

EXP. 12/31/84
OFFICIAL 4/10/84

United States Department of the Interior
National Park Service

National Register of Historic Places
Inventory—Nomination Form

See instructions in How to Complete National Register Forms
Type all entries—complete applicable sections

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ORIGINAL MAILED CAPS 4/10/84

1. Name

historic Shaker Village Historic District

and/or common City of Shaker Heights (a portion of)

2. Location

street & number Various not for publication

city, town Shaker Heights vicinity of 22 congressional district

state Ohio code 039 county Cuyahoga code 035

3. Classification

| | | | | |
|--|---|---|--|--|
| Category | Ownership | Status | Present Use | |
| <input checked="" type="checkbox"/> district | <input type="checkbox"/> public | <input checked="" type="checkbox"/> occupied | <input type="checkbox"/> agriculture | <input type="checkbox"/> museum |
| <input type="checkbox"/> building(s) | <input type="checkbox"/> private | <input type="checkbox"/> unoccupied | <input type="checkbox"/> commercial | <input type="checkbox"/> park |
| <input type="checkbox"/> structure | <input checked="" type="checkbox"/> both | <input type="checkbox"/> work in progress | <input type="checkbox"/> educational | <input type="checkbox"/> private residence |
| <input type="checkbox"/> site | Public Acquisition | Accessible | <input type="checkbox"/> entertainment | <input type="checkbox"/> religious |
| <input type="checkbox"/> object | <input type="checkbox"/> in process | <input checked="" type="checkbox"/> yes: restricted | <input type="checkbox"/> government | <input type="checkbox"/> scientific |
| | <input type="checkbox"/> being considered | <input type="checkbox"/> yes: unrestricted | <input type="checkbox"/> industrial | <input type="checkbox"/> transportation |
| | <input checked="" type="checkbox"/> N.A. | <input type="checkbox"/> no | <input type="checkbox"/> military | <input checked="" type="checkbox"/> other: Mixed |

4. Owner of Property

name Various

street & number

city, town vicinity of state

5. Location of Legal Description

courthouse, registry of deeds, etc. Cuyahoga County Administration Building

street & number 1219 Ontario Street

city, town Cleveland state Ohio

6. Representation in Existing Surveys

title Ohio Historic Inventory (Various properties) has this property been determined eligible? Most yes ___ no

date 1978 ___ federal state ___ county ___ local

depository for survey records Ohio Historical Society

city, town Columbus, state Ohio

7. Description

Condition

excellent
 good
 fair

deteriorated
 ruins
 unexposed

Check one

unaltered
 altered

Check one

original site
 moved date _____

Describe the present and original (if known) physical appearance

The City of Shaker Heights was planned, designed and largely constructed as an ideal "Garden City", a residential community in a naturalistic, park-like setting. The proposed Shaker Village Historic District contains residential, public, commercial and religious structures, as well as lakes, parks and a transportation system -- historic resources that demonstrate and document to a remarkable level of detail the original design intentions of the City's developers, planners, architects and engineers.

The proposed District's major physical attributes are:

- Well-preserved single and multi-family homes, schools, churches, commercial and community buildings of early Twentieth Century Colonial, English and French Revival architecture.
- Rail transit and roadway systems, engineered to follow natural contours, that link neighborhoods with each other and nearby Cleveland.

Secondary resources include:

- Four early Western Reserve homes (1817 to 1860), and the Warrensville Township West Cemetery, burial site for numerous early settlers of Cuyahoga County.
- Building sites and artifacts of the North Union Colony of the United Society of Believers (Shakers).

The District's major environmental attributes are:

- Four man-made lakes created along two branches of the Doan Brook.
- Acres of parks, median strips, traffic circles and large green spaces set aside and landscaped for schools, churches, a country club, and institutional and residential uses which create the City's and the District's carefully planned and executed "Garden City" character.

DISTRICT BOUNDARIES

The proposed boundaries of the 2500 acre district include

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

**National Register of Historic Places
Inventory—Nomination Form**

For NPS use only
received
date entered

Continuation sheet

Item number 7

Page 2

the City's first subdivisions; several clusters of "demonstration homes" designed by prominent Cleveland architects for the developers--O.P. and M.J. Van Sweringen; the greatest concentration of homes, public buildings, commercial structures and churches that are 50 years old and older; the community's lakes and many parks; and portions of the rail and road transportation system.

Ninety-four percent of the District lies within the City of Shaker Heights. A 100 acre strip on the northwestern edge is within neighboring Cleveland Heights; 40 acres in western extensions of the District are in Cleveland.

The district boundary is adjacent to the Fairmount Boulevard Historic District on the north edge from Coventry Boulevard to Wellington Road. The western extension of the district is very close to the Shaker Square Historic District which mostly lies in Cleveland. The boundaries coincide at Coventry and at the back lot lines of properties in the block between Shaker Boulevard and Drexmore Road between Coventry and Van Aken Boulevard.

The proposed boundary line occasionally jogs around new commercial areas (Chagrin Boulevard and Warrensville Center Road), as well as pockets of homes (Lomond Road and eastern portions of Shaker Boulevard) that have not reached 50 years of age.

As additional portions of the City become old enough, it is the intention of the Shaker Heights Landmark Commission members to add appropriate areas to the proposed Shaker Village Historic District.

PHYSICAL ATTRIBUTES

Approximately 5,240 structures are within the proposed District. Eighty-four percent of all structures are single-family homes; fourteen percent are two-family homes, and one percent are multi-family structures located on Van Aken Boulevard near Lee Road. Less than one percent of the structures are commercial buildings. They line Chagrin Boulevard between Lee and Avalon Roads, and are found at the southwest corner of Chagrin Boulevard and Lynnfield Road and the southeast corner of Lee Road and Van Aken Boulevard. Institutional structures include municipal buildings, public and private schools, and churches.

United States Department of the Interior
National Park Service

National Register of Historic Places
Inventory—Nomination Form

For NPS use only

received

date entered

Continuation sheet

Item number 7

Page 3

Residential-Single and Two-Family

The Shaker Village Standards, written and distributed by the subdivision's developers--O.P. and M.J. Van Sweringen--set forth detailed design criteria for the siting and placement of individual homes. (See Shaker Village Standards accompanying this application.) Within each residential neighborhood, defined by similar sized lots, the Standards determined building setbacks, garage locations, proportions, height allowances, window sizes, driveway locations, vestibules, porches, grading, colors, and exterior treatments.

Lots range from 40 feet wide by 120 feet deep, to 300 feet wide by 400 feet deep. Densities vary from .7 to 7.5 homes per acre. The strict land use criteria created architectural balance and rhythm throughout the community.

The Standards also described suitable architectural styles, appropriate materials, exterior colors and details, and encouraged the use of an architect. The result is a pleasant mixture of romantic revival styles--primarily Colonial, English and French typical of early Twentieth Century traditional architecture, the majority architect-designed.

Colonial style homes feature simple, symmetrical forms with shallow roofs and classical details. English designs are characterized by steep, pointed roof-lines, asymmetrical gables and windows and a variety of materials and forms. French homes are more bold, heavier designs with steep hip roofs which incorporate romantic elements such as round towers with conical roofs.

All homes were constructed of quality materials and demonstrated fine craftsmanship, including many unique details. Slate, wood-shingled or tile roofs, entry porticos, double chimneys, and decorative stonework are the norm. The single-family and two-family homes are the most important features of the District. They number nearly 5000 excellent, well-preserved examples of early Twentieth Century historical revival architecture on over 170 different streets. Since they are too numerous to document individually, seven "streetscapes" were selected that demonstrate the architectural character of Shaker Village, as well as the ways the Shaker Village Standards created pleasant

United States Department of the Interior
National Park Service

National Register of Historic Places
Inventory—Nomination Form

| |
|------------------|
| For NPS use only |
| received |
| date entered |

Continuation sheet

Item number

7

Page

4

neighborhoods that accommodated different income levels, life styles, and ages.¹

Residential streetscapes are divided into five categories. Those categories are determined by the width of street frontages on individual lots. Lot frontages were used by the Van Sweringens to define neighborhoods. Lot sizes within neighborhoods stay fairly consistent, aside from larger corner lots and odd-shaped lots due to curvilinear streets. Size of lots generally decreases moving from north to south. Larger homes also line the boulevards.

Individual homes on the sample streetscapes are identified by address number, date of construction, architect of record, exterior dimensions, construction materials and architectural styles.

Small Lots

Approximately half of the total number of lots are in the smallest group -- 40-, 45-, and 50- foot widths. Selected streetscapes are Lytle and Newell Roads (two-families).

Lytle Road (location A on map) In the Sussex Elementary School area along the southeastern edge of the proposed District, four homes on 50 foot wide lots are excellent examples of the District's smallest single family residences. Uniform setbacks, controlled building dimensions (home widths vary from 31 to 33 feet), brick construction, and English architectural styles, are all suggested by the Village Standards.

1. (See also Historic and Archaeological Resources of the Urban Community Block Grant Communities in Cuyahoga County, Ohio, 1978, including copies of Ohio Historic Inventory forms completed on 56 Shaker Heights residences accompanying this application.)

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

**National Register of Historic Places
Inventory—Nomination Form**

For NPS use only
received
date entered

Continuation sheet

Item number

7

Page

5

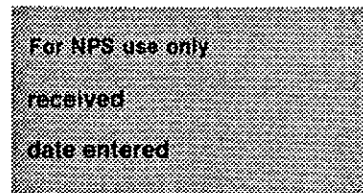
| Street Number | Date | Architect | Exterior Dimensions | Materials (walls/roof) |
|---------------|------|------------------|---------------------|--------------------------------|
| 3595 | 1929 | Irving J. Frantz | 34'x 28' | Brick Ven./ Wood Shingles |
| 3601 | 1928 | Fox,Duthie&Foose | 35'x 32'6" | Brick Ven./ Aspht. Shing. |
| 3607 | 1928 | Fox,Duthie&Foose | 35'x 32'6" | Stone&Stucco/ Aspht. Shing. |
| 3613 | 1928 | Fox,Duthie&Foose | 33'x 33' | Stone&Stucco/ Wood Shingles |

Architectural Styles

- 3595 - English with exposed beams, brick tapestry, and prominent bay window.
- 3601 - English with exposed beams, stone and brick work, stucco, stone insets around oriel window, extensive leaded glass including diamond panes and prominent chimneys.
- 3607 - English with exposed beams, brick and stonework, stucco, oriel window, narrow vertical openings, leaded glass and prominent chimney.
- 3613 - English with stone and brick work, stucco, narrow window openings, leaded glass, central chimney and wooden shutters at second floor window.

