area between the two bowling greens, which are about subgraded....
>
> As soon as I can procure some good photographs of the lake I shall send them to you, to be submitted to Mr. Rockefeller. I know that he will be extremely pleased with this lake

development.[17]

By the spring of 1941, Forest Hill Park was substantially completed. An article on the project in the *New York Herald Tribune* (April 27, 1941) reported that just over $2,000,000 had been expended, providing employment to a work force that varied in size from 350 in 1938, when the project began, to 750 in 1940 and 1941. The newspaper noted the 360-foot-long footbridge over Forest Hill Boulevard, built at a cost of $185,000; the artificial lake rimmed by stone walks, featuring a shelter and boathouse costing $25,000; the bowling green and building ("the first of its kind in Ohio"); and the extensive improvements in the lower Dugway Brook Valley ("one of the largest and costliest sections"), where a 4,300-foot-long concrete box culvert had been built to enclose the brook. At the north end of the park, a football field, eight concrete tennis courts, a baseball field, and a small parking lot had been completed.[18] According to the 1940 annual report of the City of East Cleveland, thirteen thousand shrubs and "approximately" thirteen thousand small trees had been planted.[19]

World War II brought further development of Forest Hill Park to an end.

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[17]A. D. Taylor to Jay Downer, November 22, 1939, Rockefeller Archive Center, Tarrytown, New York.

[18]Probably owing to budgetary constraints and the Federal Government's preference for labor-intensive work-relief projects where the bulk of the money would be used for wages rather than materials or equipment, not every element of Taylor's plan was realized. Features proposed by Taylor but never built include the Main Pavilion with its gate lodge and parking area, the Overlook Shelter, and the swimming pool and bathhouse.

[19]In February 1940, Taylor prepared planting plans for certain areas of the park, including the cascade (spillway) and lower pool, the vicinity of the lake and footbridge, and the north end of the park near Kirk Junior High School. These called for a mixture of native and exotic plants. While the landscape has become overgrown in many instances, evidence of Taylor's hand can still be seen, especially in the parking areas and around the perimeter of the lake. Plant lists and blueprints of planting plans are located with the Forest Hill Park plans in the locked vault at East Cleveland City Hall.

The park was opened to the public in the spring of 1942 and quickly became a popular recreation area. In accepting the land, the cities of East Cleveland and Cleveland Heights agreed to "faithfully cooperate in the improvement, development, maintenance, government and management of the park, holding in high trust for the benefit of the public the special blessings and natural or developed advantages thereof." Both cities also approved and adopted the 1938 Taylor plan "as the basic plan for the improvement and development" of the park and pledged "to cooperate with the other municipality so far as possible to insure uniformity of improvement and development" of Forest Hill Park.

In his plan for Forest Hill Park, A. D. Taylor had been explicit in stating that he had designed it "with the intent that this park shall represent a unified recreation area to be developed and maintained, so far as *unity of design* [Taylor's emphasis] is concerned, without specific consideration as to boundary lines between the communities of East Cleveland and Cleveland Heights." In the report, he had even considered the "ultimate location" for the office of the park superintendent. But Taylor never addressed the problem of jointly administering and maintaining a park divided unequally between two cities, and as the years passed the two suburbs increasingly diverged in their approach to the further improvement and maintenance of the park.

In 1948, the City of East Cleveland erected a police radio antenna in the north end of the park. In 1949-52, using proceeds from the sale of an adjacent parcel designated for the construction of apartments, the City of East Cleveland developed the Superior Road Recreation Area with a ball diamond, basketball court, children's playground, comfort station, and a small parking lot to a plan prepared by A. D. Taylor. A 1949 aerial view of the park shows that by this date two softball diamonds had been built along the eastern edge of the Great Meadow, in Cleveland Heights. A 1960 aerial view shows the addition of a third ball field in the meadow; the former Rockefeller quarry – still visible in the 1949 aerial – has been filled in. In 1959, the City of East Cleveland erected a ranch-style caretaker's house near the Terrace Road parking area.

In 1968, the City of Cleveland Heights built a large brick recreation pavilion and parking lot at the corner of Mayfield and Superior Roads. In 1975, the pavilion and parking lot were expanded, and the three softball diamonds occupying the Great Meadow were relocated (elsewhere within the

Meadow) and lighted. In 1989, these diamonds were replaced by a complex of four ball fields built to the plans of Blunden-Barclay Architects. Two contemporary-style park shelters, two new tennis courts (four earlier courts pre-dated development of the park), and a parking lot (entered off Forest Hill Boulevard) were also added that year.[20] During 1993 and 1994, extensive illegal dumping occurred in the lower Dugway Brook Valley, scarring the landscape and killing numerous trees and other plants.

Today, the most intact portion of the park lies in East Cleveland, which in the 1960s saw the rapid and large-scale departure of its white, middle-class population and is now one of the poorest communities in Cuyahoga County. East Cleveland has lacked the resources to make any large new capital improvements or even to maintain the park adequately. Ironically, while the East Cleveland portion of Forest Hill Park has suffered from lack of maintenance, comparatively few changes have occurred there and it enjoys a high degree of historic integrity. Cleveland Heights, on the other hand, with its relatively high-income population, has had the resources to develop new recreation and service facilities within the park, most of which do not conform with the 1938 Taylor plan.

The agreement between John D. Rockefeller, Jr., and the two cities that was meant to guard against inappropriate alteration has proved, with time, to be inadequate. In recent years, preservationists have had to battle to hold the line against further incursions. These have ranged from a proposed soccer field (in the Cleveland Heights section of the park) to a wireless telecommunications tower (in the East Cleveland section). Yet despite the changes that have occurred, large portions of Forest Hill Park still preserve to a remarkable degree both the imprint of its famous occupant and the design of one of America's foremost landscape architects.

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[20]The 1968 and 1975 projects were reviewed by the Forest Hill Park Advisory Commission, as stipulated by the 1938 agreement between John D. Rockefeller, Jr., and the Cities of East Cleveland and Cleveland Heights. The 1989 work was done without the Commission's review.

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Geographical Data

Verbal Boundary Description

The nominated property consists of Cuyahoga County permanent parcels #672-28-002, 672-28-003, 672-28-004, and 681-39-001, excluding portions of parcel #681-39-001 as indicated on the accompanying base map.

Boundary Justification

The nominated property comprises those portions of Forest Hill Park that retain historic integrity. Two areas of the park have been excluded due to incompatible later construction and changes in use.

The preparer of this nomination wishes to acknowledge Dr. George Wilder, who generously shared the results of the hundreds of hours he has spent studying the plants of Forest Hill Park and reviewed the description of botanical features included with this nomination; and members of the Forest Hill Historic Preservation Society, especially Sharon Gregor, Cathryn Kapp, and Ann Meissner, who shared their own research on the history of the park.

FOREST HILL PARK

Updated Master Plan 1999

Volume II

"Can This Park Be Saved"

