Early History Of Clifton Park
Recently John McIntyre, the son of Marge and Jay, discovered an original offering brochure from the Clifton Park Land and Improvement Company in the attic of his mother's house. Although time has made the original very fragile, every attempt has been made to reproduce this document to preserve this piece of local history.
CLIFTON PARK is famous as the most beautiful residence property in Northern Ohio. It is situated on a bluff 90 feet above and overlooking Lake Erie at the mouth of Rocky River, affording a magnificent view of both lake and river.

Its situation, therefore, is unique, no other tract of high class residence property in the County having such an extent of lake and river front. Its location is such as to render it for all time free from smoke and soot. It has every convenience of the city, city water, sewerage, electric light, natural and artificial gas, combined with the added attraction of a home in the country—one of its chief attractions being the large forest trees covering almost the entire property.
The bathing beach, extending a distance of about 700 feet, on which a pavilion and bath house has been erected by the Company, is an added attraction to the lot owners, who have exclusive use of its privileges.

The sewerage system, which consists of a sanitary sewer and a separate drainage system, is connected with the large boulevard sewer extending to the disposal plant erected by the village some years ago.

A lagoon, so long considered an essential feature of the park, has been constructed during the past year, dredged to a depth of ten feet, with entrance from Rocky River, and of sufficient size to accommodate 75 or 80 boats, varying in size up to 100 feet in length. Lovers of boating appre-
ciate this improvement as it affords a safe harbor from storms in the summer and storage for the boats in winter.

The approaches to Clifton Park are by way of Lake Avenue, the site of some of Cleveland’s most stately homes, and Clifton Boulevard, 120 feet wide, paved with asphalt, over which the Lake Shore and Cleveland Electric Lines pass to the Park, the running time over this route being 32 minutes from the Public Square.

The fact that no grade crossings exist on either of these routes, or on the Detroit Street route, which runs within one-quarter of a mile of the property, is a matter of such vital importance that to overlook it in selecting a site
for a home, is to disregard peace of mind, and place in jeopardy life itself.

Social life at the Park centers about Clifton Club, which occupies a handsome Club House, situated at a point on the bluff, overlooking both lake and river. The Club House is designed with spacious verandas, cobblestone columns and shingled surfaces, which together with the dense foliage of the surrounding trees, produce a very charming effect. It contains a reception hall, billiard room, main and two private dining rooms and a grill room on the first floor; a large ball room, veranda and guests' chambers on the second floor. Winter and summer
the Club House is the scene of many brilliant social functions. The membership of the Club is limited and select.

For many years the tide of home seekers has been largely eastward, but with the constantly increasing number of manufacturing plants along the East shore and other East End sections, with their volumes of black smoke and soot, the conditions have changed and many fine East End homes have been sacrificed by their owners who have sought locations where such conditions are impossible, not a few of them in Clifton Park.

Indeed there never was a time when the wisdom of that advice of the sage of Chappaqua to young men was so fully
appreciated and so literally followed as within the past two or three years, as shown by the number of young men, and older ones, who have "gone West" to make their home in Clifton Park and "grow up with the country."

The drives are laid out in graceful curves, reaching all lands available for lots, and at the same time cutting the lots into a pleasing variety of shapes, and equally desirable irregularities in size. This feature of the plan renders impossible any monotony or uniformity in appearance of houses, owing to the fact that they cannot be set in straight lines, as is common in the ordinary allotment.

Improvements are of the highest standard, the three
miles of roads being macadamized, Lake Avenue having been improved within the past year with a fine tar macadam pavement. Cement sidewalks five feet in width and of uniform appearance, extend on each side of the streets, and here and there small tracts are reserved for Park purposes, one of which, 200 x 250 feet, extends to the bluff, overlooking the lake.

The property is restricted in such a manner as to secure to all purchasers alike, immunity from the depreciation of value which would follow the location of business places of any kind, Apartment Houses, or Terraces within the limits of the Park.

In selecting a site for a home many things are to be
considered, but of supreme importance is the matter of pure air. This is afforded by a location in Clifton Park, as, owing to the situation of this property it is impossible to locate manufacturing establishments anywhere in its vicinity. The property within a radius of two or three miles on the South and East is used exclusively for residence purposes; the lake extending along the entire North side of the Park excludes anything objectionable in that direction. We can say, therefore, with assurance, that contamination of the air with smoke and soot is an impossibility so far as Clifton Park is concerned.
THE homes in the Park are of a high class, many of them being particularly attractive from an architectural standpoint, each being designed with a view to its particular locality, and range in price from $4,500 to 30,000. There are yet unsold 136 lots, from 60 feet front by 150 feet deep, upwards, a large proportion of which are equally as desirable as any that have been disposed of. The prices at which the property is held is less than one-half the price of the best East End property, which affords no such attractions as can be found in the Park.

Over fifty homes have been built on the property, as shown by the accompanying map, many of which are owned and
occupied by prominent business and professional men. Other lots sold will be built upon in the near future.

As it is a matter of but a short time before a new high level bridge will be built, connecting the East and West sides, and the boulevard will be extended from Edgewater Park to the end of the proposed bridge, together with the probability of suburban service on the Nickel Plate R. R. with running time of from 12 to 14 minutes from the Park to the Union Depot, it would seem that the present is the opportune time to purchase, as with these improvements property will undoubtedly double in value.

For prices, terms and full particulars, apply to The Clifton Park Land and Improvement Company, 801 Cuyahoga Building.
The Clifton Park
Land and Improvement Company

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The Clifton Park
Land and Improvement Company
Capital $300,000

OFFICE
801 Cuyahoga Bldg.
Cleveland

Clifton Park
On Lake Erie at Junction of
Rocky River, 32 Minutes
Ride from Public Square
Via Clifton Boulevard