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

**National Register of Historic Places
Inventory—Nomination Form**



Continuation sheet

Item number

7

Page

6

Moderate Lots

Lot sizes range from 50-, 55- and 60-foot widths. Selected Streetscape is Chadbourne Road.

Chadbourne Road (B) In the Onaway Elementary School District near the southwestern edge of the proposed District, four homes on 60 foot lots show small middle range lot and building sizes. Despite a variety of architecture (Colonial and English styles), exterior materials (wood and brick), uniform dimensions and proportions create a pleasant, rhythmic residential neighborhood.

| Street Number | Date | Architect | Exterior Dimensions | Materials |
|---------------|------|-----------------|---------------------|------------------------------|
| 15914 | 1925 | Brooke&Burrows | 42'x 32' | Wood Frame/ Aspht. Shing. |
| 16000 | 1925 | Jos. Prochasky | 34'x 32' | " " " |
| 16004 | 1927 | Fox,DuthieFoose | 40'x 44' | Brick Ven./ Slate |
| 16010 | 1924 | Brooke&Burrows | 38' x 34'6" | Brick Ven./ Wood Shingles |

Architectural Styles

- 15914 - Colonial of simple form, with classical wooden details over first floor window and door openings and natural wood shingle siding.
- 16000 - Colonial with a symmetrical plan, classical entry and door details and roof dormers.
- 16004 - English with steep gables, stone and brickwork, leaded bay window, stone insets at door opening.
- 16010 - English with steep gables, stone and brick work, narrow openings on first floor windows and prominent chimney.

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

**National Register of Historic Places
Inventory—Nomination Form**

For NPS use only
received
date entered

Continuation sheet Medium Lots Item number 7 Page 7

Lot sizes are medium range, from 75-, 80- to 90-foot widths. One neighborhood streetscape (Parnell Road) and one boulevard streetscape (Van Aken) were selected.

Parnell Road (C) In the Mercer Elementary School District near the northeastern end of the proposed District, three homes on 80 foot lots show an upper middle range residential neighborhood with French, Colonial and Georgian Revival homes with popular slate roofs.

| Street Number | Date | Architect | Exterior Dimensions | Materials |
|---------------|------|-----------------|---------------------|-------------------|
| 22125 | 1930 | John S.Kelley | 53'x 46' | Brick Ven./ Slate |
| 22175 | 1936 | C.N. Lowe | 53'x 28' | " " " |
| 22199 | 1936 | Theo.Y.Nicholes | 44'x 37' | " " " |

Architectural Styles

22125 - French of country chateau style with painted brick, quoins, wrought iron railing and grilles.

22175 - Colonial with classical pilasters, curved windows, and pediment with prominent dentils.

22199 - Georgian of strict symmetry, classical details at entry, door, and window over-looking central hall.

Van Aken Boulevard (D) In the Fernway Elementary School District along one of the District's main road and rapid transit thoroughfares, three homes on 75 foot lots show a middle-range neighborhood. The brick home on the left is a decade newer than its neighbors, but similar in style, materials and detail.

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

**National Register of Historic Places
Inventory—Nomination Form**

| |
|------------------|
| For NPS use only |
| received |
| date entered |

Continuation sheet

Item number

7

Page 8

| Street Number | Date | Architect | dimensions Exterior | Materials |
|---------------|------|------------------|---------------------|------------------------|
| 18227 | 1938 | M.P. Halpern | 31'x 37'6" | Brick Ven./ Slate |
| 18397 | 1929 | Irving J. Frantz | 51'x 42' | Brick Ven./ Wd. Shing. |
| 18405 | 1924 | Bloodgood Tuttle | 51'x 63' | Stucco/Wd. Shing. |

Architectural Styles

- 18227 - French with brick tapestry, stone work and dormers that break the roof line.
- 18397 - French with brick and stone work, bay window, leaded glass including diamond panes and massive chimney.
- 18405 - French with extensive stone work, narrow leaded glass, diamond paned windows in round tower with conical roof. This home was an original demonstration house in Shaker Village commissioned by the Van Sweringen Company.

Large Lots

Along several prominent thoroughfares in the Boulevard and Mercer neighborhoods, large lots range from 100-, 120- to 150-foot widths. A sample streetscape on Shaker Boulevard was selected.

Shaker Boulevard (E) In the Boulevard Elementary School District along another main road and rapid transit corridor, four homes on 100 foot lots show some of the largest homes in the District.

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

**National Register of Historic Places
Inventory—Nomination Form**

For NPS use only
received
date entered

Continuation sheet Item number 7 Page 9

| Street Number | Date | Architect | Exterior Dimensions | Materials |
|---------------|------|---------------------|---------------------|----------------------------|
| 14600 | 1930 | Fox, Duthie & Foose | 66'6" x 41' | Brick Ven. / Slate |
| 14620 | 1927 | Irving J. Frantz | 62' x 57' | " " " |
| 14630 | 1927 | " " | 53'6" x 60' | " " " |
| 14718 | 1921 | H.E. Shimmince | 70' x 62' | Brick Ven. / Aspht. Shing. |

Architectural Styles

- 14600 - Colonial of Georgian design with classical details at entry and roof lines.
- 14620 - English with Tudor details, pointed roofs, stone and brick work.
- 14630 - French of country, chateau style, including deep windows at first and second floors, quoins at corners and arched dormers that break the dominant roof line.
- 14718 - English with cottage or Cotswoldean details, stucco and exposed timber, curved eaves and bay window.

Very Large Lots

The largest lots in the proposed district range from 150- to 300-foot widths and are found near the parkway. A sample streetscape was selected on South Park Boulevard.

South Park Boulevard (F) In the private school area near the northern edge of the District, three homes on 240 foot lots show the largest sized parcels for residential building. Two are more formal of Greek and Georgian Revival architecture, the third is a farmhouse design with porches reminiscent of Southern plantations, an eclectic ecstasy.

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

For NPS use only
received
date entered

**National Register of Historic Places
Inventory—Nomination Form**

Continuation sheet Item number 7 Page 10

| Street Number | Date | Architect | Exterior Dimensions | Materials |
|---------------|------|----------------|---------------------|-----------------|
| 19001 | 1925 | Abram Garfield | 105'x 57' | Stone/ Slate |
| 19101 | 1936 | Ed. S. Reed | 69'x 68' | Frame/Sh. |
| 19201 | 1928 | Max.A.Norcross | 65'x 80'6" | Brick/ Slate |

Architectural Styles

19901 - Colonial with dominant pedimented portico and Greek Revival details.

19101 - Colonial with farmhouse details including broad porches with wrought iron details reminiscent of southern plantation designs.

19201 - Colonial with Georgian Revival details.

Newell Road (G) In the Lomond Elementary School area near the southern edge of the proposed District, four structures on 45 foot lots are excellent examples of Shaker Village's two-family homes, which are designed to look like single family homes.

| Street Number | Date | Architect | Exterior Dimensions | Materials |
|---------------|------|------------------|---------------------|----------------------------|
| 18409 | 1929 | R.D. Hummer | 30'x 42 | Brick Ven.& Fm/Asph.Sh. |
| 18413 | 1928 | Fox,Duthie&Foose | 30'x 42 | Brick & Fm/ Wood Sh. |
| 18419 | 1928 | Paul Markey | 30'x 42' | Stucco& Fm/ Slate |
| 18423 | 1926 | Brooke &Burrows | 28'x 24' | Frame/Slate |

United States Department of the Interior
National Park Service

National Register of Historic Places
Inventory—Nomination Form

For NPS use only

received

date entered

Continuation sheet

Item number

7

Page 11

Architectural Styles

- 18409 - English with steep gables, exposed timber, stucco, leaded glass windows, and chimney brickwork.
- 18413 - English with steep gables, exposed timber, stucco, chimney brickwork and diamond leaded glass panes.
- 18419 - French of country chateau style with floor to ceiling shuttered windows on first floor, quoins at door entry and small dormers.
- 18423 - Colonial of Dutch farmhouse design with symmetrical planning, wood siding, shuttered windows, second floor dormers and latticed entrance way .

Residential - Multi-Family

At several locations, primarily on Van Aken Boulevard, zoning permitted construction of low and mid-rise multi-family apartment buildings. While there are a number of distinguished architectural examples in this category, the following two are documented as outstanding examples.

The Sedgewick apartment building (location 1 on map) at 15610 Van Aken Boulevard was designed by Philip L. Small in 1929 and listed on the National Register in 1983. The three story Jacobethan style building is constructed of brick with substantial stone details. Shaped slate gables, several chimneys, two-story windows and hip roofs are exterior features. The E-shaped building has three main blocks with two entrance courtyards. Some two-story apartments have double height rooms with vaulted ceilings.

The Van Aken Towers (2) at 16300 Van Aken Boulevard is a four story brick and stone Renaissance Revival building designed by Alfred W. Harris in 1930. At the inside corners of the U-shaped building are round towers with diamond-paned leaded glass windows. Building wings have quoins and are topped with a blind balustraded parapet, urns and shallow hipped slate roofs. Stone transomed windows accent the upper floor. The recessed entrance

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

**National Register of Historic Places
Inventory—Nomination Form**

| |
|------------------|
| For NPS use only |
| received |
| date entered |

Continuation sheet

Item number

7

Page

12

facade is crowned with a stone Flemish gable, and a stone cartouche--a floral basket design--is located above the doorway. Some two-story apartments have double height rooms.

Community Buildings

Municipal, judicial and library buildings are located on Lee Road near Van Aken and Chagrin Boulevards, what the developers planned as a "city center." At the present time, only the City Hall meets age criteria.

The City Hall (3) at 3400 Lee Road was designed by Charles S. Schneider in 1929, and completed in 1930. The building's placement at the major intersection of Van Aken Boulevard and Lee Road creates a park-like setting with a broad, sloping front lawn. The symmetrical, red brick Georgian-style building is Y-shaped, two and one half stories high with a full basement and slate roof. Side wings have shaped gable ends and single center dormer windows. Stone spandrels accent first story windows. The stem of the Y houses the main fire department. At the conjunction of the three wings is a central block with a semi-circular, two-story portico supported by Corinthian columns. This central element is topped with a small dome that rises from an octagonal drum with elliptical skylights. The drum is set on a square base with corner urns. A sunburst motif is used as a decorative element throughout the building.