Article from Landscape Architecture Magazine, September 1997

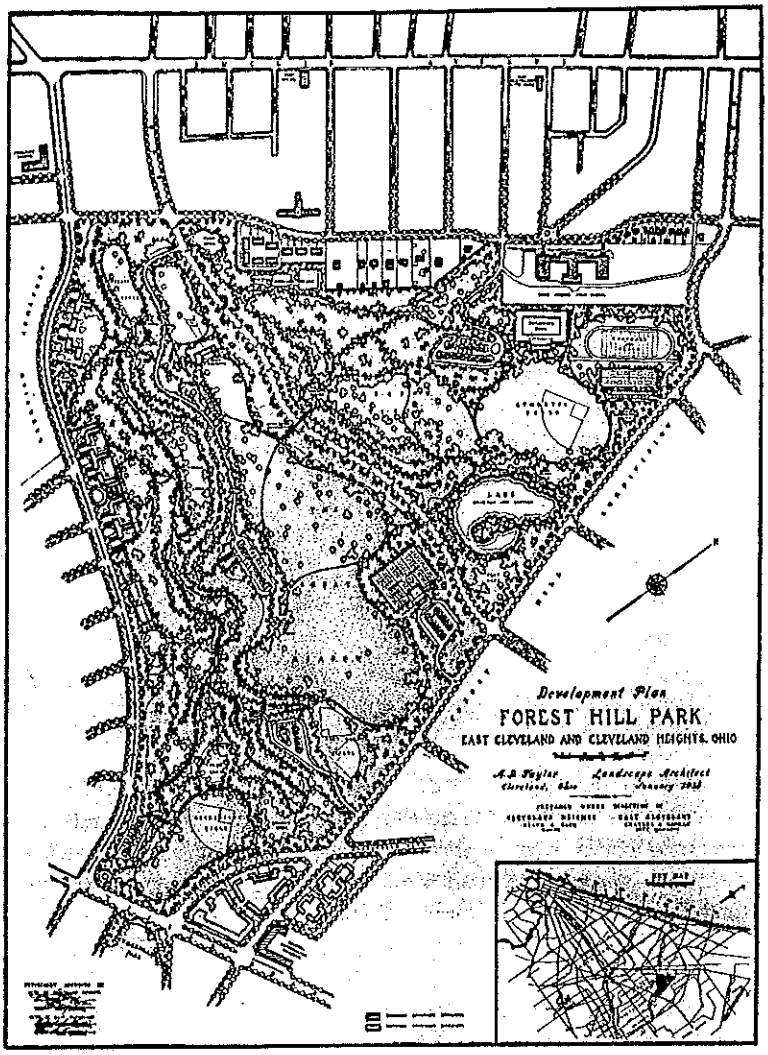
V mber 9

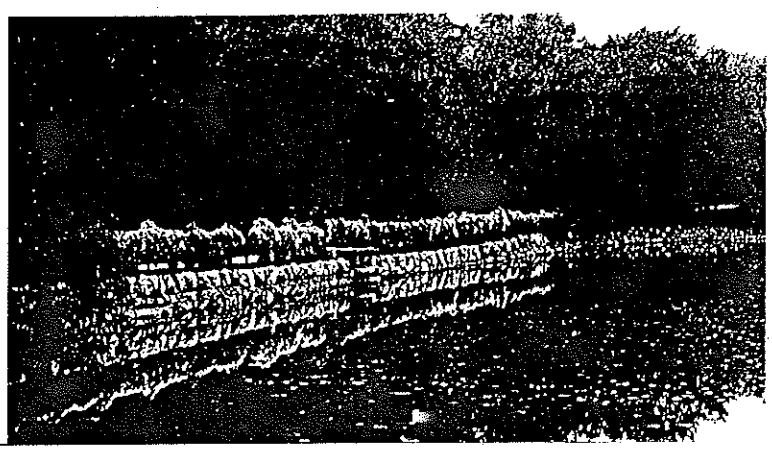
In 1938 Albert Davis Taylor—more commonly known as "A.D."—was at the peak of his profession: He was a nationally recognized landscape architect based in Cleveland, a frequent contributor to *Landscape Architecture* magazine, and serving the second of what would be three consecutive terms (1936–1941) as the president of the American Society of Landscape Architects. So when John D. Rockefeller, Jr., decided to donate the land that had once been the site of his beloved childhood home to the cities of East Cleveland and Cleveland Heights for the purpose of creating a vast urban park, he naturally turned to Taylor for a development plan for the site (which, like the former Rockefeller estate, was to be known as "Forest Hill"). Taylor responded with a masterful and foresighted design, one that skillfully balanced preservation of the property's stunning scenic qualities with those additions—roads, automobile parking areas, recreational and service facilities—that would be necessary to maximize the park's uses for the general public. Rockefeller, in fact, was so impressed by Taylor's vision for Forest Hill that he stipulated acceptance of the Taylor plan as a precondition for his donation of the land. The Taylor plan, which is entitled *Forest Hill Park: A Report on the Proposed Landscape Development,* became an attachment to the agreement endorsed by the two communities when they accepted Rockefeller's gift.

In this report Taylor frankly acknowledged that

a city park, especially one surrounded by a thickly populated area, can seldom remain free from encroachment of numerous forms of recreational activity which, although detracting from its appearance as a rural landscape, better serve the great numbers of people who depend upon these areas for their recreation. Thus, in the planning of large city parks, it is necessary to select with great care the forms of recreational activity for which provision is to be made, and to determine the extent to which the otherwise rural landscape shall be sacrificed to the needs of these recreational activities.

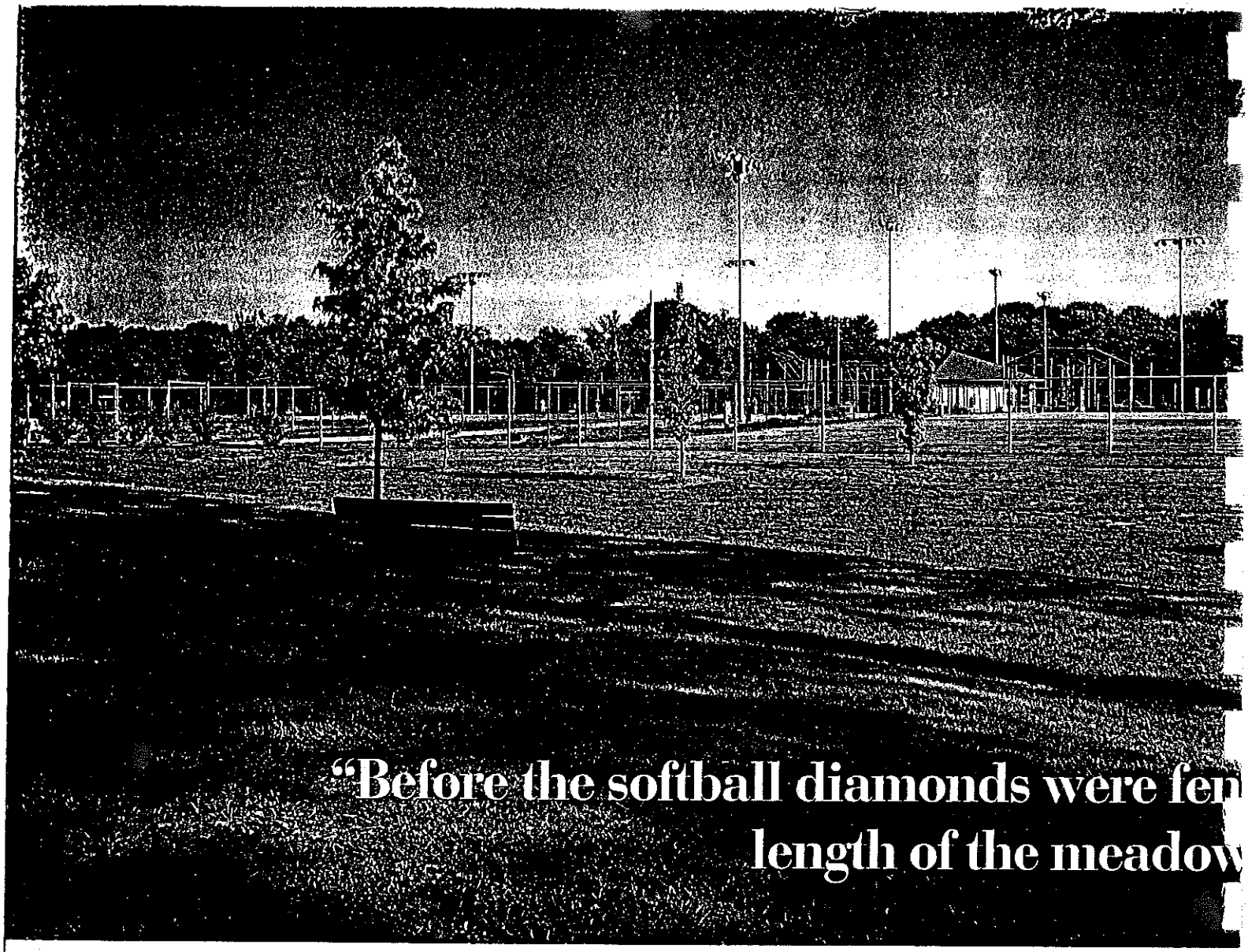
THE LAKE, above, opposite, *and* bottom, *was created on the estate when Forest Hill was the Rockefeller home. The Taylor plan,* below—*a balance of preserved scenic qualities and roads, parking areas, and recreational facilities that would serve the public—added the rustic boathouse seen in the photograph* above. *The plan shows the centrality of the Great Meadow, and the map in the bottom right corner indicates the park's proximity to Lake Erie.*