Within the proposed district there is only one private community building. The Shaker Heights Country Club (4) at the south end of Courtland Boulevard (3300) was designed by Frank Meade in 1915. Entry to the club grounds is through an elm-lined street and formal gateway. The clubhouse is a rambling, light brown building of eclectic design including prominent Cotswoldean details. Outstanding features include several wide chimneys that narrow as they rise, a large porte-cochere, several porches, an undulating roof line and eye-brow windows. Porches are supported by simple Doric columns. The golf course was planned by George Alves and Donald Ross and planted with 3500 elms by M. France. One porch next to the dining room has been enclosed, and extensive alterations have been made to kitchen and locker facilities.

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

**National Register of Historic Places
Inventory—Nomination Form**

For NPS use only

received

date entered

Continuation sheet

Item number

7

Page 13

Age Intrusions--The Shaker Heights Public Library (5) at 3450 Lee Road was designed in Georgian Revival style by Charles Bacon Rowley in 1950. A replacement police station and municipal court building (6) at 3555 Lee Road, a contemporary and functional one-story building, was completed in 1973.

Schools

Within the District there are eight public elementary schools, a junior and senior high school, and three private schools. Four buildings are located in a campus setting at Onaway Road: The Senior High School, Woodbury Junior High School, Onaway Elementary School, and the Board of Education Building.

Woodbury Junior High School (7) at 15400 South Woodland was originally designed as a senior high school by E. Warner in 1918. The Georgian revival, red brick structure features a central clock tower modeled after Independence Hall. The end wings of the main block are gabled. A wide frieze with partial returns and modillioned cornices ornament the eaves. The raised entry has an arched portal with stone voussoirs. The raised basement is marked by a stone water table. Two flanking wings were added to the two-story structure in 1927. A pool building was linked to the rear in 1958.

The Shaker Heights Senior High School (8) at 15911 Aldersyde was designed in 1930 by Hubbell and Benes. It is a large two-story red brick Colonial Revival structure with stone and wood trim. The main central block has a shallow hipped slate roof and a central cupola with a small copper dome. All other wings have flat roofs except for two small pavilions added in 1952. They flank the rear elevation and also have shallow hipped slate roofs. The central portion of the building's rear elevation has an upper-story arched arcade that serves as a backdrop for stadium seats facing the track and large playing fields. An addition to the east end of the structure, designed by Charles B. Rowley and Associates in 1961, is constructed in the same material and style. Entablature banding at the roof line continues from the pediment above the entry around the entire building. All entries are defined with classical ornamentation.

The eight public elementary schools are of similar architecture. Boulevard (9) was the first, designed by C.W. Bates in 1913, and set the precedent for style and materials. Bates also designed Onaway (10) and Sussex (11) in 1922 and

United States Department of the Interior
National Park Service

National Register of Historic Places
Inventory—Nomination Form

For NPS use only
received
date entered

Continuation sheet

Item number

7

Page 14

Moreland (12) in 1925. Charles S. Schneider designed Ludlow (13) and Fernway (14) in 1926, Malvern (15) in 1927, and Lomond (16) in 1928. The Colonial Revival buildings are basically rectangular with shallow hipped roofs of slate. Materials include red brick with stone lintels and trim. Extensive classical, stone ornamentation is used at all entries. Regular fenestrations reinforce the symmetry and discipline of the design.

Hathaway Brown School for Girls (17) at 19600 North Park Boulevard, designed by Walker and Weeks, was built in 1926. The Jacobean styled building is constructed of red brick with an extensive amount of stonework, some half-timbering, oriel windows and a slate roof. A glass and wood gallery was added as a connecting link between school and dormitory in 1971, and a gymnasium wing was added in 1979. A dormitory and a small field house on the grounds are of a matching Jacobean motif.

University School for Boys (18) at 20701 Brantley was designed by Walker and Weeks in 1923. With a grand boulevard approach, a formal gateway and large circular drive, the school has a very stately setting. A monumental six-story rose-brick tower that is surmounted by a belfry and cupola of Georgian design dwarf the flanking single-story wings and give the school a unique appearance. The single-story outstretching wings connect two, two and one-half-story halls with the central tower. Another hallway extends to the rear and connects the central structure with the gym. Roof dormers with arched windows, stone trim, semi-elliptical fanlights and shaped gable ends are some of the fine detailing on this Georgian Revival structure. Auxiliary buildings of similar style and materials are found in the rear to the north.

Age Intrusions -- The Board of Education Building (20) at 15600 Parkland Drive is a red brick Colonial Revival Building designed by Fulton, Della Motte, Larsen & Nassau, in 1961.

Churches

Land was set aside in the development for religious structures. In fact, prominent congregations were offered parcels to lure their members to Shaker Heights as both worshipers and residents. As a result, five churches are included within the district.

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

**National Register of Historic Places
Inventory—Nomination Form**

For NPS use only

received

date entered

Continuation sheet

Item number

7

Page 15

Plymouth Church (21) at Coventry and Drexmore Roads is an excellent example of the eclectic revival of the Wren-Gibbs London church architecture. It was designed by Charles Schneider, one of Cleveland's most brilliant eclectics in 1919. A two and one-half story entrance portico is of the Ionic order beneath a 150-foot steeple of fine proportions and details. The interior has the characteristic U-shaped gallery.

The First Baptist Church (22) at 18750 Fairmount Boulevard was designed in the Gothic style by Walker and Weeks in 1929. Its prominent bell tower shows some modernistic simplifications and separates the main sanctuary from the long two-story school wing. The large sandstone structure has a pointed arch window at each end of the sanctuary and a regular pattern of small rectangular windows in the other wing.

Heights Christian Church (23) at 17300 Van Aken Boulevard was designed by Junior W. Everhard in 1933. The red brick Colonial Revival structure is simple in form with basic Colonial details and a wood-shingle roof. A large two-story portico with Doric columns adorns the main entrance. Major additions to the rear were added in 1952 and 1960 by Dalton and Dalton in the same style and materials. The placement of the bell tower with spire off to the left side of the main building at the junction with the rear classroom wing creates an interesting effect. Doors have simple pediments; windows are rectangular at regular intervals. Large arched paned windows are found in the main sanctuary.

East View Congregational Church (24) at 15615 Chagrin Boulevard was designed by W. G. Caldwell and completed in 1927. The red brick Georgian revival building has a slate roof. The front facade has a projecting, pedimented entry pavilion with Corinthian columns, simple entablature, molded cornice and Corinthian pilasters. A semi-circular window penetrates the pediment; a cupola crowns the building.

Age Intrusions-- Currently two churches do not meet age criteria: St. Peter's Lutheran Church (25) at 18000 Van Aken Boulevard, designed in the Gothic Revival Style by J. Adam Fichter in 1938, with a modern, rear addition completed in 1962; and Reformed Church (26) at 20120 Lomond Boulevard, designed in gothic revival style by Frank A. Azzarelli in 1937, which includes a large modern addition completed in 1957.

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

**National Register of Historic Places
Inventory—Nomination Form**

For NPS use only

received

date entered

Continuation sheet

Item number

7

Page 16

Commercial

The Van Sweringens limited commercial development within the city, setting aside land for shops and stores on the development's edges. A few free-standing commercial structures, the original Van Sweringen real estate office, and a rapid transit station converted to retail use are significant structures that meet District age criteria.

The Kingsbury building (27) at 3429-3441 Lee Road is a Tudor Revival structure designed by Walker and Weeks, the most prominent Cleveland architectural firm of the 1920's. Completed in 1927, the building's ground level is composed of commercial stores with fronts trimmed in concrete to simulate stone. The second story office level is articulated by a repeated band of double-hung 6/6 windows. The residential third story features projecting wall dormers of various sizes with half-timbering in the gables. There is a small crowning copper lantern at the beveled corner of the building. Located immediately north of the city's large Chagrin/Lee shopping area, the Kingsbury Building serves as a landmark to the commercial district.

A small L-shaped building on the southwest corner of Lynnfield and Chagrin Boulevard (28) was designed in 1927 by Alfred Harris, the architect for many noteworthy buildings in the District and surrounding areas. The structure is unique in the District because Harris adapted French Revival style to a commercial building -- the only one in the area. The building has a steeply pitched roof pierced by small hipped dormers. At the beveled corner of the L, the slate roof projects outward in a steeply pitched hipped form. The west end of the Chagrin Boulevard facade has a projecting hip roof and a shaped gable. The first floor store fronts have simple stone trim and detailing. The upper office and apartment floor has round-arched windows and quoins. The building serves nearby neighborhoods as a convenience shopping center. A small, nondescript red brick addition was made to the building's west in 1971.

The Van Sweringen Real Estate Office (29) at the southeast corner of Warrensville Center Road and Shaker Boulevard was built prior to 1921 in the Neoclassical Revival style. The architect and/or builder is unknown. The small single story structure consists of a main block, flanking end pavilions and a rear wing. A pedimented portico is supported by four fluted Ionic columns. The building is clad with clapboard siding, and has tripartite

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

**National Register of Historic Places
Inventory—Nomination Form**

For NPS use only

received

date entered

Continuation sheet

Item number

7

Page

17

windows. Door and windows have plain surrounds, windows have 12/1 lights. Around 1927, the building was moved from its original location on Shaker Boulevard and Coventry Road to its present location, but its architectural integrity was not compromised by the relocation. Initially, the structure served as a sales office for the Van Sweringen Company, and as the first Village hall and school room. It was moved further east to serve as a sales office as the community grew in that direction. Presently it is used as a real estate office.

Several commercial buildings of Georgian Revival style, built during the Twenties and Thirties, line Chagrin Boulevard between Avalon and Lee Roads. The Chagrin Beverage building (30) 17108-18 Chagrin Boulevard is the only out-of-character, contemporary building. A modern, single story brick building with a flat roof, it was designed by Dalton, Dalton, Little Associates in 1960. The front elevation is full length glass curtain wall with two concrete bands - the lower is for signage and the upper defines the roof plane. Metal framework is in place for shallow arched awnings above the five entrances.

The Lynnfield rapid transit station (31) located on the Van Aken median strip lies at the edge of the District, east of Lynnfield at 18900 Van Aken. It was designed in 1922 by James A. Reese. The building is a small, one-and-one-half story Colonial Revival design with a simple gable roof and three dormers piercing the roof on each side, open porches and end chimney. Materials are sandstone and clapboard siding with a wood shingle roof. The building is currently used as an antique shop.

Transportation

The development of Shaker Village was closely tied to its mass transportation resources, a light rail transit system with an overhead electric power supply, and an extensive roadway network.

The rapid transit system connects Shaker Heights with downtown Cleveland at the Terminal Tower - Union Depot complex on Public Square. The system is a hybrid using features of subway, streetcar and interurban lines. Chief designer and civil engineer was William E. Pease of F. A. Pease Engineering Company, who began plans for the system in 1911. Major construction started in 1913 and was completed by 1920. Known as the Shaker

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

**National Register of Historic Places
Inventory—Nomination Form**

For NPS use only

received

date entered

Continuation sheet

Item number 7

Page 18

Heights Rapid Transit, the system was originally owned by the City of Shaker Heights and is now (as of 1975) operated by the Regional Transit Authority of Cuyahoga County.

The roadway network was designed by Harry Gallimore, also of Pease Engineering. He created a definite hierarchy of major through streets. There are eight major through streets, four that run east-west, (Fairmount, Shaker, South Woodland, Chagrin), three north-south (Lee, Warrensville Center, Green) and one diagonal northwest-southeast (Van Aken).

The two main boulevards are Shaker Boulevard (190 feet wide) and Van Aken Boulevard (originally South Moreland Boulevard, 180 feet wide). Both are dual roadways with two lanes of traffic in each direction separated by a wide, green, tree-lined strip with double rapid transit tracks in the center. Secondary collector streets act as links between the through arteries and neighborhoods. Neighborhood roads, by configuration and length, discourage through traffic. The removal of through traffic from neighborhood streets maintains the safety and privacy of the residential areas.

The secondary collector streets include curving parkways and semi-elliptical roadways that follow the natural topography. Most of the secondaries converge at the main boulevards at rapid stops and serve as a link between quiet neighborhoods and busy thoroughfares. All roadways and improvements were planned and built prior to sale of residential lots and included such innovations as separate sanitary and storm lines, along with water mains, a street lighting system, gas conduit, electrical cables, sidewalks and wide tree-lined curb lawns.

Historical Architecture

Four homes from the Western Reserve era are located in the District. Dating from 1817 to 1860, they are the homes of Warrensville Township's early settlers before and during the time members of the Shakers' North Union community occupied the land. Small frame houses, they are one-and-one-half to two stories high with shallow gabled roofs, clapboard siding, louvered shutters and small amounts of classical ornamentation.

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

**National Register of Historic Places
Inventory—Nomination Form**

For NPS use only

received

date entered

Continuation sheet

Item number 7

Page 19

The four structures are:

The Moses Warren Home (32) 3535 Ingleside Rd., built in 1817 and the oldest standing frame house in Cuyahoga County, is listed on the National Register. In 1947 the house was remodeled into a two-family structure by an addition to the side and rear and additional interior walls. A screened porch was also added to the east side at some time. The current owners have restored the interior back to a single-family home;

The Asa Upson Home (33) at 19027 Chagrin Blvd., built in 1836. Changes include garage and bath additions along with a kitchen remodeling in 1940;

The William Kewish Home (34) at 19620 Chagrin Blvd., built in 1844-1847. A bathroom was added in 1950 and a one-story addition to the side accommodating a new kitchen was built in 1954. It measured 17' x 15' and was designed by Maxwell Norcross in materials to match the original house. The type of shutters has also been changed; and

The Joshua Cole (35) home at 19807 Chagrin Blvd., built in 1860 with Carpenter Gothic influences. The only construction change on record is minor fire repair in 1974 in matching materials.

Sites

Many early settlers of the area are interred at the Warrensville Township West Cemetery (36) on Lee Road between Chagrin and Van Aken Boulevards. Located on the property of Daniel Warren, Warrensville's first settler, the cemetery is the site for burials from 1811 to 1955.

Graves include those of Village founders and early citizens -- Warrens, Prestisses, Stiles and Addison; the North Union Shakers, moved from their original burial ground on South Park Boulevard; and 21 veterans of the American Revolution, War of 1812, Mexican Wars, Civil War, and World War II. Many Manx settlers, who came to this area from the Isle of Man around 1826, and Township residents living near the cemetery about the middle of the 19th century are also interred here.

On the north side of South Park Boulevard, just east of Lee Road, a boulder marks the grave of Jacob Russell, (37) an early settler of 1813 and a soldier in the American Revolution.

United States Department of the Interior
National Park Service

National Register of Historic Places
Inventory—Nomination Form

| |
|------------------|
| For NPS use only |
| received |
| date entered |

Continuation sheet

Item number

7

Page 20

Sites -- North Union Shakers

No structures remain from the North Union settlement, but there are a number of sites that mark Shaker building locations. At the northeast corner of Lee Road and Shaker Boulevard is the Shaker Gateway park (38). A reconstruction of a Shaker gate using original stones marks the site of the large Shaker meeting house. On the southwest corner are two stone gate posts (39) designating the location of the Center Family - the first Family of the North Union Colony. A memorial marker (40) is placed under old Shaker trees in the island on Fontenay Road showing the location of the East Family.

ENVIRONMENTAL ATTRIBUTES

The character of a "Garden City" is determined not only by the architecture, but the preserved natural beauty and landscaping as well. The Van Sweringens and their consultants made maximum use of their bucolic farmland.

Open residential lot plans have generous setbacks and extensive landscaping, as called for in the Shaker Village Standards.

A sizeable public park extending the length of the district follows the Doan Brook, the natural watershed of the plateau. Two branches of the brook are dammed in four places to provide scenic lakes which delight aesthetically and serve for recreation purposes and storm retention basins. Prominent sites with generous acreage were set aside for parks, public and private schools, churches and other institutions. A large tract of 125 acres near the end of the lower branch of Doan Brook at the southeasterly corner of the district was selected as the appropriate site for the community country club. Another 530 acres are devoted to recreation or open space in addition to the many more acres of boulevard strips and traffic triangles. All streets have generous curb lawns lined with full size trees. The variety of trees differs from street to street and includes elms, sycamores, maples, hawthorns, oaks and honey locust.

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

**National Register of Historic Places
Inventory—Nomination Form**

For NPS use only

received

date entered

Continuation sheet

Item number

7

Page 21

INTEGRITY ASSESSMENT

The entire area of the proposed district was designed and platted by 1926. By 1929 all roads and improvements were established and construction of more than 3,700 homes was complete. The only changes to the City plan since 1929 have been minor and include road rebuilding and some widenings - Van Aken Boulevard by two feet when the rapid was renovated in the early 1980's.

Although a much greater area was planned by 1936, the proposed district boundaries were drawn to include areas with a high percentage of structures built by 1936, the year in which the second of the Van Sweringens died. More than 4,300 structures, over 82 percent of the total 5,240 buildings in the district, were built by 1936. An additional 485 (9 percent) were erected through 1945, the end of WWII, and maintain the styles, quality and character of the earlier Shaker Village structures. Many homes built after the war followed the original design standards and therefore do not detract from the district. Of the modern homes approximately half could be considered nonconforming structures, less than five percent of the total number of structures. These intrusions would include buildings such as one-story ranch style and contemporary homes and modern apartment and commercial buildings.

Because of the planned nature of the community and strict controls, the maintenance of buildings has been better than average for the structures' age group. This is reflected by increasing property values: Shaker Heights properties have appreciated 64 percent during the last seven years (1976-82) compared with overall Cuyahoga County rates of 42 percent. Even nearby 'eastern suburbs' gains, with comparable and newer housing stock, only averaged between 40 and 50 percent.

Despite these gains, structures are aging and there is constant effort to maintain, upgrade and modernize. Approximately 2,800 building permits have been issued for additions and alterations since 1936, increasing from 23 in 1937 to 93 in 1982. (Ninety-three breaks down into 12 additions and 81 alterations). The City's Architectural Board and Landmark Commission continually try to monitor exterior changes to insure compatible alterations. In some cases, however, a lack of understanding, changing times and/or economic pressures have led to historically inappropriate changes.

8. Significance

| Period | Areas of Significance—Check and justify below | | | |
|---|--|--|--|---|
| <input type="checkbox"/> prehistoric | <input type="checkbox"/> archeology-prehistoric | <input checked="" type="checkbox"/> community planning | <input checked="" type="checkbox"/> landscape architecture | <input type="checkbox"/> religion |
| <input type="checkbox"/> 1400-1499 | <input type="checkbox"/> archeology-historic | <input type="checkbox"/> conservation | <input type="checkbox"/> law | <input type="checkbox"/> science |
| <input type="checkbox"/> 1500-1599 | <input type="checkbox"/> agriculture | <input type="checkbox"/> economics | <input type="checkbox"/> literature | <input type="checkbox"/> sculpture |
| <input type="checkbox"/> 1600-1699 | <input checked="" type="checkbox"/> architecture | <input type="checkbox"/> education | <input type="checkbox"/> military | <input type="checkbox"/> social/ humanitarian |
| <input type="checkbox"/> 1700-1799 | <input type="checkbox"/> art | <input type="checkbox"/> engineering | <input type="checkbox"/> music | <input type="checkbox"/> theater |
| <input type="checkbox"/> 1800-1899 | <input type="checkbox"/> commerce | <input type="checkbox"/> exploration/settlement | <input type="checkbox"/> philosophy | <input type="checkbox"/> transportation |
| <input checked="" type="checkbox"/> 1900- | <input type="checkbox"/> communications | <input type="checkbox"/> industry | <input type="checkbox"/> politics/government | <input checked="" type="checkbox"/> other (specify) |
| | | <input type="checkbox"/> invention | | |

Specific dates 1905 - 1936 **Builder/Architect** Various

Statement of Significance (in one paragraph)

Conceived and constructed towards the end of a remarkable period of sustained industrial and urban growth (1880-1929), Shaker Village became nationally known as an outstanding example of suburban community planning and for the design of residences for a rapidly growing middle, and upper-middle income population. Shaker Village is an important resource illustrating the nation's suburban development, especially significant for its community planning, architecture, landscape architecture and transportation engineering concepts. It is:

1. An extensive and cohesive example of "Garden City" planning -- principles espoused by Frederick Law Olmstead and Ebenezer Howard -- that integrates design standards for individual buildings, zoning regulations, landscape architecture, road and rail transportation system.
2. A large, successful suburban community developed under single control dedicated to enforcing stringent planning and design standards.
3. A large concentration (nearly 5,000 well-preserved examples) of high quality early Twentieth Century Colonial, English and French Revival architecture. All major Cleveland architects practicing during the era designed structures in the district in conformity with the guidelines set by the Van Sweringen Company.