Taylor, no doubt, believed that his development plan successfully solved what he referred to in the report as "the problem of planning" Forest Hill Park—i.e., "that of preserving to the maximum extent the existing character of the property and at the same time providing recreational facilities for considerable numbers of people." And perhaps it would have, had the plan been fully carried out as Taylor envisioned. Instead, nearly sixty years later, the debate still rages over the proper uses of this historic landscape. Preservationists argue that the cities, especially Cleveland Heights (which has jurisdiction over slightly less than one third of the park), have violated the terms of the Rockefeller agreement by ignoring the Taylor plan and indiscriminately building inappropriate recreational facilities within the park. Political leaders in Cleveland Heights counter that the facilities—including a recently proposed $14-million skating pavilion—are necessary to keep the city attractive to residents who might otherwise flee to the outer suburbs. Whether—and how—the issue is settled will determine the future of Forest Hill Park.

John D. Rockefeller, Sr., first began amassing the tracts

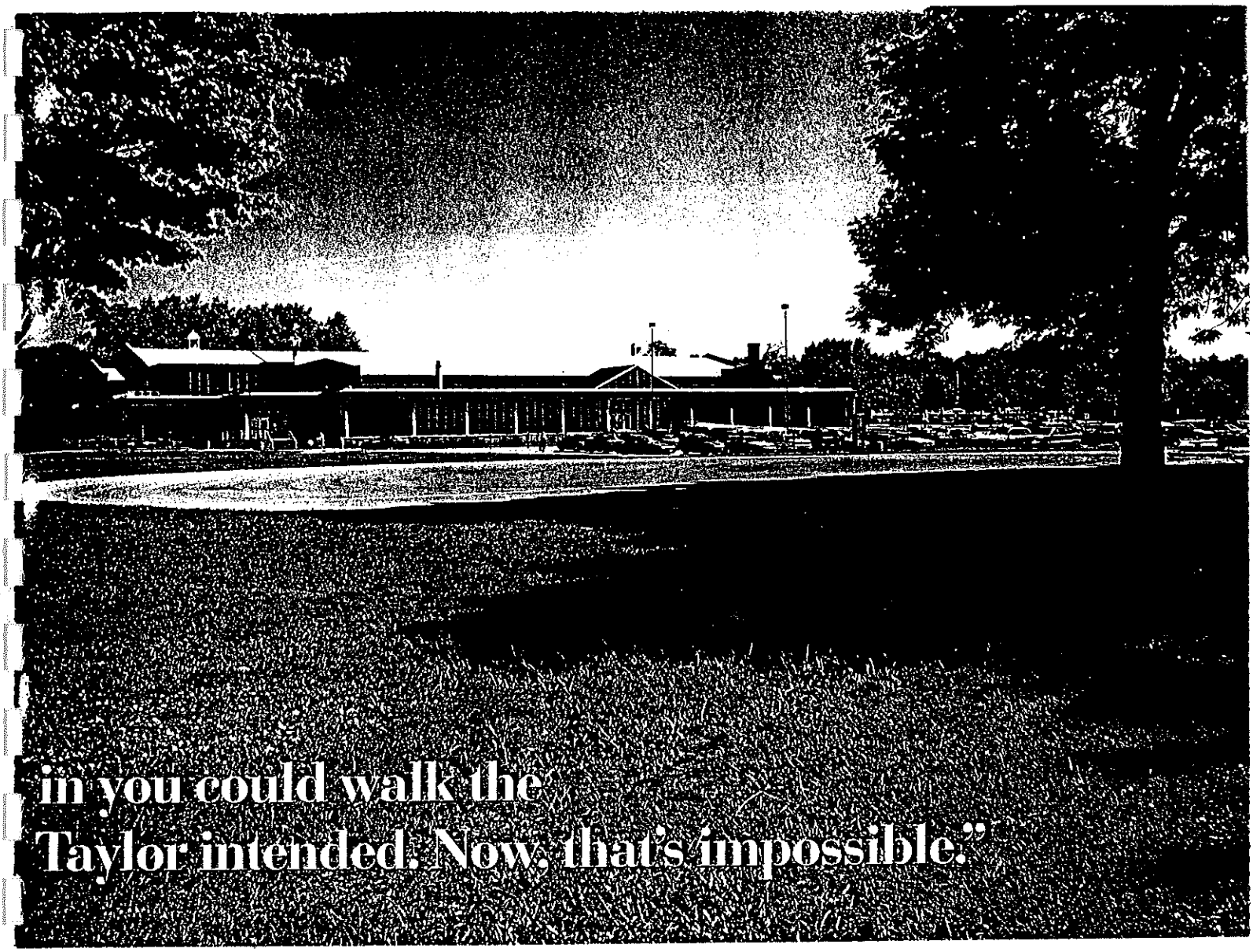


"Before the softball diamonds were fen
length of the meadow

of land that would become Forest Hill in 1873. Already a wealthy industrialist, Rockefeller had built a mansion on Euclid Avenue, Cleveland's "Millionaire's Row." The Forest Hill property, a pristine, heavily wooded tract bisected by a spectacular ravine and encompassing wonderful views that extended all the way to the shores of Lake Erie, was purchased strictly as a business venture. In partnership with several other investors Rockefeller built a resort hotel on the site, which, although fewer than six miles from downtown Cleveland, was surrounded by farmland and considered part of the countryside. The venture, however, failed. Rockefeller then bought out his partners and converted the hotel into a sprawling country home for his growing family. Forest Hill soon became the Rockefellers' primary residence in Cleveland, and additional purchases of land eventually expanded the size of the property to more than 700 acres. Even after the family moved to New York City in the 1880s, they continued to spend summers at their beloved Forest Hill until 1915, when Rockefeller's wife, Laura Spelman Rockefeller, died. Two years later the house burned down and was never rebuilt.

Something of a self-taught landscape designer and an enthusiastic outdoorsman, Rockefeller senior developed the Forest Hill landscape according to his own plan, much of which evolved from his desire to provide ample outdoor recreational opportunities for both himself and his five children. He laid out miles of carriage roac bridle paths, and foot trails for riding, bicycling, and walking. . . lake suitable for swimming, boating, and ice skating was created by damming a stream, and a nine-hole golf course was constructed c the rolling meadow next to the house. Rockefeller personal supervised the planting of hundreds of specimen trees and shrubs and had several picturesque bridges built from stone quarried on the property. That he was able to preserve the property's most stunnir natural features while exploiting its recreational possibilities is a testament to Rockefeller's eye for natural beauty—a quality that he passed on to his son, John D. Rockefeller, Jr., who would grow t to become one of the country's most influential conservationists.

In his report Taylor noted Rockefeller senior's development of Forest Hill with admiration. "Forest Hill," he wrote, "remains a monument to the foresight and the appreciation of Mr. Rockefeller, who always conceived this portion of the property as having within it those recreational possibilities so invaluable to community life, and to which perpetual use this area is now dedicated Thus the current controversy over Forest Hill Park is not so muc over *whether* the park should accommodate active recreational uses—clearly it was intended to from its earliest development—bu over the shape and character of those accommodations, some c



in you could walk the Taylor intended. Now, that's impossible."

which even the remarkably prescient Taylor could not have foreseen.