Shaker Heights has become known as the nation's fullest and most spectacular "Garden City."²

2 Christopher Tunnard, American Skyline (Boston:Houghton, Mif, in Co, 1955), p.231 and Eric Johannessen, Cleveland Architecture 1876-1976. (Cleveland: Western Reserve Historical Society, 1979), preface and Rachlic and Marqusee, Suburbia Today (New York: Random House, May 1936) p.8

9. Major Bibliographical References

See attached bibliography

10. Geographical Data

Acreeage of nominated property 2500 acres

Quadrangle name Shaker Heights

Quadrangle scale 1:24000

UMT References

A

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| Zone | | Easting | | | | Northing | | | | | | | | |

Verbal boundary description and justification

Following bibliography

List all states and counties for properties overlapping state or county boundaries

| state | code | county | code |
|-------|------|--------|------|
|-------|------|--------|------|

| state | code | county | code |
|-------|------|--------|------|
|-------|------|--------|------|

11. Form Prepared By

name/title Patricia J. Forgac, Heritage Director

organization City of Shaker Heights date November 14, 1983

street & number 3400 Lee Road telephone (216) 752-5000 ext. 246

city or town Shaker Heights state Ohio

12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

national state local

As the designated State Historic Preservation Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the National Park Service.

State Historic Preservation Officer signature

title _____ date _____

For NPS use only

I hereby certify that this property is included in the National Register

date _____

Keeper of the National Register

Attest:

date _____

Chief of Registration

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

**National Register of Historic Places
Inventory—Nomination Form**

For NPS use only
received
date entered

Continuation sheet

Item number 8

Page 2

HISTORIC DEVELOPMENT

The area known as Shaker Village, later Shaker Heights, was first settled as part of Warrensville Township at the beginning in the Nineteenth century. In 1822 the North Union Colony of the "United Society of Believers" (commonly known as Shakers) was founded on 1,400 acres donated by the early township settlers. This utopian community farmed the land, operated a mill, packaged seeds and contributed many inventions to the growing American society. As the nearby industrial metropolis of Cleveland grew, however, membership in the colony declined until the few remaining members disbanded to other Shaker colonies in 1889.

The abandoned Shaker lands which now lie in Cleveland Heights and Shaker Heights were purchased by various speculators during the 1890's. Yet the land was not successfully developed until two enterprising young brothers, Oris Paxton (1879-1936) and Mantis James Van Sweringen (1881-1935) began selling lots in 1905. The brothers realized the potential of the beautiful, large tract of farmland and saw in it a marketing opportunity for development of an extraordinary suburban community. That year the Van Sweringens acquired an option on a few lots of the former lands of the North Union Shaker Colony from a Buffalo-based syndicate. The syndicate had purchased the Shaker holdings, but had been unable to sell parcels successfully. With the Van Sweringens' promotion the plots sold quickly. Using the proceeds from the first sale, the brothers acquired an option on a larger section of land. They repeated this procedure -- financing other acquisitions with the proceeds of sales -- with each subsequent purchase twice the size of the previous one. After 200 acres had been acquired in this manner, the Van Sweringens arranged for the purchase of the remaining 1200 acres of former Shaker farmlands. Eventually, they expanded their land holdings to more than 4,000 acres.

The developers hired F. A. Pease Engineering Company to implement their plans for a Garden City suburb. Founder Frederick A. Pease and his chief engineer, Harry Gallimore, were the two individuals chiefly responsible for the design of Shaker roads, transit, lakes, parks, and determining individual neighborhood lot sizes. All of these items were successfully integrated into a larger community plan that created an ideal setting in which architects could design a variety of residences, community buildings, schools, shops and churches.

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

**National Register of Historic Places
Inventory—Nomination Form**

For NPS use only

received

date entered

Continuation sheet

Item number

8

Page 3

The first section of Shaker Village was developed near Fairmount Boulevard and extended east to beyond Eaton Road and south to Fernway Road. By 1920 additional lands were acquired and the boundaries of the Village fixed. They are the same today as the City of Shaker Heights.

Van Sweringens' promotional materials described Shaker Village as a peaceful community of country homes, convenient to the City of Cleveland. A 1927 brochure states: "To where, beyond the City, there is peace. Six hundred feet up in the sunshine, with trees and gardens, winding roadways and protected homes, Shaker Village is miles away from the City's grime and turmoil but only minutes away in actual time. Sooner or later you will want to join the ever-growing number of your friends who are moving to Shaker Village, to secure the healthfulness, the protection, the restful peace that Shaker Village offers".³

Under the Van Sweringens, Shaker Village grew quickly from the initial purchases in 1905, through the City's incorporation in 1931, and until the brothers died in 1935 and 1936. Boundaries of the Shaker Village Historic District basically enclose those portions of the development that were complete at the time of the Van Sweringens' deaths.

Population growth and increased land values illustrate the community's success. The Village's population of 200 in 1911 grew to 1,600 in 1920 and to 18,000 by 1930. The lands comprising Shaker Village had been appraised for taxation purposes at \$240,000 in 1900. This figure swelled to \$2,525,800 in 1910, \$11,805,810 in 1920 and \$29,282,000 in 1923. The increase of 12,200 percent in land values over the short time-span of twenty-three years led the Cuyahoga County Auditor to report, "It is doubtful if there is another taxing district in the entire world which has made such phenomenal increases in land values during this period. It is a very conspicuous example of what may be accomplished by constructive real estate development and reflects great credit upon the promoters thereof."⁴

3 Van Sweringen Company, "Peaceful Shaker Village"
(Cleveland: The Van Sweringen Company 1927)

4 Ian Haberman, The Van Sweringens of Cleveland
(Cleveland: The Western Reserve Historical Society,
1979) p. 15

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

**National Register of Historic Places
Inventory—Nomination Form**

For NPS use only

received

date entered

Continuation sheet

Item number

8

Page 4

When other business interests began to consume a greater share of their time, the Van Sweringens entrusted the future development of Shaker Heights to one of their closest friends and business associates, Benjamin L. Jenks, who became president of the Van Sweringen Company. Under his careful scrutiny, Shaker continued to grow at an astounding rate. For example, on the \$30,000,000 worth of land sold from 1922 through 1935, over 4,500 building permits were issued and more than \$67,600,000 worth of construction was completed. Jenks made certain that it was all in complete accord with the basic aims and principles the Van Sweringens had set down for development of what they expected to be the perfect suburban community.⁵

COMMUNITY PLANNING

The Van Sweringens promoted Shaker Village as the "ideal" suburb: "Peaceful Shaker Village combines the spaciousness and clean air of the country, the modern conveniences and transportation of the City, the beauty and interesting atmosphere of the old world, with a security and permanent protection that is unique."⁶

Countless other U. S. land speculators have used similar rhetoric. The Van Sweringens, however, built an infrastructure and developed the land in ways that would support and enhance actually construct the items that would insure proper development, they forced others to follow their lead through restrictive covenants and stringent design standards.

5 Ian Haberman, The Van Sweringens of Cleveland
(Cleveland: The Western Reserve Historical Society,
1979, p.15

6 Van Sweringen Company, "Peaceful Shaker Village"
(Cleveland: The Van Sweringen Company 1927)

United States Department of the Interior
National Park Service

**National Register of Historic Places
Inventory—Nomination Form**

For NPS use only

received

date entered

Continuation sheet

Item number

8

Page 5

For example, the Shaker Village plans

- Offered diverse housing -- apartments, two-family and single family homes in many sizes and price ranges.
- Clustered homes of similar value and size in distinct, homogenous neighborhoods.
- Created a core of large lots around lakes and parks that provided ideal sites for mansions of wealthy homeowners.
- Located neighborhood streets so they provided private, safe and attractive settings for homes, yet permitted quick, easy access to transit stops.
- Developed a rail rapid transit system that allowed commuting residents to travel to and from work in downtown Cleveland with the sun at their backs.
- Sited public schools in each neighborhood so that children were able to walk to classes without crossing a major street.
- Provided campuses for three private schools within the community, and John Carroll University on the City's northeastern edge.
- Placed all education buildings on large, landscaped parcels so children would benefit from a healthful natural environment.
- Earmarked similar sites for various churches.
- Designated small areas for convenience shopping.
- Accommodated recreational and leisure activities with lakes, parks, a golf course, canoe club, riding academy and tennis club.

The Van Sweringens not only exerted control through deed restrictions, design standards, their selection of design consultants and management for the Van Sweringen Company, but they took authoritative action when development occurred outside their control that threatened long-range stability.

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

**National Register of Historic Places
Inventory—Nomination Form**

| |
|------------------|
| For NPS use only |
| received |
| date entered |

Continuation sheet

Item number

8

Page 6

For example, when a new commercial building was built by another developer on Warrensville Center Road, the Van Sweringens bought the structure and had it razed in order to fulfill their plan which called for residential construction at that location. When the Van Sweringens found that deed restrictions of the original property owners were not binding on subsequent owners, they arranged in 1927 to have 75 percent of the existing title holders deed their property back to the company so that the restrictions could be deemed covenants to run with the land until 2026. That bound subsequent owners to the same agreements for 100 years.

The form of Shaker Village was realized through these extensive deed restrictions and design standards. An architectural review board was established to enforce the standards. These devices together with the master plan accomplished the goals that zoning and design review strive for today. The intent was to safeguard both small residences and large estates as property investments by controlling their surroundings. The architectural standards encouraged the use of professionally trained architects, expounded the benefits of careful site planning, and even recommended color schemes for each style and type of construction. (See Shaker Village Standards). The Van Sweringen Company retained the right to approve architectural designs and established the precedent requiring the approval of plans by neighbors in addition to the architectural review board. The beauty and compatibility of all residences were thus ensured.

ARCHITECTURE

The Shaker Village Historic District would encompass the nation's largest area of well-maintained homes of eclectic design from the period 1905 to 1936. Popular during the Twenties, the three broad categories designated by the Van Sweringen Company as appropriate styles to the climate, landscape and character of Shaker Village are Colonial, English and French Revival styles. "To express the ideas of solace and refuge, architects turned to styles from ages and countries which had developed satisfying and comfortable forms of domestic architecture."⁷ Small, medium and large homes can be found in Jacobean, Tudor, Georgian, French

⁷ Eric Johannessen, Cleveland Architecture 1876-1976
(Cleveland & Western Reserve Historical Society, 1979)
p. 167

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

**National Register of Historic Places
Inventory—Nomination Form**

For NPS use only

received

date entered

Continuation sheet

Item number

8

Page 7

Country, Greek Revival, Federal, Renaissance and Cotswold styles. These homes make up approximately 82 percent of all homes in the proposed district. The styles represented a comfortable security and stability to Americans following World War I. The successful eclectic architect could ingeniously create a home from the palette of historic domestic architectural styles.

Nearly all of Cleveland's major eclectic architects of the period have work in Shaker Village. Walker & Weeks, Small & Rowley, Meade & Hamilton, Charles Schneider, Bloodgood Tuttle, Corbusier-Lenski & Foster, Howell & Thomas, Dunn & Copper, Abram Garfield, Harold Burdick, Alfred Harris, Dercum & Beer, and Clarence Mack are well represented.

LANDSCAPE ARCHITECTURE

The built environment was enhanced by sensitive landscape design in Shaker Village. The more severe topography and flood plains were donated for parks and a golf course. Four lakes were maintained for beauty and recreation, as well as storm retention basins for the drainage system. The two northern lakes, Lower Lake and Horseshoe Lake, were created by the Shakers; Green and Marshall Lakes were created by the Van Sweringens by damming the lower secondary branch of the Doan Brook. The park system creates nearby home sites with some of the most attractive natural suburban settings in Cuyahoga County. To help enhance the country atmosphere and feeling of spaciousness, landscaped open green spaces, boulevard strips, traffic triangles and circles are strategically located throughout the community.

All streets were lined with full size trees on generous tree lawns that would provide quiet and shade for every neighborhood. The area is noted for meticulously maintained and beautifully landscaped yards.

TRANSPORTATION

The innovative rapid transit system was the key to the success and growth of Shaker Village. The construction of the rapid fostered the sale of suburban lots along its route and served as the link to the Terminal Tower Complex, the mixed-use anchor of downtown Cleveland. Travel time to downtown from any point in Shaker Heights ranges from fifteen to twenty-five

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

**National Register of Historic Places
Inventory—Nomination Form**

For NPS use only
received
date entered

Continuation sheet

Item number 8

Page 8

minutes. For greatest efficiency and speed, a straight right-of-way was acquired for the system without steep grades, sharp curves or frequent crossovers. The plan for the rapid transit provided only limited stops between Shaker Village and Public Square. Rapid stops within Shaker Villages are at nearly equal 1/3 mile intervals to provide efficient and accurate service for commuters. Tracks bypass congested urban streets by running either below grade in open cuts or elevated earthworks eliminating crossovers and stops.

Although the deteriorating rapid transit was rebuilt (1979-1982) with new materials and workmanship it maintains integrity of location, design, setting, feeling and association. The roadbed and walls were rebuilt, new wood ties and rail were placed, new standards supporting the overhead electric power supply were installed and new cars were purchased. The transit line's materials were new but the placement and type of materials remained the same. New shelters, stairway canopies, walkways and plantings were added. The route, stops, crossovers, intended use and neighborhoods served, are the same as the original design. The overall feeling and purpose of the Shaker Rapid Transit has stayed the same since its construction in 1913. It transports residents who live in Shaker to their work downtown and back. The rapid transit also remains directly associated with its founders, the Van Sweringens.

The acquisition of rights-of-way for the transit system serving Shaker Village by the Van Sweringens was the first purchase in what would eventually become the nation's largest railroad. When the brothers acquired the Nickel Plate railroad in 1916 to link their development with downtown Cleveland, they embarked on building an empire that would grow to 30,000 miles of track, a \$3 billion railroad system. It was the largest grouping in the United States.

The railroad empire, the development of Shaker Heights, Shaker Square and the Terminal Tower, changed the history of Cleveland forever and earned the Van Sweringens a place in James W. Gerard's list of sixty-four men who ruled the United States. The famous list of U. S. rulers was carried on the front page of the New York Times in 1930.

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National Park Service**

**National Register of Historic Places
Inventory—Nomination Form**

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received

date entered

Continuation sheet

Item number

8

Page

9

CURRENT STATUS

Today the Shaker Village district represents all of the principles of suburban community planning the Van Sweringens set out to accomplish. Major enhancements include integration, growth and improvements in education, community services and community involvement. The City of Shaker Heights has provided a model for many cities in the areas of transportation, educational curriculum and methods, government and tax structures, recreation, City housing, health, safety, protection, and landscaping maintenance services.

Present restoration and stabilization activities and groups include the Landmark Commission, Architectural Design Review Board, Planning Commission, Board of Zoning Appeals, Community Services Department, design standards publications, commercial revitalization projects, eight community associations, Merchants' Associations and the Shaker Historical Society and Museum. Nearby, the Friends of Shaker Square, the Shaker Square Design Review Committee and the Cleveland Restoration Society also have an impact on ongoing preservation activities in the nation's foremost "Garden City".

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National Park Service**

**National Register of Historic Places
Inventory—Nomination Form**

For NPS use only

received

date entered

Continuation sheet

Item number

9

Page 1

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United States Department of the Interior
National Park Service

National Register of Historic Places
Inventory—Nomination Form

For NPS use only
received
date entered

Continuation sheet

Item number 9

Page 2

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Blazek, Dorathy H. former Secretary of the Van Sweringen Company, Pepper Pike, Ohio

Cooper, Robert S., former Railroad Engineer, worked on the construction of the Shaker Line, Cleveland, Ohio

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Inventory—Nomination Form**

| |
|------------------|
| For NPS use only |
| received |
| date entered |

Continuation sheet

Item number

9

Page

3

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Copper, Munroe Walker, Jr., Architect, Highland Heights, Ohio.

Demore, Charles A. Vice Chairman of the Board, Woodruff Engineering
(descendent firm of Pease Engineering).

Gallimore, Mrs. Inez, wife of Harry Gallimore, Chief Planner of Pease
Engineering, Cleveland, Ohio.

Rowley, Charles B., Architect and Engineer, Harwich Port, Mass.

Thomas, J. Sherman, A.I.A. Associate, Dalton, Dalton, Newport, Cleveland,
Ohio. Son of Architect J. William Thomas.

Van Aken, William R. Attorney-at-Law. Cleveland, Ohio. Son of Shaker
Heights' First Mayor, William J. Van Aken.

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

**National Register of Historic Places
Inventory—Nomination Form**

For NPS use only

received

date entered

Continuation sheet

Item number

10

Page 1

VERBAL BOUNDARY DESCRIPTION

The district boundary begins at the northwest corner of the property at the northwest corner of Coventry Road and North Park Boulevard (2691) and continues east along rear lot lines on the north side of North Park Boulevard, except for the Beaumont School property at 3301 North Park, and the Carmelite Monastery at 3177, until North Park meets Shelburne Road.

Continue north along the east curb of Shelburne to the north property line of 17421 Shelburne, then east along the rear lot lines of Shelburne and properties on the south side of Fairmount.

Continue along rear lot lines on the north side of Shelburne including all of the First Baptist Church property at 2626 Eaton until the east property line of 20011 Shelburne Road. The boundary then follows the southern curb of Shelburne Road east to the rear lot lines of properties on Green Road;

South along rear lot lines of properties on the west side of Green Road until Landon Road;

Southeast along southern curb on Landon Road to the west curb of Green Road south over the viaduct to Shaker Boulevard eastbound;

West along southern curb of Shaker Boulevard eastbound to the west property line of 20200 Shaker Boulevard;

South along rear lot lines of properties on the west side of Warrensville Center Road until intersecting the north property line of 20133 Farnsleigh;

Southwest along rear lot lines of properties on the north side of Farnsleigh and then west along rear lot lines of properties on the north side on Van Aken Boulevard to the east curb of Parkland Drive;

South along Parkland, across Van Aken westbound to its south curb;

East, south and west along lot lines of 18900 Van Aken (Lynnfield Station) and south across Van Aken eastbound to the south curb of Norwood Road;

Southeast on Norwood to the north curb on Winslow;

United States Department of the Interior
National Park Service
National Register of Historic Places
Inventory—Nomination Form

| |
|------------------|
| For NPS use only |
| received |
| date entered |

Continuation sheet

Item number

10

Page 2

East on Winslow to the west property line of 19213 Winslow;

East along rear lot lines of properties on the north side of Winslow until Farnsleigh;

South along the western curb of Farnsleigh until the alley between Chagrin Boulevard and Lytle Road properties;

East on southern edge of alley to rear lot lines of Warrensville Center Road Properties;

South along rear lot lines of properties on the west side of Warrensville Center until Norwood;

Northwest along the north curb of Norwood until Lomond Blvd;

West along north curb of Lomond to Lee Road;

North along east curb of Lee Road to Chagrin Boulevard;

East along south curb of Chagrin to the west property line of 17121 Chagrin;

East along rear lot lines of properties on the north side of Chagrin to the east curb of Avalon Road;

North on Avalon to Van Aken Boulevard eastbound;

West along south curb of Van Aken eastbound to the east property line of 16608;

South along east side of Cemetery to alley along south side of Cemetery to Lee Road;

South on Lee Road to the south property line of 3484 Lee and follow rear lot lines of properties on the north side of Chagrin until intersecting the rear lot lines of Milverton Road properties;

South along rear lot lines of properties on the east side of Milverton Road to Chagrin Boulevard;

North curb of Chagrin Boulevard west to the City of Shaker Heights City Limit and then north along the line to the south property line of 3451 Ashby Road;

United States Department of the Interior
National Park Service
National Register of Historic Places
Inventory—Nomination Form

For NPS use only
received
date entered

Continuation sheet

Item number

10

Page 3

West, north and then west along the east and north curbs around Sutton Place, staying to the east of Sutton Place properties until the south property line of 3392 Sutton Road;

North along rear lot lines of properties on the west side of Sutton. (Shaker Heights City limit to Van Aken Boulevard);

West along Shaker Heights City limit until line turns north:

North along City limit until intersecting rear lot-line of properties on the southwest side of Becket Road;

North along rear lot lines of properties on the southwest side of Becket to Hampton Road;

Cross Hampton Road and continue east along rear lot lines of properties on the north side of Corby Road until Ludlow Road;

Northwest along north curb on Ludlow to South Woodland;

East along south curb of South Woodland until the west property line of 14111 South Woodland;

Northwest along rear lot lines of properties fronting the west side of Chadbourne Road to Drexmore.