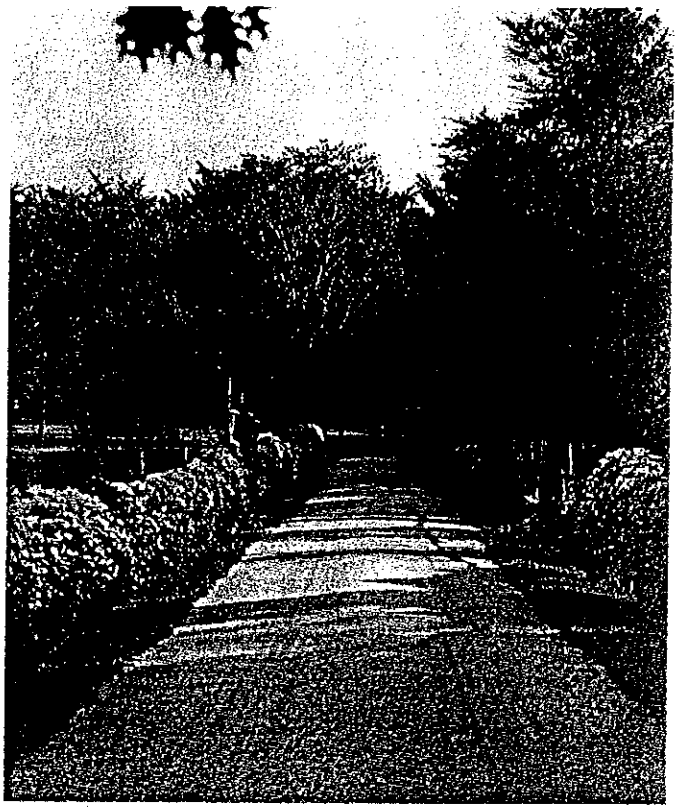
In addition to its scenic qualities Forest Hill Park is a historically significant *cultural* landscape. "Its importance is really twofold," says Charles Birnbaum, FASLA, the coordinator of the National Park Service's Historic Landscape Initiative. "First, because it is a significant work by a pioneer of American landscape architecture, and probably one of a very few, if not the only, of his surviving large-scale works that is open to the public." Taylor designed the site plan for the Pentagon outside of Washington, D.C., but the majority of his practice consisted of residential estate planning, and most of these designs have not survived intact. Forest Hill Park is without a doubt his most significant and successful park design. With its Great Meadow, its picturesque lake, and rambling foot trails, the park is Olmstedian in character—hardly surprising since Taylor had been a draftsman and later an associate in the office of Warren Manning, who was a protégé of Olmsted's. Yet in its inclusion of active as well as passive recreation (Taylor provides space for everything from softball to tennis to "horseshoes or quoits") and in its recognition that automobiles would have to be accommodated within certain parts of the park, the Taylor plan is distinctly a product of the twentieth century. Its genius lies in the artful way in which Taylor incorporated the realities of modern park usage while retaining the most important pastoral qualities of the site.

PRESERVATIONISTS *maintain that recreational facilities are threatening the park's integrity. Ball fields,* opposite, *interrupt the Great Meadow, and a new ice-skating pavilion would be built adjacent to the 1968 pavilion,* above.

The other major significance, says Birnbaum, "is that this [land] is where John D. Rockefeller, Jr., grew up, and one could argue that it is hallowed ground. Forest Hill clearly had a profound influence on Rockefeller's attitude toward the American landscape and planted the seed for his later work in conservation and preservation of natural scenery." In *Mr. Rockefeller's Roads* (Down East Books, 1990), author Anne Rockefeller Roberts traces the history of the famous carriage roads that Rockefeller, Jr., went on to create on Mount Desert Island in Maine. Roberts notes that, at age sixteen, "he was put in charge of the payroll for the estate workers [at Forest Hill] and began to oversee the various landscape and construction projects then under way." Referring to Forest Hill, she concludes that "It was here that JDR Jr. learned from his father to love the outdoors. It was here that he learned the skills of road layout and landscaping that led to his extraordinary work at Acadia National Park."

Rockefeller's profound appreciation for the profession of landscape

architecture is evident from the carefully worded agreement that his attorneys prepared for the establishment of Forest Hill Park. The agreement, which was signed by the mayor of Cleveland Heights and the city manager of East Cleveland (which did not have a mayor at the time) when the two municipalities officially accepted the gift of the land, is in itself a remarkable document. Rockefeller clearly understood that there would in the future be even greater pressure to develop the 265 acres that comprise the park. Thus the agreement establishes a series of safeguards for preserving the park's scenic qualities. Integral to the agreement is the condition that both cities accept the Taylor plan "as the basic plan for the improvement and development of said intercity park," and that Cleveland Heights and East Cleveland "irrevocably covenant and agree... that said basic plan shall not be altered, changed, or varied except as hereinafter mentioned." The agreement then sets forth the sole means by which the Taylor plan can be "substantially changed": A three-member advisory commission, made up of the mayors of both cities and chaired by a "disinterested expert representative...who shall be appointed by the Board of Directors of The American Society of Landscape Architects," must meet and approve (by majority vote) any alteration of the Taylor plan that is proposed by either city.



THESE HISTORIC *photographs reveal the essential balance that made the park so perfect for passive recreation—and appreciating its natural beauties, as in the wooded area,* opposite.

For several decades following its establishment in 1938 Forest Hill Park was largely developed as Taylor had prescribed. In East Cleveland a substantial portion of the Taylor plan had been completed by 1942, when World War II brought further development to a halt. The lake was dredged and enlarged for boating and ice skating, and a boathouse, built in the rustic style that Taylor had deemed appropriate for all park structures, was constructed. Pathways were laid out according to Taylor's design, and the transformation of Rockefeller's golf course into the expansive Great Meadow was complete. Most significantly, Taylor's precept that the park be treated as a single, unified entity—despite the fact that different sections belonged to different cities—was faithfully carried out.

Ask local preservationists when things began to go wrong in Forest Hill Park and most will answer 1968, the year that the city of Cleveland Heights constructed an ice-skating pavilion—housed in a modern brick box of a building with an adjacent 250-car parking lot—along the park's southwest perimeter. "That was probably the first major alteration of the Taylor plan," says Sharon Gregor, who has extensively studied the park's history. A member of the Coalition for the Responsible Stewardship of Forest Hill Park as well as a past president of the Forest Hill Historic Preservation Society, Gregor notes that there are no records to indicate whether or not the park commission met to approve the original pavilion construction, although she believes that it probably did. The pavilion has since been enlarged twice, in 1977 and again in the 1980s.

At the same time that Cleveland Heights was embarking on an aggressive period of park development, the East Cleveland portion of the park began to suffer serious deterioration. Middle-class taxpayers were fleeing East Cleveland for the outer suburbs, and the once prosperous city was now significantly poorer than its neighbor to the south. In the 1970s East Cleveland allowed dumping in the park. Although local protests eventually halted the dumping, an estimated one million cubic yards of debris remain in the park. In recent years the deterioration by neglect has continued in East Cleveland. Due to a lack of funds for park maintenance, the vegetation has become overgrown, open areas are often strewn with garbage, park play equipment is in disrepair, basketball and tennis courts lack nets, and the lake is covered with a thick coating of algae.

Cleveland Heights, a much more affluent community, has responded by keeping its recreational facilities as separate as possible from the East Cleveland side. In 1987, without convening the park commission, Cleveland Heights proceeded with what city officials publicly described as "improvements" to three already-existing, open sandlot ball fields. In reality the improvements consisted of construction of four new softball diamonds, hemmed in by chain-link fencing (which remains locked except during officially sanctioned league games) and illuminated for nighttime play by fifty-foot-tall stadium lights. Worst of all, according to preservationists, is the fact that the new softball diamonds were located in the Great Meadow, *(Continued on Page 90)*

Can This Park Be Saved?

(Continued from Page 80) thus profoundly altering its character as a pastoral setting designed expressly for passive recreation. "Before the softball diamonds were fenced in you could walk the length of the meadow, as Taylor intended," says Gregor. "Now, that's impossible."

Preservationists in both cities were appalled by what they viewed as the desecration of the Great Meadow and the manner in which the city had apparently circumvented the terms of the Rockefeller agreement (by failing to convene the advisory commission). Last year, when Cleveland Heights officials announced their intention to build a soccer field (or "stadium," depending on whom you ask) in a wooded area of the park, local historic preservation groups were prepared to act. "The city once again was planning to go ahead without convening the commission. But there was so much outrage over what had happened with the ball fields that, following a lot of lobbying and pressure, they agreed to call the commission," recalls Gregor.

Meeting for the first time in almost two decades, the Forest Hill Park advisory commission was convened in August 1996 to determine whether the city of Cleveland Heights could proceed with its soccer facility. Mary Hughes, ASLA, a member of the ASLA's open committee on historic preservation and a widely respected expert on historic landscapes (she is currently the Landscape Architect of the University of Virginia), was named the ASLA's representative to the commission. At that meeting preservationists argued that the soccer facility represented yet another unacceptable loss of parkland in favor of a recreational facility that would serve only a small percentage of park users.

"The city described the soccer stadium as a 'field,'" recalls Anne Meissner, a preservation activist who testified at the meeting. "People envisioned an open grassy area for kids to play on, but in reality the city was proposing a stadium with bleachers, fencing, lighting, expanded parking, and a ticket booth. And," she adds, "only students enrolled in Cleveland Heights sports programs would have been allowed to use it—not the general public, and not children from East Cleveland." Other opponents spoke out about the loss of hundreds of mature trees if the stadium were built.

The commission voted in favor of the soccer facility. "I felt that the Cleveland Heights planners had done a very sensitive job of reading the [Taylor] master plan," says Hughes. "The location they had picked was a site that Taylor had intended to use for tennis courts that were never built—so it had been designated for that sort of use. The dilemma was the stand of trees, which are now sixty years older and obviously much more majestic than at the time Taylor was making his recommendation. That's a hard issue in landscape preservation in general: What do you do about vegetation when it achieves a significance of its own that wasn't there when the landscape was first designed? In this case, it was a very difficult trade-off."

Although she voted in favor of the soccer facility, Hughes agrees with the preservationists on several key issues. She describes the baseball diamonds, for example, as "supremely bad because they were placed in the meadow, an area that Taylor had clearly articulated as a very important scenic component. It's a terrible intrusion." She also

concurs that the Taylor plan is "a very masterful document, and one that is totally relevant to the park's current use."

Ultimately, the commission vote was rendered moot. Cleveland Heights planners moved the soccer stadium to another location, although no official explanation has been given as to why. Some believe that soil borings indicated that the Forest Hill site could not support the field; others believe the city backed down when preservationists filed a lawsuit to block construction.

Although a legal fight was averted on the issue of the soccer stadium, that may not be the case with the most current controversy to hit Forest Hill Park. The city of Cleveland Heights is now planning to build the new, $14-million ice-skating pavilion and community center in the park's southwest corner, adjacent to the already existing 1968 pavilion (which would remain as a recreational facility). Once again preservationists are girding for battle. And once again the debate is over how much and what type of recreation should be accommodated within the park.

"Taylor was an advocate for active as well as passive recreation," says Meissner, "but he defined active as outdoor skating on a lake or bicycle racing along the park's trails. 'Active' means using the park. The pavilion proposed by Cleveland Heights is a brick box, like a Wal-Mart, that could just as easily be placed anywhere else. You drive in, park, do what you can inside, and leave. You do not access the park." Birnbaum agrees: "Taylor recognized that active recreation would happen, but this [proposed pavilion] is clearly something that flies in the face of the Taylor plan. We're not talking about parkland anymore, we're talking about a major structure. I think this project represents a step backward to a way of thinking that was prevalent in the 1970s."

"The city government of Cleveland Heights sees the park as free real estate to develop and has no regard for the natural resources of the park," says George Wilder, a botanist and the acting president of the Coalition for Responsible Stewardship of Forest Hill. Wilder has intensively studied the flora of the park and has identified more than 400 species of plants growing there, including several that are extremely rare in Ohio and some that have not been found growing anywhere else in Cuyahoga County. He believes that any further building on parkland will threaten the park's vegetation. "Any time you take green space away, there's less room for plants to grow. Species need space to survive." Wilder also argues that the city has not proven that it needs the additional recreational space. "They have never done a statistical study showing that an enhanced pavilion is necessary. Moreover, the city has never studied the number of people who use the park for passive recreation." According to Birnbaum, user surveys in other cities have consistently shown that more than seventy percent of the people who use parks today do so for passive recreation. "But they tend not to be a vocal constituency," he adds.

As this latest controversy continues—Cleveland Heights officials have not said when the park commission will be convened to consider the new pavilion, although initial plans called for a 1998 groundbreaking—there is a glimmer of hope that the larger issue of what constitutes appropriate development in a historic park landscape may soon be settled once and for all. After the soccer stadium vote Hughes suggested, and both cities agreed, that a landscape architecture firm be hired to prepare an update of the Taylor master plan for the park that would take into account the way Forest Hill has been developed in the past sixty years—and that would make recommendations for rehabilitating the parts of the park that have been poorly maintained as well as insensitively developed. The two communities are now in the final stages of selecting a firm for the project. In such cities as Buffalo, Boston, and Louisville, which also have extensive historic park systems, the master-planning process, jointly endorsed by preservation groups and city officials, has led to a renewed appreciation—and rehabilitation—of the historic landscapes.

"Forest Hill is on the edge of ruin," says Hughes. "On the one side you have a community that is carving up its part of the park into active recreational facilities, way past the balance that Taylor envisioned. On the other side you have a less affluent community that has not been able to properly maintain the park. The challenge is for both of the communities and the conservation groups to come together on a common vision for the park so it can be managed more holistically. Because," she concludes, "if they continue the way they're going, this park will not be there for the next generation." **LA**

FOREST HILL PARK

Updated Master Plan 1999

Volume II

Annotated Bibliography of Albert D. Taylor

from Pioneers of American Landscape Design

Charles A. Birnbaum and Lisa E. Crowder, Editors

U.S. Dept. of the Interior, Washington, D.C., 1993

Taylor, Albert Davis, b. 1883, d. 1951. Albert Davis Taylor received S.B. and A.B. degrees from the Massachusetts Agricultural University and Boston College (1905) and an MLA from Cornell University (1906). After teaching at Cornell (1906-1908), he entered private practice in the office of Warren H. Manning, beginning as a drafter and then becoming an Associate and Superintendent of Construction and General Manager of Office and Field Work (1912).

Taylor established a private practice in Cleveland, OH in 1914, where significant projects included Julius Fleischmann's "Winding Creek Farm" (1926) and J. J. Emery's "Peterloon" in Indian Hills, OH. The office also designed the Eastern States Agricultural and Industrial Exposition in Springfield, MA (1915). He maintained a Florida office, which produced estates, waterfront and park developments for the cities of Daytona Beach, Seabreeze and resort developments in Sebring. Taylor's firm also prepared a campus plan for Boys Town, Nebraska, the site plan for the Pentagon in Washington, D.C. (1942) and the Florida Capital Center (1947).

In 1936, accompanied by R. D'Arcy Bonnet, Taylor toured the National Forests as a consultant to the United States Forest Service. Their report, *Problems of Landscape Architecture in the National Forests* (1936), became a major reference for recreational development in the National Forests. The following year he published *Camp Stoves and Fireplaces* (1937) for the Forest Service.

Taylor wrote extensively and his contributions were recognized by his colleagues. He prepared many important documents for the American Society of Landscape Architects as well as articles in the popular magazines of his day and some short books. He was a contributing editor of *Landscape Architecture* (1922-1936), where, assisted by associates, he wrote the majority of the "Construction Notes" columns. The "Notes," supported by meticulously detailed drawings, discussed the most up-to-date methods of landscape architectural construction. His books, such as *The Complete Garden* (1920), and widely read articles in popular magazines -- *Your Garden Magazine, Country Life* and *Your Garden and Home* -- contributed to the public's understanding of landscape architecture.