Cross Drexmore and follow the west, side lot line of 13503 Drexmore to the rear line.

East along rear lot lines of properties fronting the north side of Drexmore until intersecting the rear lot lines of properties on the west side of Coventry, including 2840, 2830 and 2824 Coventry.

East along the north lot line of 2824 Coventry to Coventry.

West curb of Coventry North to Haddam.

Northwest along the north curb of Haddam Road to the west property line of 2695 Haddam;

North along rear lot lines of properties fronting the west side of Coventry to the west lot line of 13980 South Park Boulevard and North to the point of origin.

COMPREHENSIVE ADDRESS LIST
 FOR
 SHAKER VILLAGE HISTORIC DISTRICT
 1984

| <u>STREET</u> | <u>ADDRESSES</u> |
|------------------------|--|
| ABERDEEN ROAD | A11 |
| * ALBION ROAD | A11 |
| ALDERSYDE DRIVE | A11 |
| ANDOVER ROAD | A11 |
| ARDMORE ROAD | A11 |
| ASHBY ROAD | A11 to 3451 (in Shaker Hts). |
| ASHFORD ROAD | A11 |
| ASHWOOD ROAD | 14000 - 14400 (in Shaker Hts) |
| ATTLEBORO ROAD | A11 |
| AVALON ROAD | 3259 - 3597 |
| * BECKET ROAD | A11 |
| BERWYN ROAD | A11 |
| BRAEMAR ROAD | A11 |
| BRANTLEY ROAD | A11 |
| BRIGHTON ROAD | A11 |
| BROXTON ROAD | A11 |
| CARLTON ROAD | A11 |
| * CHADBOURNE ROAD | A11 |
| CHAGRIN BOULEVARD | Odd 15515-15809 Even 16600-17118 A11 - 17118 - 20099 |
| CHALFANT ROAD | A11 |
| CHESTERTON ROAD | A11 |
| CLAREMONT ROAD | A11 |
| CLAYTHORNE ROAD | 2684 - 2801 |
| CLAYTON BOULEVARD | A11 |
| COLWYN ROAD | A11 |
| o CORBY (in Cleveland) | A11 |
| COURTLAND BOULEVARD | A11 |

| <u>STREET</u> | <u>ADDRESSES</u> |
|--------------------------|-------------------------|
| + COVENTRY ROAD | 2489 up (in Shaker Hts) |
| CRANLYN ROAD | 2679 - 2764 |
| DALEFORD ROAD | 3255 - 3605 |
| DORCHESTER ROAD | A11 |
| * DREXMORE ROAD | 13503 - 14818 |
| DRUMMOND ROAD | A11 |
| DRYDEN ROAD | A11 |
| EAST 140th STREET | 3225 |
| EATON ROAD | A11 |
| ELSMERE ROAD | A11 |
| ENDERBY ROAD | A11 |
| ENDICOTT ROAD | A11 |
| FALMOUTH ROAD | A11 |
| FERNWAY ROAD | A11 |
| FONTENAY ROAD | A11 |
| GLENCAIRN ROAD | 3255 - 3638 |
| GLENGARY ROAD | A11 |
| GRENWAY ROAD | A11 |
| GRIDLEY ROAD | 3545 - 3622 |
| HADDAM ROAD | 2695 (in Shaker Hts) |
| ° HAMPTON (in Cleveland) | 2966 up |
| HOLBROOK ROAD | A11 |
| HUNTINGTON ROAD | A11 |
| INGLESIDE ROAD | 3260 - 3641 |
| INVERNESS ROAD | A11 |
| KENMORE ROAD | 3256 - 3399 |
| KENYON ROAD | A11 |
| * KESWICK ROAD | A11 |
| KINGSLEY ROAD | A11 |

| <u>STREET</u> | <u>ADDRESSES</u> |
|------------------------|--|
| LONDON ROAD | A11 |
| LANSMERE ROAD | A11 |
| LARCHMERE BOULEVARD | 13909, 14006-14706 |
| LATIMORE ROAD | 3544 - 3586 |
| LAUREL DRIVE | A11 |
| LEE ROAD | 2800 - 3468, 3505, 3537 |
| LEIGHTON ROAD | A11 |
| LITCHFIELD ROAD | A11 |
| LOMOND BOULEVARD | A11 odd |
| * LUDLOW ROAD | 2969 - 3193 |
| LYNNFIELD ROAD | 3434 - 3574 |
| LYNTON ROAD | A11 |
| LYTLE ROAD | 3539 - 3657 |
| MALVERN ROAD | A11 |
| MANCHESTER ROAD | A11 |
| MARCHMONT ROAD | A11 |
| MAYNARD ROAD | A11 |
| MCCAULEY ROAD | A11 |
| MILVERTON ROAD | 3286 - 3479 (in Shaker Hts) |
| MONTGOMERY ROAD | A11 |
| MORLEY ROAD | A11 |
| NEWELL ROAD | A11 |
| NORMANDY ROAD | 3516 - 3625 |
| + NORTH PARK BOULEVARD | 2691 - 3145, 3355 - 19901 |
| NORWOOD ROAD | 3270 - 3394, 3450, 3470 - 3566, Odd 3595 - 3657 |
| ONAWAY ROAD | A11 |
| OXFORD ROAD | A11 |
| PALMERSTON ROAD | 3518 - 3648 |
| PARK DRIVE | A11 |
| PARKLAND DRIVE | A11 |
| PARNELL ROAD | A11 |
| PAXTON ROAD | A11 |
| RIEDHAM ROAD | 3550 - 3583 |

| <u>STREET</u> | <u>ADDRESSES</u> |
|----------------------|---|
| SEBOR ROAD | A11 |
| SEDGEWICK ROAD | A11 |
| SHAKER BOULEVARD | 14001 - 20515 Odd to 22899 |
| + SHELBURNE ROAD | 17421, 17427, 17433, 17439, 17449-20001 Even 20450 - 22900 |
| SHELLEY ROAD | A11 |
| SHERBROOK ROAD | A11 |
| SHERRINGTON ROAD | A11 |
| * SOUTHINGTON ROAD | 2821-2933, 13810 & up, (in Shaker Hts.) |
| SOUTH PARK BOULEVARD | 13980 & up |
| SOUTH WOODLAND ROAD | 13804, 14101-20101 |
| STOCKHOLM ROAD | A11 |
| STOER ROAD | 3510 - 3566 |
| STRANDHILL ROAD | 3573 - 3641 |
| SUSSEX ROAD | A11 |
| SUTHERLAND ROAD | 3520 - 3566 |
| SUTTON ROAD | A11 |
| TOLLAND ROAD | 3502 - 3566 |
| TORRINGTON ROAD | A11 |
| TOWNLEY ROAD | 3500 - 3570 |
| TRAVER ROAD | 3571 - 3611 |
| VAN AKEN BOULEVARD | 2920, 2994-18730, 18900 |
| WADSWORTH ROAD | A11 |
| WARRENSVILLE CENTER | 2683 - 2801 |
| WARRINGTON ROAD | A11 |
| WESTBURY ROAD | A11 |
| WEST PARK BOULEVARD | A11 |
| WEYBRIDGE ROAD | A11 |
| WEYMOUTH ROAD | A11 |
| WICKLOW ROAD | A11 |
| WINCHELL ROAD | 3537 - 3582 |
| WINSLOW ROAD | A11 |
| WINTHROP ROAD | A11 |
| WOODBURY ROAD | A11 |

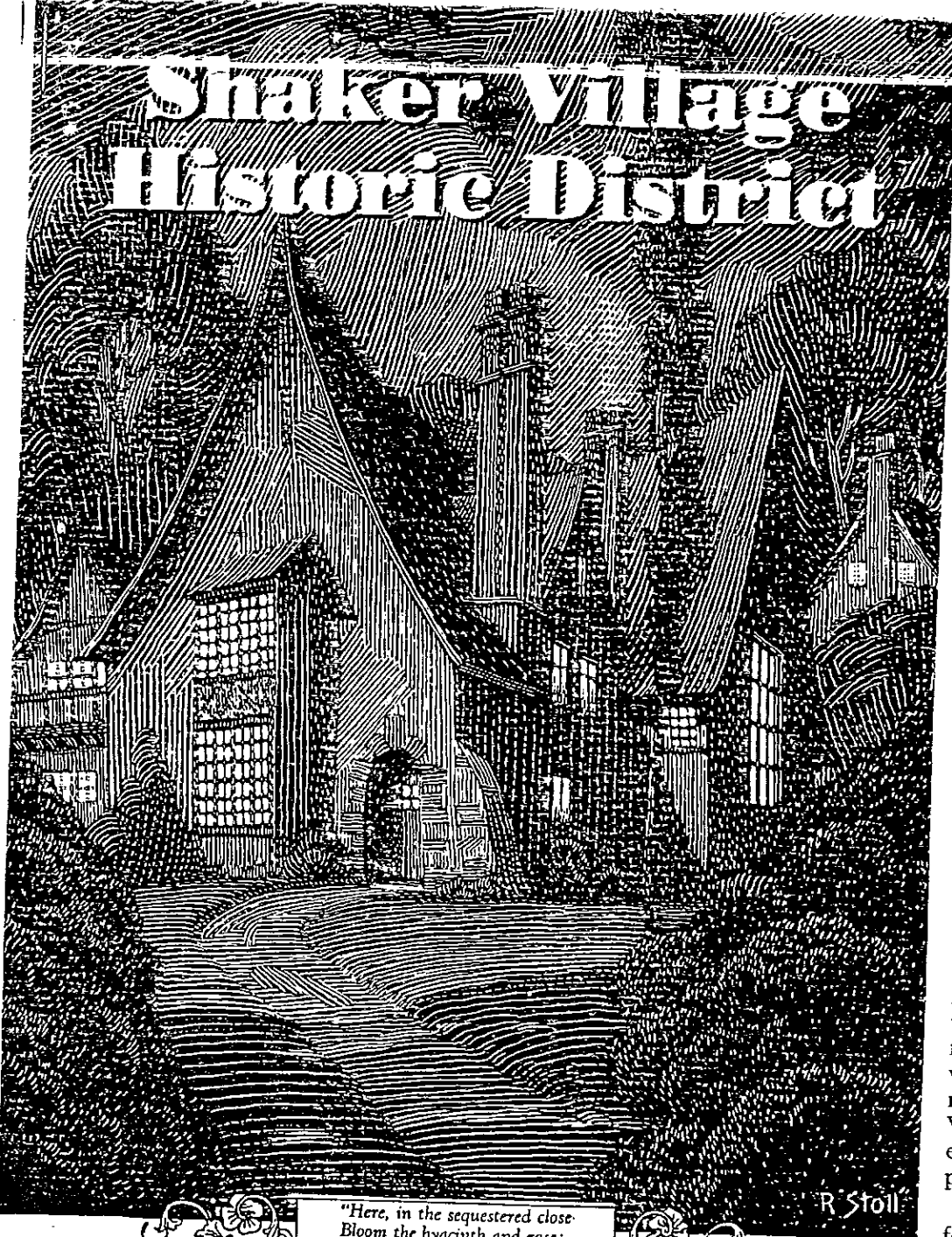
* Street addresses are in Cleveland and Shaker Heights.