Taylor was a member of ASLA (1908), later elected a Fellow, and served three consecutive terms as the organization's President (1936-1941). Additionally, he served on many committees and task forces, including early work with the Committee on Exhibitions (1917-1920) and a 17-year tenure on the Committee on the American Academy in Rome. He chaired ASLA's Committee on Professional Practice and Ethics (1915-1924) when the *Official Statement of Professional Practice* (1920) and *Methods of Charges and Recommended Minimum Charges* (ca. 1920) were published. He was also a member of the Committee on Education when it published the *Minimum Educational Standards for the Profession of Landscape Architecture*.

Taylor's volunteer work as a clearinghouse for government jobs during the Depression and War years was a significant contribution to the profession. Through a series of six circulars and articles in *Pencil Points*, he detailed how and where to find government positions and how to participate in the planning and design of national defense construction work. Taylor served as a non-resident Professor in the landscape architecture program he helped establish at The Ohio State University (1916-1926). A Trustee of the Lake Forest Foundation and the Cambridge School of Architecture and Landscape Architecture, Taylor lectured at several schools on a regular basis. He influenced several generations of professionals through his lectures, teaching and office internships.

Albert Davis Taylor, 1920. *(Country Life in America, June 1920.)*

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Butler, George D. *The New Play Areas -- Their Design and Equipment*. New York: A.S. Barnes & Company; 1938. *Archery diagrams and specifications (p. 64); plan for official baseball field (p. 67); bowling green construction (p. 73); tether tennis (p. 74); croquet (p. 76); field hockey (p. 78); quoits and horseshoes (p. 86).*

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Elwood, P. H. Jr. (Ed.). *American Landscape Architecture*. New York, NY: Architectural Book Publishing Co.; 1924. *One garden view and plan.*

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Kelly, J. Bennett. "Making the Most of Garden Corners." *Bystander.* 17 June 1933: 14. *Review of A.D. Taylor's book, Developing the Small Home Grounds.*

Lohmann, Karl B. "Landscape Architecture in the Middle West." *Landscape Architecture Magazine.* April 1926; 16(3): 157-168. *Taylor is not referenced by name but article mentions Taylor's subdivision of Rockwood in Cincinnati, OH and includes a photo of the W. H. Noll estate, Fort Wayne, IN designed by Taylor.*

The National Cyclopedia of American Biography. New York, NY: James T. White & Co; 1954. *Entry "Albert Davis Taylor" contains biographical information and a list of projects and publications. Information on Taylor's family tree in the U.S. from 1635 (Vol. 39, p. 316).*

"World at Plan: An Intown Park" *Recreation.* May 1932: 110. *Review of an intown park designed by Taylor to provide a breathing space in otherwise congested downtown Cleveland, OH.*

Robbins, Carle. "On the Career of a Landscape Architect." *Bystander.* 29 March 1930; 13: 14-64. *Published on the occasion of the Third Annual Cleveland OH Flower Show. Taylor was one of a small group who established the first Show and a participant in the development of those that followed. He was interviewed for the article that includes facts about his life not mentioned in other biographies written after his death.*

Strong, William. "Necrology: Albert D. Taylor, A Biographical Minute." *Landscape Architecture Magazine.* April 1951; 41: 127-129. *Detailed biographical information, project list and publications. The author was a close friend and colleague of Taylor's.*

Taylor, Albert D. *The Complete Garden.* Garden City, NY: Doubleday, Doran & Co.; 1929. *A plant book containing numerous photos -- no sites identified. Interesting list of acknowledgements and office staff in 1920.*

Taylor, Albert D. *Developing the Small Home Grounds.* Philadelphia, PA: Ladies Home Journal; 1935. *Focus on individuals purchasing property with the intention of building. Emphasis on plan development and "how to" create one. Includes lists of plants for various purposes and illustrations of good and bad designs.*

Taylor, Albert D. *Forest Hills Park.* Cleveland, OH: Caxton, Co.; 1938. *Richly illustrated with plans, perspectives, and photographs. The book provides a cumulative record of the design of Forest Hills Park, a site and community context history.*

Taylor, Albert D. *Improving the Home Grounds.* New York: The New York Herald Tribune; n.a. *Aimed at homeowners with an established house and yard who intend to enter the Herald Tribune Annual Yard and Garden Competitions. Includes a discussion of "Different Plants for Various Uses" and correct and incorrect solutions.*

Taylor, Albert D. *A Partial List of Plants Available for Various Uses in General Landscape Planting.* Cleveland, OH: The Bryan Printing Co.; 1916. *This pamphlet of plant lists for non-professionals was published privately by Taylor.*

Taylor, Albert D. and Bonnet, D'arcy. *Problems of Landscape Architecture in the National Forests: Report to the Chief, Forest Service on Trip of Inspection Through Some of the National Forests in Regions 1,2,3,4,5,6,7,8, and 9.* Washington, D.C.: National Forest Service; December 1936. *Guidelines for improving the aesthetic aspect of recreational developments in the National Forests. Includes good and bad examples.*

Taylor, A. D. "Landscape Composition in Modern Cemetery Design." *American City.* March 1928; 38: 101-103. *Taylor's description of the types of atmosphere a cemetery should have. Discussion of improvements to older cemeteries. Lake View Cemetery is cited as a good example.*

Taylor, A. D. "Landscape Architecture in Cleveland." *Art and Archaeology.* October 1923; 16: 172-180. *Taylor's thoughts on the role and history of landscape architecture. Names and descriptions of a number of outstanding Cleveland, OH homes acompanied by photographs.*

Taylor, A. D. "The Lure of the Outdoor Swimming Pool." *Country Life.* March 1921; XXXIX(5): 52-54. *Essay and photos. George Ford residence, Toledo, OH.*

Taylor, A. D. "The Best Time to do Your Planting." *Garden Magazine.* March 1920; 31: 22. *Chart shows the planting seasons for locations throughout the U.S.*

Taylor, A. D. "An Ideal Cut Flower Garden." *Garden Magazine.* April 1921; 33: 116-117. *The home of Mr. Charles E. Lang, Cleveland, OH. Photographs with captions.*

Taylor, A. D. "The Average Suburban Lot." *House & Garden.* 23 June 1957; 50: 130-131. *Considerations for a prospective home buyer. Illustrations from* Developing the Small Home Grounds *and a detailed planting plan are used to create a "good" garden.*

Taylor A. D. "Planting and Seeding Seasons Throughout the United States." *House and Garden.* March 1931; 59: 82-85. *Planting zone maps, accompanied by charts illustrate fall and spring seeding seasons throughout the U.S.*

Taylor, A. D. "Landscape Construction Notes IV: Notes with Reference to Construction of Roads for Private Estates." *Landscape Architecture Magazine.* October 1922; 13(1): 60-61. *Comparisons between public and private roads, and one and two lane roads. Includes construction drawings, sections and costs.*

Taylor, A. D. "Landscape Construction Notes V: Cost Data Notes." *Landscape Architecture Magazine.* April 1923; 13(2): 140-144. *Cost data on planting 108 elm trees on one street in prepared tree holes.*

Taylor, A. D. "Landscape Construction Notes VI: Notes with Reference to the Construction of Steps and Ramps." *Landscape Architecture Magazine.* October 1923; 14(1): 43-58. *Instructions for proper construction of steps or ramps. Includes construction details, photos and cost data.*

Taylor, A. D. "Landscape Construction Notes IX: Notes with Reference to the Construction of Pools." *Landscape Architecture Magazine.* January 1924; 14(2): 126-136. *Instructions for construction of formal and informal garden pools and ponds. Includes construction details and cost data.*

Taylor, A. D. "Why Does Our Garden Phlox Revert to Type." *Landscape Architecture Magazine.* January 1924; 14(2): 112-113. *Explains that the phlox is not reverting to type but to seedlings that crowd out and do not breed true to the parent plant. A high maintenance solution is suggested.*

Taylor, A. D. "Landscape Construction Notes X: Notes with Reference to the Construction of Curbs and Gutters." *Landscape Architecture Magazine.* April 1924; 14(3): 195-202. *Instructions for construction of curbs and gutters. Includes construction details and cost data.*

Taylor, A. D. "Landscape Construction Notes XI: Notes with Reference to the Construction of Labor Camps." *Landscape Architecture Magazine.* July 1924; 14(4): 280-286. *Discussion of locating, managing and financing paid labor camps. Includes a social commentary on the position of immigrant labor.*

Taylor, A. D. "Landscape Construction Notes XII: Notes with Reference to the Construction of Retaining Walls and Free Standing Walls." *Landscape Architecture Magazine.* October 1924; 15(1): 46-58. *Instructions for constructing retaining walls and free standing walls. Includes construction details, photographs and cost data.*

Taylor, A. D. "Landscape Construction Notes XIII: The Construction of Fields for Equestrian or Pony Polo." *Landscape Architecture Magazine.* January 1925; 15(2): 117-126. *Instructions and concerns when constructing a polo field. Includes construction details, and grading plans.*

Taylor, A. D. "Landscape Construction Notes XIV: Notes with Reference to the Construction of Bowling Greens." *Landscape Architecture Magazine.* April 1925; 15(3): 198-202. *Instructions and concerns when constructing bowling greens. Includes construction details and photographs.*

Taylor, A. D. "Landscape Construction Notes XV: Fertilizers." *Landscape Architecture Magazine.* July 1925; 15(4): 279-289. *Discussion of fertilizers including their application, composition, and quantities for different plant materials. The use of chemical fertilizers is defended. Includes a list of publications.*

Taylor, A. D. "Landscape Construction Notes XVI: Notes on Water Supply and Irrigation." *Landscape Architecture Magazine.* January 1926; 16(2): 111-124. *Considerations when developing a water supply and irrigation system. Includes construction details and cost data.*

Taylor, A. D. "Landscape Construction Notes XVII: Notes on Pruning." *Landscape Architecture Magazine.* April 1926; 16(3): 179-190. *Discussion of the principles, methods and techniques for pruning. Includes different approaches for different plant materials. Illustrated examples.*

Taylor, A. D. "Landscape Construction Notes XVIII: Planting and Transplanting." *Landscape Architecture*

proper transplanting. Ground preparation, methods, and seasonal concerns are discussed. Includes construction details and cost data.

Taylor, A. D. "Landscape Construction Notes: Notes on Construction of Ha-Ha Walls." *Landscape Architecture Magazine.* April 1930; 20(3): 221-224. *Directions and construction drawings for the preferred type of ha-ha wall.*

Taylor, A. D. "Landscape Construction Notes: Notes on Garden Theaters." *Landscape Architecture Magazine.* April 1931; 21(3): 209-227. *Notes on planning garden theatres, including a set of plans and one persepctive of the Hathaway Brown School, Shaker Heights, OH.*

Taylor, A. D. "Landscape Construction Notes: Notes on Construction of a Wall Seat." *Landscape Architecture Magazine.* January 1932; 22(2): 145-147. *A discussion of seating walls with construction drawings and directions for a construction that Taylor found comfortable.*

Taylor, A. D. "Public Works and the Profession of Landscape Architecture." *Landscape Architecture Magazine.* April 1934; 24(3): 135-142. *Taylor recognizes that the increase in activities of the Civilian Conservation Corps and the Civil Works Administration provides an unprecedented opportunity to expand the role of the landscape architect in governmental offices. Discussion of opportunities and constraints.*

Tishler, William H. (Ed.). *American Landscape Architecture: Designers and Places.* Washington, D.C.: The Preservation Press; 1989. *"A. D. Taylor" by Noël Dorsey Vernon provides a concise career overview with photos and plans (pp. 104-107).*

"Our Own Golfer Profiles." *Town and Country Club News.* September 1927; 9: 28-30. *Profile written following interview with Taylor. Offers insights into his personality and his attitude toward golf.*

Wright, Richardson Little (Ed.) and Lemmon, Robert S. (Assoc. Ed.). *House and Garden's Second Book of Gardens.* New York, NY: Conde Nast; 1927. *Photo essays of many landscape architects. Most works credited. "Landscape Right and Wrong", by Taylor -- correct and incorrect treatment for a small residential plot, plans and photos (p. 190).*

Who Was Who in America. Chicago, IL: A. N. Marquis Co.; 1966. *Biographical data, list of projects and publications (Vol. 3, p. 842).*

"Features of Fourth Cleveland Flower Show." *Your Garden.* March 1932: 6. *A description of the Fourth Cleveland Flower Show to which an estimated 200,000 were expected to attend. The layout of the arena was developed by Taylor. Plan.*

. . . . .

The Ohio State University, Columbus, OH, maintains a majority of the archival holdings on Albert Davis Taylor. This includes plans, sketches, details, correspondence, books, journal and magazine articles, and the like. There is also a limited collection at the Ohio Historic Society in Columbus, OH.

Contributed by Jot Carpenter

FOREST HILL PARK

Updated Master Plan 1999

Volume II

Albert D. Taylor's Obituary
from Landscape Architecture Magazine

NECROLOGY

The Society has learned with regrēt of the death of Virginia G. Cavendish at Huntington, West Virginia, on January 18, in her fifty-fifth year. A biographical minute on the professional life of Miss Cavendish, now in preparation, will appear in an early issue of LANDSCAPE ARCHITECTURE.

ALBERT D. TAYLOR

July 8, 1883–January 8, 1951

A BIOGRAPHICAL MINUTE

Albert Davis Taylor, known the country over as "A. D." by associate, employee, the profession, and most of his clients, was and still is an outstanding influence in the field of landscape architecture. All of us who follow after him are forever beneficiaries of his unstinted devotion to the cause of adequate recognition of the profession, and to the American Society of Landscape Architects as the organized expression of that profession.

A.D. was born July 8, 1883, in Carlisle, Massachusetts, the twin son of Nathaniel A. and Ellen F. (Davis) Taylor. He attended Westford Academy, graduating in June 1901; Massachusetts Agricultural College (now the University of Massachusetts), receiving the degree of S. B. in 1905; Boston College, from which he received the degree of A. B. in the same year; and Cornell University, graduating in 1906 with a Master's degree. He remained at Ithaca for two years as instructor in landscape architecture, contributing to the development of its course in that subject. The summer of 1907 was spent in the study of European landscape architecture. He left Cornell in 1908 to work for Warren H. Manning as a draftsman, rising quickly to be general superintendent and a Manning "Associate" by 1912-1913.

He opened his office in Cleveland in 1913, and continued in practice until his death. During his career his other academic contacts were non-resident Professor of Landscape Architecture, Ohio State University (1916-1924); lecturer on landscape architecture, University of Michigan (from 1938); trustee, Cambridge School of Architecture and Landscape Architecture, Cambridge (1913); and trustee, Lake Forest Foundation, Lake Forest, Illinois (1924). He received the honorary degrees of Doctor of Science (Sc.D) from Oregon State College (1940), and of Doctor of Laws (LL.D.) from Massachusetts State College (1945). He also held memberships in the graduate honorary fraternity, Gamma Alpha, and the honorary scholarship fraternity, Phi Kappa Phi, at Cornell University.

His early interest in the American Society of Landscape Architects was evidenced by application for Junior Membership in January 1908, sponsored by Manning and Bryant Fleming, accompanied by special letters of recommendation from Professor Liberty Hyde Bailey and President Schurman of Cornell. Characteristic of the man, in answer at that time to the question, "Principal works you have been connected with?" is his reply: "Have undertaken no large work as yet,"—the last two words forecasting a brilliant future.

Greystone Studios, Inc.

A. D. TAYLOR

Taylor attained full membership in the Society in 1911, and Fellowship in 1919. He served as a Trustee from 1921 to 1930, and again in 1941; as Vice-President from 1932 to 1934; and as President from 1935 to 1940. There is a long list of committees of which he was a member, often chairman. Of the sixteen or so committees, from the Committee on the American Academy in Rome (1920-1936)—and the Academy's Committee on Jury Award—to the Committee on Williamsburg Restoration, it is curious to note that he did not serve on the Committee on Membership, yet no member of the ASLA was as influential and active in introducing new members to the Society.