+ Street addresses are in Cleveland Hts and Shaker Heights

° Street addresses in Cleveland only.

All other street addresses are within the City of Shaker Heights which includes the Cleveland area Zip Codes of 44120, 44122, 44118.

Shaker Village Historic District



"Peaceful
Shaker Village"

© 1927, The Van Sweringen Company

"Here, in the sequestered close
Bloom the hyacinth and rose;
Here beside the modest stock
Flaunts the flaring hollyhock."

R. Stoll

*Listing on the National Register
of Historic Places is the
latest feather in Shaker's cap.*

By Jane Wood

O. P. and M. J. Van Sweringen, developers of Shaker Heights, would have been delighted.

In May their "Peaceful Shaker Village," which includes a major portion of the present City of Shaker Heights, was placed on the National Register of Historic Places by the United States Department of the Interior. Once romantically described as the "pot of gold at rainbow's end," the *Shaker Village Historic District* is now recognized as one of the nation's pre-eminent suburban communities for its architecture, planning, landscaping and transportation.

It all began in 1905, when Oris Paxton and Mantis James Van Sweringen saw the potential of turning the beautiful tract of land once farmed by the Shakers into an extraordinary community. In turn-of-the-century America, comprehensive city planning was just beginning to take hold, and the English "Garden City" movement was attracting the attention of urban designers. The movement captured the best of both city and country through the development of pleasing, harmonious communities where architectural styles and landscaping were coordinated with the natural characteristics of the land. Instead of the traditional rectangular street grid, roads and rail transit were developed to follow natural contours, linking neighborhoods with each other and the nearby metropolis. Most importantly, in Shaker Village the Van Sweringen Company enforced a single set of stringent planning and design standards.

The Van Sweringen brothers' plans for Shaker Village offered a number of special features: diverse housing in many sizes and price ranges; a rail rapid transit system that allowed commuting residents to travel to and from work in downtown Cleveland with the sun at their backs; large parcels of land for public and private schools and churches; and lakes, parks, a golf course, median strips, and traffic circles landscaped for community recreational use.

As the City was developed, the Vans designated three broad architectural styles as appropriate to the climate, landscape and character of Shaker Village: Colonial, English and French Revival. An architectural review board

was established, and the Van Sweringen Company retained the right to approve designs. These devices, together with the master plan, have brought Shaker Heights recognition as the nation's largest community of well-maintained homes of eclectic design from the period 1905-1936.

While the *Shaker Village Historic District's* architecture contributed to its listing on the National Register, the character of a "Garden City" suburb is also determined by preserved natural beauty and landscaping. In addition to generous setbacks and tree lawns which were part of the early design standards, a sizeable public park extends the length of the District, following Doan Brook, the natural watershed of the plateau.

As an example of suburban development at its best, the *Shaker Village Historic District* is without peer. But what does its listing on the National Register mean to present and future residents?

"The major difference between Shaker Heights and other communities is that Shaker was planned and developed as a unit," says Bruce MacDougal of the National Park Service.

"The basic purpose of the National Register is to impose restrictions on the federal government rather than on local property owners," says Landmark Commission Chairman Thomas Jorgensen. "The National Register was created to alert the Washington bureaucracy to properties of local significance so they would not appropriate federal monies for highways, mass transit or federally-subsidized housing without a study of whether the expenditure will have an adverse impact on a listed property."

As Eric Johannesen, Cleveland architectural historian and one of the reviewers of Shaker's application at the state level, points out, "If the *Shaker Village Historic District* had been on the Register when the Clark Freeway



[I-290] was proposed, the project would have been subject to federal review, since the Secretary of Transportation may not approve any project involving an historic district unless there is no feasible and prudent alternative to the use of such land." (The freeway was proposed in 1960 and scheduled to run through the Shaker Lakes area. The project was killed in 1970.)

Although listing on the National Register imposes no restrictions on residential property owners, former Council Member Thomas R. Webb, an early proponent of the District, believes "it will allow local government to pass legislation to help maintain the physi-

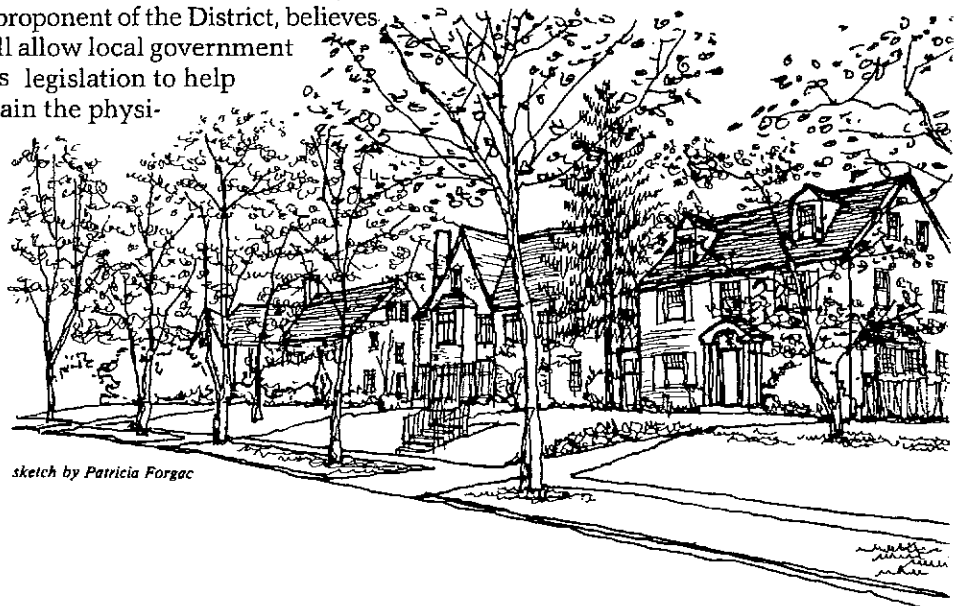
cal quality of our neighborhoods so they will continue to be attractive places for families to live and raise children."

He and Jorgensen agree that the National Register listing is a plus for Shaker. "It means we can take more pride in our property and become more sensitive to our history," Webb says. Jorgensen adds, "Our designation as a District has the potential of increasing the awareness of Shaker residents to the unique environment which was created by the Van Sweringens and which is now entrusted to us."

In addition, income-producing properties within the District are aided by federal tax incentives which encourage rehabilitation and discourage demolition. "It is hoped that these incentives will encourage rehabilitation of the rental properties within the city, including two-families and apartment buildings," Jorgensen says. "Already the tax incentives have been utilized by The Sedgewick Apartments (15610 Van Aken Blvd.)"

Listing on the National Register does not prevent owners of listed properties from remodeling, repairing, altering, selling or demolishing their properties. In this regard, listing on the National Register is different from being designated an historic landmark, where homeowners cannot make changes without Landmark Commission approval. (Only a few residences have been designated as Shaker Heights landmarks.)

Not all of Shaker Heights is in the Historic District. Jorgensen, whose century home on Fairmount Blvd. was excluded, explains why: "The Depart-



sketch by Patricia Forgac



**"I can
stop
drinking
anytime."**

If you hear denial of a drinking problem from someone you love and don't do anything about it, you're enabling her instead of helping her. For women alcoholics, one solution is Merrick Hall for Women, the first hospital-based alcohol and drug treatment center just for women. Merrick Hall for Women has provided an effective treatment in a caring environment for thousands of women. More information is yours, in strict confidence, for the asking. But do ask. 421-3100.

**Merrick
Hall**

For Women



A unit of Womens General Hospital in University Circle.
1940 E. 101st. Street, Cleveland, Ohio 44106

ment of the Interior has a rule against any district where a preponderance of the structures are less than 50 years old. Because of Shaker's developmental pattern, the majority of homes in the City's southern and eastern portions are less than 50 years old. It is our intention to attempt to expand the District to include these sections as soon as a majority of the homes exceed the 50-year requirement."

Listing on the National Register is different from being designated an historic landmark, where homeowners cannot make changes without Landmark Commission approval.

The Shaker Village Historic District, with its 2,500 acres, is the largest in Ohio. Shaker Square and Ohio City in Cleveland are also historic districts, as are Toledo's Old West End and the Near North Side in Columbus. But according to Bruce MacDougal of the National Park Service, who reviewed Shaker's nomination at the federal level, "The major difference between Shaker Heights and other communities is that Shaker was planned and developed as a unit. In other suburban developments, those plans were never realized."

David Simmons of the Ohio Historical Society agrees. "What is significant about Shaker Heights is the planning. Those kind of constraints and controls were not present in other historic districts. Furthermore, Shaker Heights is not an historical reproduction; it's the real thing."

O. P. and M. J. knew it all along.

Jane Wood is the Editor of Shaker Magazine.



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