While A.D.'s interest in professional societies was first and always the ASLA, he was also a member of the American Institute of Park Executives, the American Institute of Planners, the American Society of Civil Engineers, the American Planning and Civic Association, and the Amer-

A. D. IN THE FIELD

ican Society of Planning Officials. Since 1934 he had been a member of the Cosmos Club in Washington.

The professional practice of his office was extensive and diversified in character. His clients were individual owners, business firms and corporations, the numerous authorities of local government such as commissions, councils, and boards, agencies of state government, and departments of the federal government. The problems with a varied clientele included gardens, suburban places, country estates, land subdivisions, residential developments and public authority housing, cemeteries, arboretums, state highway improvements, various problems under the jurisdiction of park authorities, and grounds for schools, colleges, universities, expositions, hospitals, and other institutions.

In his practice Taylor was often called upon for consultation. In this capacity, he rendered service to park authorities, towns, cities, the Ohio State Highway Department, federal war housing agencies (World Wars I and II), the U. S. Forest Service, the Department of Agriculture, and the Army Corps of Engineers in peace time (Muskingum Conservancy District). During the last war, he was largely instrumental in establishing the Site Planning Section of the War Department.

There were few aspects of landscape architecture which he did not encounter and in which he did not render service sometime during his career. The scope of professional services here indicated is by no means complete.

Over the years, there were established branch offices in Cincinnati, Ohio, and in Florida. He continued his Florida practice to the end.

Many of us who worked for him at one time or other often look back upon that experience with grateful appreciation. His office offered a splendid post-graduate course in practical application of theory to the solution of difficult problems. While none of us thought of him as a schoolmaster but always as "A.D.," nevertheless Taylor's post-graduate school and the long-time faculty of "Coop" (the late Gordon D. Cooper), "Flintie" (Herbert L. Flint), and "Steamer" (Allyn P.) Bursley imparted, to those willing and able to learn, a basic practical understanding never to be forgotten in the know-how of getting a project launched and carried through to final completion. The number of the "graduates" now in successful practice or in responsible posts of government at all levels makes a formidable list of the ASLA.

It was inevitable that A.D. should become a legendary figure to those who did not know him. To those who knew him, he was just "A.D." who, no matter how busy or tied up in conference, always had time to inquire about your welfare and at all times was not only willing to give good advice when asked, but often was helpful in saying the right word in places where it would do the most good. He was intensely interested in people, had a host of friends, and went out of his way to look you up if you were one of those who had been associated with him. He had a vast fund of anecdotes about the great and near-great he had met, and would draw upon it to illustrate a point in conference or merely to entertain. He laughed with rather than at people.

Taylor was deeply appreciative of accuracy, insisting upon it in his office, and going to great trouble to determine the validity of any theory, the usefulness of new material or horticultural variety, and the value of new methods as measured by their adaptability to professional practice. He had an intellectual curiosity about innovation, and quickly accepted the new when worth while.

As an outgrowth of his interest in acquiring precise data and information and his urge to share it with others, he became the author of several pamphlets, reports, and books. There were published *Shade Trees: Their Care and Preservation* (1908); *Partial List of Plants Available for Various Uses in General Landscape Planting* (1916), privately published, which foreshadowed *The Complete Garden* (1923); the long series of "Construction Notes" begun in 1924 and continued for several years in this Quarterly, of which he was a Contributing Editor for many years; two government reports, *Problems of Landscape Architecture in the National Forests* (1936), and *Camp Stoves and Fireplaces* (1937); and the important professional reports, *Forest Hill Park* (1938) and *Florida Capitol Center* (1947). Of popular or general nature there were "Landscape Details" in *Your Garden Magazine*, and an earlier series in 1924 in *House Beautiful*, followed from time to time by shorter articles.

Taylor's interest in local affairs led him to serve on the City Plan Commission, City of Cleveland (1928 to 1943); City Plan Commission, City of Cleveland Heights (from

1944); and several other organizations of less formal nature but of local importance.

With all the honors and success which came his way, A.D. remained always friendly, intensely interested in the success of others, giving freely of his time and energy. He was a tenacious and able fighter for the right. The sheer force of his logic and ability to present a case fairly usually won his point. He did more than anyone to enforce and make acceptable the professional practice of landscape architecture in the Great Lakes Region. His concepts were logical, carried through to the satisfaction of his clients. His genius was to take a disheveled, disorderly problem, let in the light of common sense, and bring planned order, accompanied by organization of the last detail within an economic framework which was supportable by the owner. When and where possible, his concepts were planned to endure. He was never drawn to the immediate and flashy effect, but was content to rest his case on future growth and revelation brought by sound planning when matured. W. A. S.

HUGH FINDLAY

A Biographical Minute

Hugh Findlay was born in Scotland in 1879, and was brought to the United States in infancy.

He attended Clark University, Cornell University, and Syracuse University, before taking advanced work in agriculture and horticulture at Harvard and Columbia Universities. He began teaching these subjects in 1909 at the New York State School of Agriculture, and in 1914 became Professor of Horticulture at the College of Agriculture, Syracuse University.

During World War I, he worked in Washington as a government lecturer, organizer, and inspector of wartime agricultural projects. He did farm reconstruction work in Europe for the Department of Agriculture immediately after that war.

He joined the faculty of Columbia in 1919. He was the former director of the Hamilton Arboretum and Gardens, Irvington-on-Hudson, N. Y., a fellow of the Royal Horticultural Society of England and of the American Society of Landscape Architects, and a member of the ASLA New York Chapter.

In his reforestation work, he advocated the creation of local forests by American communities to supply their own timber needs and create community employment.

Hugh Findlay was one of the designers of the Queens Botanical Gardens in Flushing Meadow Park, which were opened two years ago. During World War II he gave many lectures to instruct prospective victory gardeners.

He was the author of *House Plants, Their Care and Culture* (1916); *Practical Gardening* (1917); *Garden Making and Keeping* (1926), and editor of several volumes on agriculture and horticulture. He was also the author of *Gardening for Health and Happiness*, a booklet describing the use of many special tools which he devised for the use of the blind. His writings included two volumes of poetry, *Stone of Destiny* (1940) and *Isle of Destiny* (1941).

Hugh Findlay retired in 1945 after twenty-six years at Columbia University's School of Architecture. At the time of his retirement he was Associate Professor of Landscape Architecture. His death occurred on August 23, 1950. M. K.

INTERNATIONAL CONFERENCE AT MADRID

The second International Conference of Landscape Architects was held in Madrid on September 20-24, 1950, after Spain had been selected as the place for this meeting by the delegates at the London Conference in 1948. From the official opening of the Conference on Wednesday noon in the shaded patio at the Museo Romantico to the farewell meeting on Sunday evening there prevailed a well-balanced program of Conference meetings, carefully planned excursions to points of interest, and warm and friendly social events.

One hundred seventy-two delegates met in Madrid, representing twenty-two countries, namely:

Argentina	Egypt	Morocco
Austria	Eire	Portugal
Belgium	El Salvador	Spain
Bolivia	Finland	Sweden
Brazil	France	Switzerland
Chile	Great Britain	United States
Cuba	Italy	Uruguay
Denmark		

The wish that the United States might have sent official delegates and representatives to the Conference in strength was strongly expressed by the officers of the International Federation of Landscape Architects and many of the Conference delegates. Many of the governments represented at the Conference gave official and financial support to their delegates, making it difficult for some to understand that we landscape architects in America receive no similar assistance, and that our own convention in California this last July could have been such a severe drain on the finances of our members.

Purpose of the Conference

The purpose of this second International Conference of Landscape Architects was the discussion of the combined function of art and utility in the landscape. This theme was proclaimed by Mr. G. A. Jellicoe, president of the IFLA, in his opening address. He announced that the array of landscape personalities from all over the world justified the widening of the scheduled scope of the